Parcel Number: 45-006-738-001-00 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.
SCHANHALS RICHARD D & NAN	SCHANHALS RICHARD D & NAN	0	07/12/2024	WD	15-LADY BIRD	2024005317	DEED	0.0
SUTHERLAND DEV	SCHANHALS	350,137	10/31/2001	WD	03-ARM'S LENGTH	609:968	OTHER	0.0
OBATA TRUST	SUTHERLAND DEV	160,000	08/31/2001	WD	03-ARM'S LENGTH	609:966	OTHER	0.0

Property Address
6260 W COTTAGE LN

Owner's Name/Address
SCHANHALS RICHARD D & NAN F
PO BOX 632
GLEN ARBOR MI 49636

Tax Description
L609 P966/01 L609 P968/01 UNIT 1 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 09/29/2011
MAP #: 32
2025 Est TCV 1,042,152 TCV/TFA: 304.19

Building Permit(s)	Date	Number	Status
Mechanical	11/05/2015	PM15-0594	
Electrical	11/15/2005	PE05-0726	
Mechanical	11/08/2005	PM05-0778	
Plumbing	11/08/2005	PP05-0439	

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	05/10/2021	INSPECTED
TPC	06/14/2017	INSPECTED
WAS	09/15/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	97.00	156.00	1.0076	0.7739	2000	100		151,275
97 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	151,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	35.74	32	0	0
D/W/P: Crushed Rock	2.50	600	0	0
D/W/P: Flagstone/Sand	26.31	200	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	75,600	445,500	521,100			337,368C
2024	92,100	407,200	499,300			327,225C
2023	66,500	379,300	445,800			311,643C
2022	65,000	333,000	398,000			296,803C

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*** 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
2001	2005

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
	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: 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: Hardwood
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1752 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

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	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
1	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
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 3,426
Total Base New : 582,816 E.C.F.
Total Depr Cost: 466,251 X 1.900
Estimated T.C.V: 885,877

(16) Porches/Decks

Area	Type
448	WCP (1 Story)
96	WSEP (1 Story)
60	WCP (1 Story)
52	WCP (1 Story)
300	Treated Wood

(17) Garage

Year Built: 2005
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: 788
% 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 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1752 SF Floor Area = 3426 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

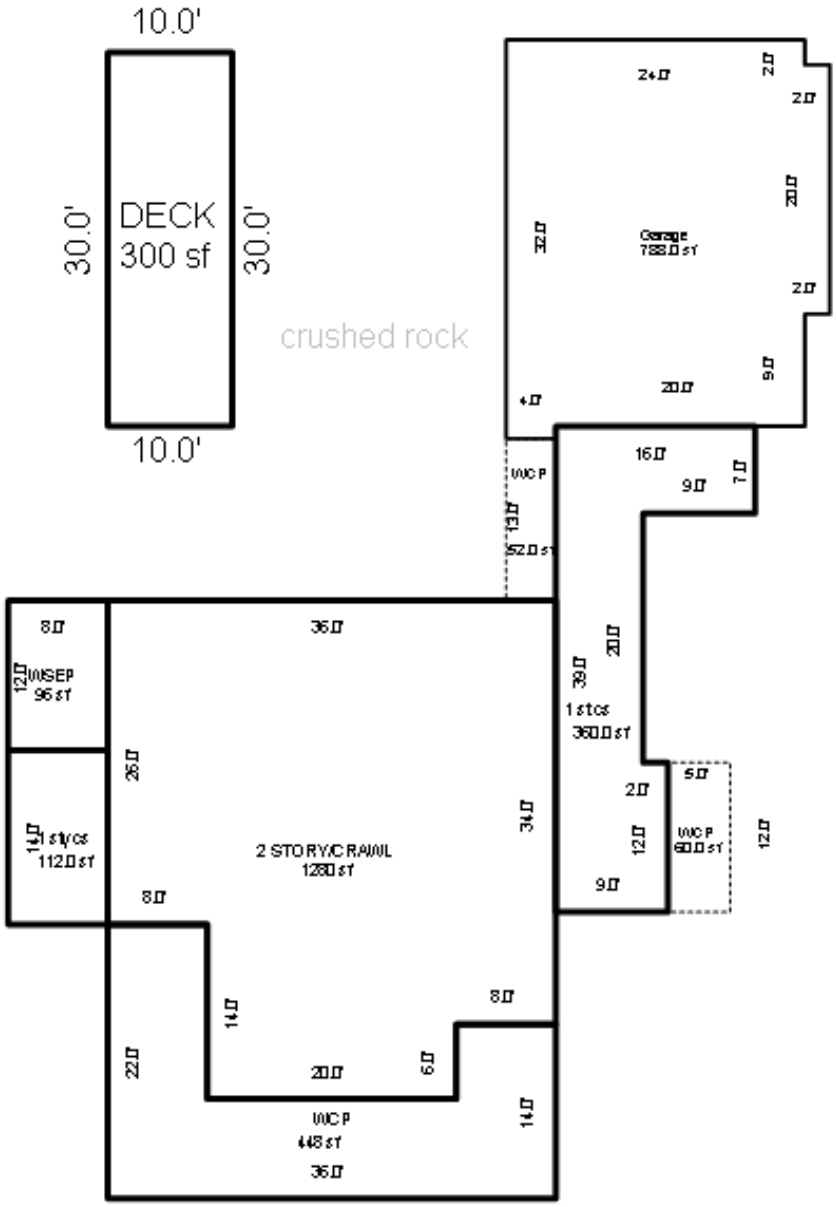
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Crawl Space	112		
1 Story	Siding	Crawl Space	360		
1 Story	Siding	Overhang	394		
			Total:	462,428	369,942

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	6,880	5,504
2 Fixture Bath	1	4,610	3,688
Water/Sewer			
1000 Gal Septic	1	5,676	4,541
Water Well, 100 Feet	1	6,289	5,031
Porches			
WCP (1 Story)	448	19,609	15,687
WSEP (1 Story)	96	7,469	5,975
WCP (1 Story)	60	4,503	3,602
WCP (1 Story)	52	4,048	3,238
Deck			
Treated Wood	300	5,760	4,608
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	788	47,611	38,089
Common Wall: 1 Wall	1	-3,139	-2,511
Door Opener	2	1,376	1,101

<<<<< 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: 45-006-738-002-00 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.
KEATON ELAINE T TRUST	WRIGHT PHILLIP C & MARCIA	658,000	09/25/2020	WD	03-ARM'S LENGTH	2020006741	PROPERTY TRANSFER	100.0
KEATON TIMOTHY E & ELAINE	KEATON ELAINE T TRUST	1	09/24/2011	QC	09-FAMILY	2011 1097-386	DEED	0.0
KEATON ELAINE T TRUST	KEATON TIMOTHY E & ELAINE	1	09/23/2011	QC	09-FAMILY	2011 1097-364	DEED	0.0
KEATON TIMOTHY E & ELAINE	KEATON ELAINE T TRUST	0	05/07/2007	QC	09-FAMILY	943:718	OTHER	0.0

Property Address

6268 W COTTAGE LN

Owner's Name/Address

WRIGHT PHILLIP C & MARCIA R
PO BOX 625
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 11/06/2023

MAP #: 32

2025 Est TCV 975,312 TCV/TFA: 367.35

Building Permit(s)	Date	Number	Status
Electrical	03/22/2021	PE21-0155	100% FINIS
Plumbing	02/03/2021	PP21-0029	100% FINIS
Mechanical	02/03/2021	PM21-0086	100% FINIS
Res. Add/Alter/Repair	01/11/2021	PB20-0477	100% FINIS

Tax Description

L599 P495&500/01 L609 P958&960/01 L635 P544 L635 P546/02 L943 P718/07 UNIT 2 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

2002 SALE HOMESTEAD $364,665

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

Who	When	What
TPC	05/20/2022	INSPECTED
TPC	11/17/2021	INSPECTED
TPC	05/10/2021	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	155.60	1.0000	0.7734	2000	100		154,671
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	154,671

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.50	715	0	0
D/W/P: Flagstone/Sand	26.31	100	0	0
D/W/P: Asphalt Paving	3.64	480	0	0
Wood Frame	43.43	72	50	1,563

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,563

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	77,300	410,400	487,700			422,849C
2024	94,100	375,200	469,300			410,135C
2023	68,000	349,500	417,500			390,605C
2022	65,000	324,700	389,700			369,529C

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*** 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
2001 200	2021

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: 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		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1648 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)
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
	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
	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: 2,655
Total Base New : 504,072 E.C.F.
Total Depr Cost: 428,462 X 1.900
Estimated T.C.V: 814,078

(16) Porches/Decks

Area	Type
467	WCP (1 Story)
425	Composite
29	Brzwy, FW

(17) Garage

Year Built: 2007
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 794
% 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 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1648 SF Floor Area = 2655 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	1,648		
1 Story	Siding	Overhang	595		
			Total:	377,608	320,968

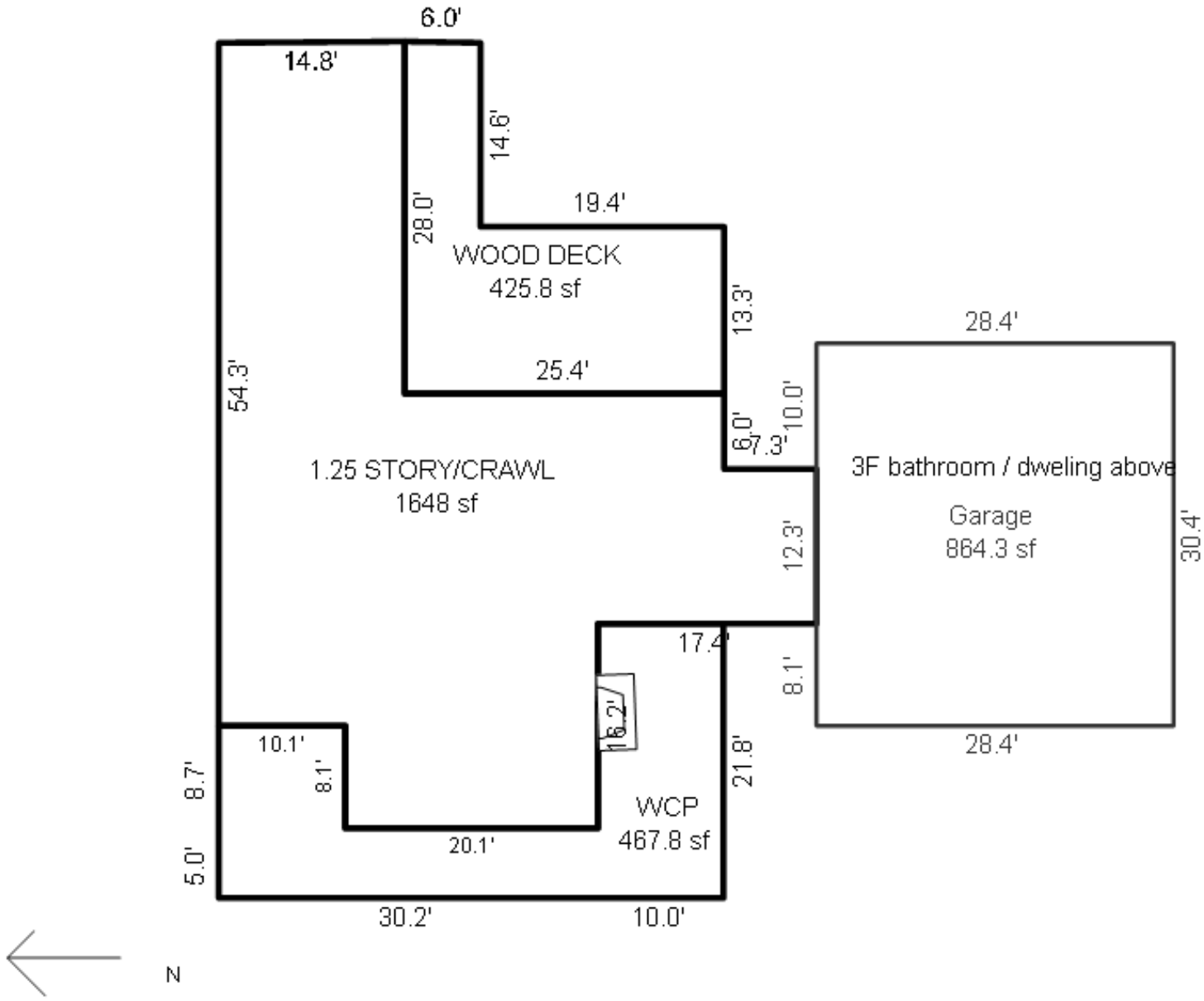
Other Additions/Adjustments

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
Water/Sewer			
2000 Gal Septic	1	11,146	9,474
Water Well, 100 Feet	1	6,289	5,346
Porches			
WCP (1 Story)	467	20,431	17,366
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	794	47,846	40,669
Door Opener	2	1,376	1,170
Built-Ins			
Appliance Allow.	1	4,003	3,403
Fireplaces			
Prefab 2 Story	1	4,564	3,879
Deck			
Composite	425	7,540	6,409
Breezeways			

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

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

Parcel Number: 45-006-738-002-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-738-003-00 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.
ERDMANN E THOMAS III & JU	CLAUSE THIRD TRUST	155,000	09/10/2020	WD	03-ARM'S LENGTH	2020005848	PROPERTY TRANSFER	100.0
SUTHERLAND DEV	ERDMANN	125,000	04/26/2002	WD	03-ARM'S LENGTH	643:43	OTHER	0.0

Property Address

W COTTAGE LN

Owner's Name/Address

CLAUSE THIRD TRUST
POLIKOFF BENET STEVEN FBO
770 PARK AVENUE APT 8B
NEW YORK NY 10021

Tax Description

L643 P41/02 L643 P43/02 UNIT 3 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W 1ST AMEND 2021006723

Comments/Influences

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

Class: RESIDENTIAL-VACAN Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 174,382

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	04/24/2019	INSPECTED
TPC	10/29/2018	INSPECTED
TPC	06/14/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	121.02	141.84	0.9534	0.7557	2000	100		174,382
121 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	174,382

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	87,200	0	87,200			73,883C
2024	106,100	0	106,100			71,662C
2023	76,700	0	76,700			68,250C
2022	65,000	0	65,000			65,000S

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

Parcel Number: 45-006-738-004-00 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.
ROSS THOMAS L & SHARON D	BOSMAN ANDREW J & TRACEY	615,000	08/07/2020	WD	03-ARM'S LENGTH	2020005021	PROPERTY TRANSFER	100.0
SUTHERLAND DEV	ROSS	115,000	10/31/2001	WD	03-ARM'S LENGTH	609:959	OTHER	0.0
GREGG	SUTHERLAND DEV LLC	85,000	10/02/2001	WD	03-ARM'S LENGTH	604:295	OTHER	0.0

Property Address
6276 W COTTAGE LN

Owner's Name/Address
BOSMAN ANDREW J & TRACEY HYATT
6276 W COTTAGE CT
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/28/2022
MAP #: 32
2025 Est TCV 962,437 TCV/TFA: 201.47

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	12/04/2024	PB24-0611	20%
GARAGE	10/25/2024	LU24-114	0%
Electrical	10/22/2024	PE24-0748	0%
HOUSE	09/13/2001	1895	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	68.58	221.38	1.0989	0.8446	2000	100		127,304
69 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	127,304

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
L578 P412/01 L602 P771 L604 P295/01 L609 P959/01 UNIT 4 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

	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	06/14/2017	INSPECTED
WAS	09/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	63,700	417,500	481,200			368,122C
2024	77,500	376,900	454,400			351,913C
2023	56,000	351,100	407,100			335,156C
2022	34,300	308,200	342,500		342,500W	319,197C

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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
2001	2025

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
	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: 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: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2167 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

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

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

(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: 20
Floor Area: 4,777
Total Base New : 546,126 E.C.F.
Total Depr Cost: 436,912 X 1.900
Estimated T.C.V: 830,133

(16) Porches/Decks

Area	Type
406	WCP (1 Story)
31	WCP (1 Story)
89	Treated Wood

(17) Garage

Year Built: 2025
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 120
% 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 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2167 SF Floor Area = 4777 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

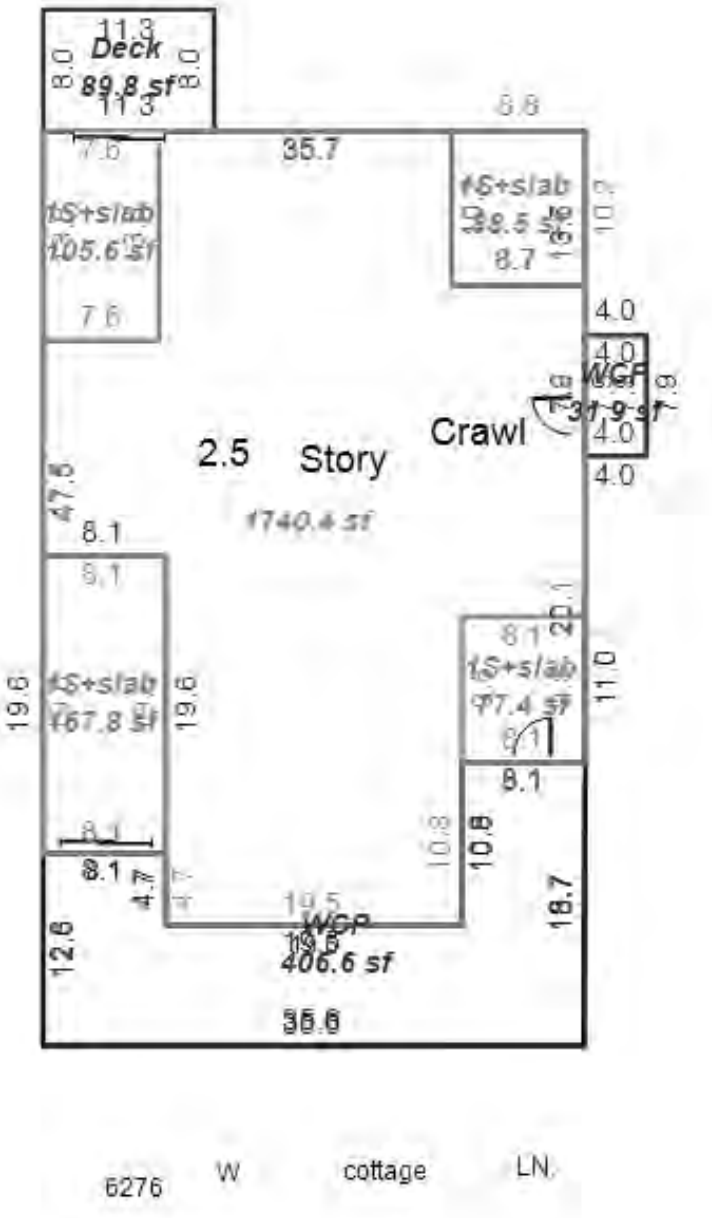
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Crawl Space	1,740		
1 Story	Siding	Crawl Space	157		
1 Story	Siding	Crawl Space	105		
1 Story	Siding	Crawl Space	77		
1 Story	Siding	Crawl Space	88		
		Total:		502,956	402,376

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,678	3,742
Water/Sewer			
1000 Gal Septic	1	4,899	3,919
Water Well, 100 Feet	1	5,849	4,679
Porches			
WCP (1 Story)	406	13,370	10,696
WCP (1 Story)	31	2,306	1,845
Deck			
Treated Wood	89	2,425	1,940
Built-Ins			
Appliance Allow.	1	2,786	2,229
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	120	6,857	5,486
Totals:		546,126	436,912

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 830,133

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



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

Parcel Number: 45-006-738-005-01 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.
THOMSEN MARY JANE TRUST	JMB MANAGEMENT TRUST	75,000	02/23/2022	WD	32-SPLIT VACANT	2022001301	PROPERTY TRANSFER	100.0

Property Address

W COTTAGE LN

Owner's Name/Address

JMB MANAGEMENT TRUST THE
3548 HANIE AVE
DALLAS TX 75205

Class: RESIDENTIAL-VACAN Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 194,415

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/ 129 Actual Front Feet, 0.54 Total Acres	128.50	183.05	0.9392	0.8054	2000	100	Total Est. Land Value =	194,415 194,415

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

UNIT 5 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W 1ST AMEND 2021006723
COMBINED ON 10/04/2021 FROM 006-738-005-00 & PART OF 006-738-006-00

Comments/Influences

Split/Comb. on 10/04/2021 completed 10/04/2021 TIM ;
Parent Parcel(s): 006-738-005-00;
Child Parcel(s): 006-735-005-01;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	97,200	0	97,200			97,200S
2024	118,300	0	118,300			109,830C
2023	104,600	0	104,600			104,600S
2022	70,000	0	70,000			70,000S

Who	When	What
TPC	04/24/2019	INSPECTED
TPC	06/14/2017	INSPECTED
TPC	08/03/2011	INSPECTED

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

Parcel Number: 45-006-738-007-01 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.

Property Address

6290 W COTTAGE LN

Owner's Name/Address

THOMSEN MARY JANE TRUST
PO BOX 207
GLEN ARBOR MI 49636

Tax Description

UNIT 7 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723 SPLIT/COMBINED ON 10/04/2021 FROM 006-738-007-00 AND PART OF LOT 6 006-738-006-00

Comments/Influences

ALL PERMITS ISSUED AT PIN 738-007-00
Split/Comb. on 10/04/2021 completed 10/04/2021 TIM ;
Parent Parcel(s): 006-738-007-00;
Child Parcel(s): 006-738-007-01;

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Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 1,238,164 TCV/TFA: 332.75

Building Permit(s)	Date	Number	Status
HOUSE	12/31/2018	LU18-331	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	11/17/2021	INSPECTED
TPC	05/10/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	170.22	145.35	0.8755	0.7603	2000	100		226,607
170 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	226,607

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	21.16	625	0	0
D/W/P: Crushed Rock	2.29	576	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	113,300	505,800	619,100			510,020C
2024	137,900	462,400	600,300			494,685C
2023	111,700	430,600	542,300			471,129C
2022	70,000	381,900	451,900			448,695C

*** 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
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: 2801 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

	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
1	Direct-Vented Ga

Class: C +10
Effec. Age: 2
Floor Area: 3,721
Total Base New : 540,571 E.C.F.
Total Depr Cost: 529,767 X 1.900
Estimated T.C.V: 1,006,557

(16) Porches/Decks

Area	Type
133	WCP (1 Story)
73	Treated Wood
295	Treated Wood

(17) Garage

Year Built: 2020
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: 566
% 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 10 Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 2801 SF Floor Area = 3721 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,801		
1 Story	Siding	Overhang	220		
			Total:	465,179	455,885

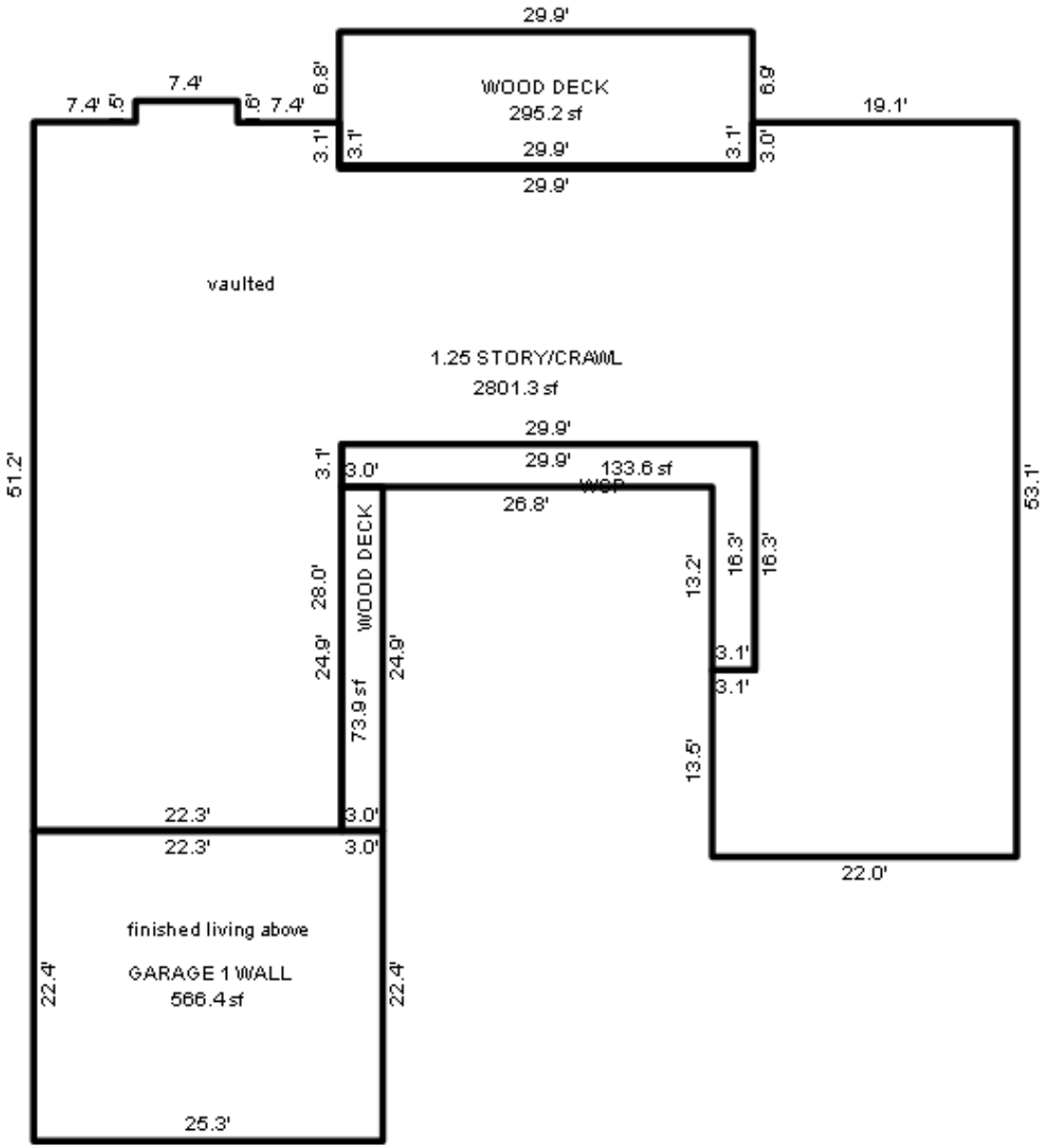
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,456
3 Fixture Bath	1	4,678	4,584
2 Fixture Bath	1	3,130	3,067
Water/Sewer			
2000 Gal Septic	1	9,735	9,540
Water Well, 50 Feet	1	2,705	2,651
Porches			
WCP (1 Story)	133	6,036	5,915
Deck			
Treated Wood	73	2,167	2,124
Treated Wood	295	5,378	5,270
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	566	29,709	29,115
Common Wall: 1 Wall	1	-2,705	-2,651
Door Opener	1	550	539
Built-Ins			
Appliance Allow.	1	2,786	2,730
Fireplaces			

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

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

Parcel Number: 45-006-738-007-01, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-738-008-00 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.
TANIELIAN INVESTMENTS LLC	HOUTTEMAN LEE J & PAMELA	36,000	06/30/2003	WD	03-ARM'S LENGTH	743:42	OTHER	100.0
SUTHERLAND DEVEL	TANIELIAN INV	0	02/26/2001	WD	03-ARM'S LENGTH	571:541	OTHER	0.0

Property Address
6296 W COTTAGE LN

Owner's Name/Address
HOUTTEMAN LEE J & PAMELA M
PO BOX 581
GLEN ARBOR MI 49636

Tax Description
L571 P540 L571 P541/01 L743 P42/03 UNIT 8 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/25/2005
MAP #: 32
2025 Est TCV 909,211 TCV/TFA: 380.10

Building Permit(s)	Date	Number	Status
ELECTRICAL	04/01/2004	PE04-0132	
MECHANICAL	02/26/2004	PM04-0120	
PLUMBING	02/13/2004	PP04-0045	
Res. Single Family	11/13/2003	PB03-0700	

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	04/24/2019	INSPECTED
TPC	06/14/2017	INSPECTED
TPC	10/22/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/ 105	104.84	180.49	0.9883	0.8026	2000	100		166,310
Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	166,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.50	510	0	0
D/W/P: Flagstone/Sand	26.31	30	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	83,200	371,400	454,600			232,417C
2024	101,200	339,600	440,800			225,429C
2023	73,100	316,300	389,400			214,695C
2022	65,000	277,800	342,800			204,472C

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*** 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
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
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

	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: 1196 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: WOOD I BEAM
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)
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
1	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 2,392
Total Base New : 485,463 E.C.F.
Total Depr Cost: 388,369 X 1.900
Estimated T.C.V: 737,901

(16) Porches/Decks

Area	Type
294	WCP (1 Story)
336	Treated Wood
156	Brzwy, FW

(17) Garage

Year Built: 2003
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 360
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 Air w/ Ducts
Ground Area = 1196 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

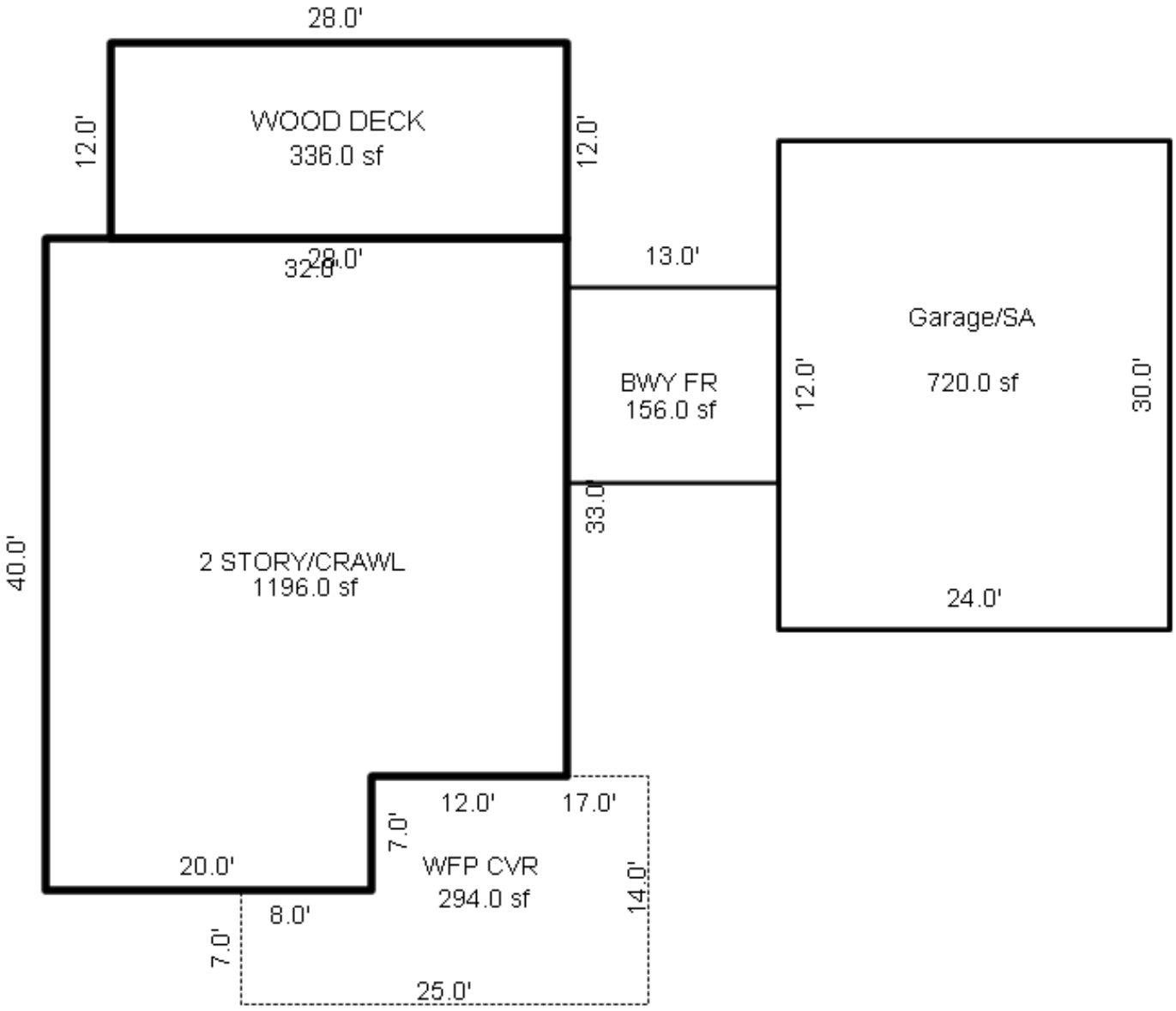
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,196		
			Total:	362,564	290,050

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	2	13,760	11,008
Water/Sewer			
1000 Gal Septic	1	5,676	4,541
Water Well, 100 Feet	1	6,289	5,031
Porches			
WCP (1 Story)	294	13,062	10,450
Deck			
Treated Wood	336	6,216	4,973
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	720	44,806	35,845
Storage Over Garage	360	6,516	5,213
Door Opener	2	1,376	1,101
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Direct-Vented Gas	1	4,429	3,543
Breezeways			
Frame Wall	156	14,578	11,662

<<<<< 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: 45-006-738-009-00 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.
MISSAD MARY E TRUST	JMB MANAGEMENT TRUST	635,500	06/01/2017	WD	03-ARM'S LENGTH	1296P833	PROPERTY TRANSFER	100.0
MISSAD FRED S & MARY E	MISSAD MARY E TRUST	0	09/05/2006	WD	03-ARM'S LENGTH	913:999	OTHER	0.0
BARNELL CHARLES & KAY R	MISSAD FRED S & MARY E	150,000	08/12/2004	WD	03-ARM'S LENGTH	821:593	OTHER	100.0

Property Address
6302 W COTTAGE LN

Owner's Name/Address
JMB MANAGEMENT TRUST
3548 HAYNIE AVE
DALLAS TX 75205

Tax Description
L578 P408 L578 P410/01 L821 P593/04 L913 P999/06 UNIT 9 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 1,062,772 TCV/TFA: 383.40

Building Permit(s)	Date	Number	Status
Mechanical	07/30/2019	PM19-0535	100% FINIS
Electrical	03/14/2019	PE19-0104	100% FINIS
Mechanical	01/29/2019	PM19-0071	100% FINIS
Plumbing	01/29/2019	PP19-0032	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	04/24/2019	INSPECTED
TPC	12/31/2018	INSPECTED
TPC	05/03/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/ 105	104.84	136.00	0.9883	0.7478	2000	100		154,949
Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	154,949

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.21	230	0	0
D/W/P: 4in Ren. Conc.	10.34	1100	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	77,500	453,900	531,400			414,692C
2024	94,300	414,900	509,200			402,224C
2023	68,100	386,500	454,600			383,071C
2022	65,000	341,800	406,800			364,830C

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*** 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
2004	2019

Condition: Average

Room List

	Basement
3	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
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:

(3) Roof (cont.)

	Eavestrough
	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: Tile

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1581 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

790	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)
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
2	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 2,772
Total Base New : 559,022 E.C.F.
Total Depr Cost: 475,170 X 1.900
Estimated T.C.V: 902,823

(16) Porches/Decks

Area	Type
120	WCP (1 Story)
154	WSEP (1 Story)
108	WCP (1 Story)
83	CPP

(17) Garage

Year Built: 2004
Car Capacity:
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: 600
% 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 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1581 SF Floor Area = 2772 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	1,581		
1 Story	Siding	Overhang	400		
			Total:	409,888	348,405
Other Additions/Adjustments					
Recreation Room			790	21,741	18,480
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
Separate Shower			1	2,786	2,368
Water/Sewer					
1000 Gal Septic			1	5,676	4,825
Water Well, 200 Feet			1	11,800	10,030
Porches					
WCP (1 Story)			120	7,129	6,060
WSEP (1 Story)			154	10,806	9,185
WCP (1 Story)			108	6,528	5,549
CPP			83	2,204	1,873
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			600	39,372	33,466
Common Wall: 1/2 Wall			1	-1,570	-1,334
Door Opener			1	688	585
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: 45-006-738-010-00 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.
GIETZEN JEFFREY A & GEORG	SIDDALL LISA H	127,000	01/31/2018	WD	03-ARM'S LENGTH	1320P107	PROPERTY TRANSFER	100.0
BARNELL CHARLES & KAY R	GIETZEN JEFFREY A & GEORG	175,000	05/14/2008	WD	03-ARM'S LENGTH	978/383	DEED	100.0

Property Address
6308 W COTTAGE LN

Owner's Name/Address
SIDDALL LISA H
PO BOX 158
GLEN ARBOR MI 49636

Tax Description
L578 P410/01 UNIT 10 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 12/01/2019
MAP #: 32
2025 Est TCV 1,129,608 TCV/TFA: 290.99

Building Permit(s)	Date	Number	Status
Mechanical	07/02/2021	PM21-0554	100% FINIS
Electrical	01/27/2021	PE21-0050	100% FINIS
Mechanical	03/29/2019	PM19-0218	100% FINIS
Plumbing	03/19/2019	PP19-0076	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	12/06/2019	INSPECTED
TPC	04/24/2019	INSPECTED
TPC	12/27/2018	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	191.66	1.0000	0.8147	2000	100		162,946
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	162,946

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.01	1000	0	0
D/W/P: Crushed Rock	2.29	100	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	81,500	483,300	564,800			447,539C
2024	99,200	441,800	541,000			434,083C
2023	71,600	411,600	483,200			413,413C
2022	65,000	371,200	436,200			393,727C

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*** 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
2019	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

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: 0 S.F.
Crawl: 2196 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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 +10
Effec. Age: 4
Floor Area: 3,882
Total Base New : 527,211 E.C.F.
Total Depr Cost: 506,138 X 1.900
Estimated T.C.V: 961,662

(16) Porches/Decks

Area	Type
67	CCP (1 Story)
222	WCP (1 Story)
59	WPP

(17) Garage

Year Built: 2019
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1015
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

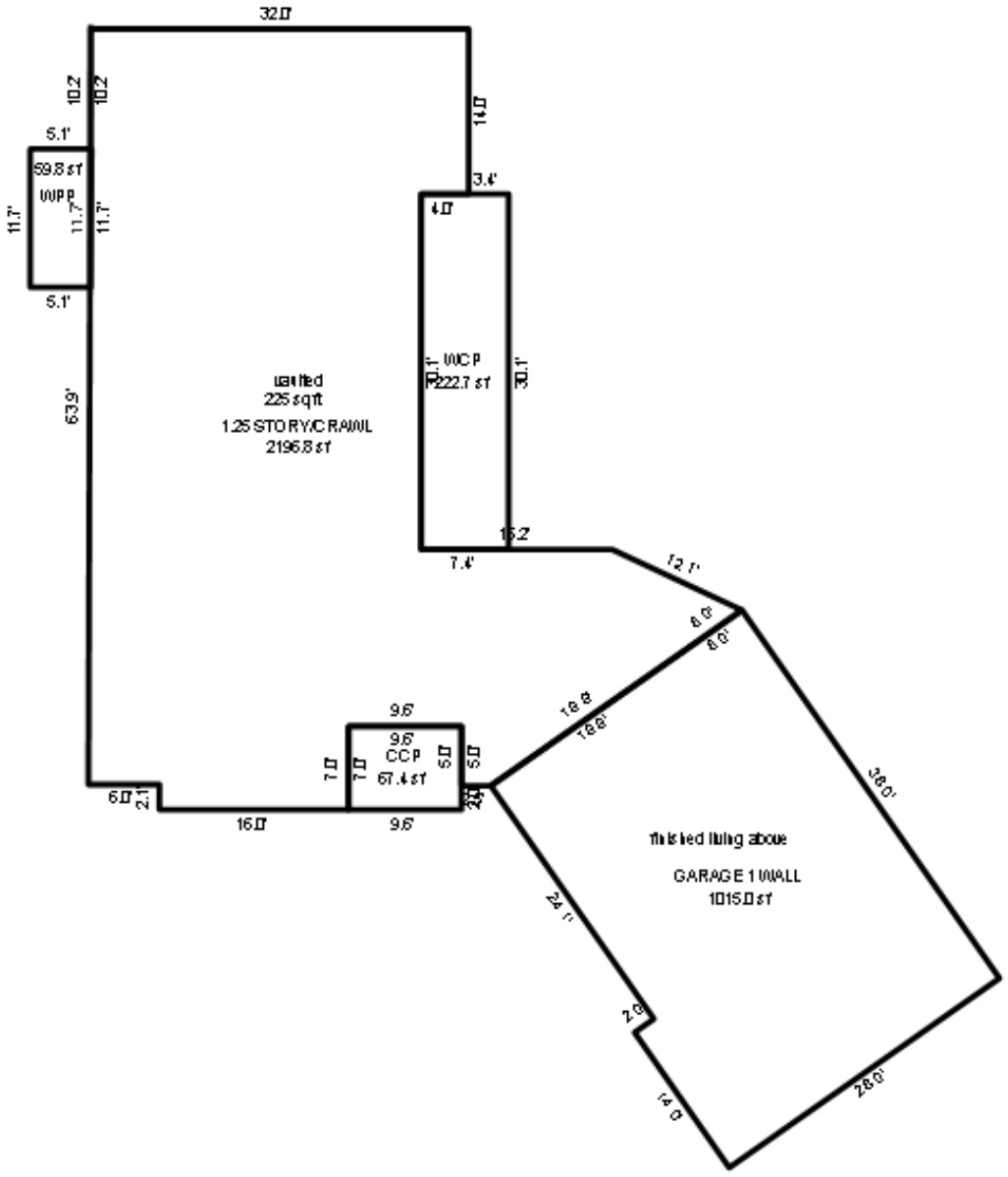
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2019
(11) Heating System: Forced Heat & Cool
Ground Area = 2196 SF Floor Area = 3882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,196		
1 Story	Siding	Overhang	708		
1 Story	Siding	Overhang	429		
			Total:	451,831	433,772

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,427
3 Fixture Bath	2	9,357	8,983
2 Fixture Bath	1	3,130	3,005
Water/Sewer			
2000 Gal Septic	1	9,735	9,346
Water Well, 50 Feet	1	2,705	2,597
Porches			
CCP (1 Story)	67	1,979	1,900
WCP (1 Story)	222	8,611	8,267
WPP	59	2,313	2,220
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1015	37,667	36,160
Common Wall: 1 Wall	1	-2,705	-2,597
Door Opener	2	1,101	1,057
Local Cost Items			
GENERATOR	1	1	1 *
	Totals:	527,211	506,138

<<<<< 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: 45-006-738-011-00 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

W COTTAGE LN

Owner's Name/Address

BARNELL CHARLES & KAY R
PO BOX 425
GLEN ARBOR MI 49636

Tax Description

L578 P410/01 UNIT 11 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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

Class: RESIDENTIAL-VACAN Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 147,875

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	04/24/2019	INSPECTED
TPC	05/06/2018	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	130.00	1.0000	0.7394	2000	100		147,875
100 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =			147,875

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	73,900	0	73,900			57,077C
2024	90,000	0	90,000			55,361C
2023	65,000	0	65,000			52,725C
2022	65,000	0	65,000			50,215C

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

Parcel Number: 45-006-738-012-00 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.
MIDGLEY MARK & MOLLY P	MIDGLEY MOLLY P TRUST	0	08/28/2006	QC	09-FAMILY	913:508	OTHER	0.0
BARNELL	MIDGLEY	105,000	07/15/2002	WD	03-ARM'S LENGTH	655:7	OTHER	0.0

Property Address
6297 W COTTAGE LN

Owner's Name/Address
MIDGLEY MOLLY P TRUST
136 VINITA LN
LOUDON TN 37774

Tax Description
L578 P410/01 L655 P7/02 L913 P508/06 UNIT 12 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 1,039,701 TCV/TFA: 334.42

Building Permit(s)	Date	Number	Status
Mechanical	09/06/2023	PM23-0766	100% FINIS
Plumbing	07/01/2019	PP19-0172	100% FINIS
Electrical	01/11/2007	PE07-0027	100% FINIS
Plumbing	12/29/2006	PP06-0415	

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	06/14/2017	INSPECTED
WAS	07/14/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	152.46	1.0000	0.7694	2000	100		153,885
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	153,885

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.64	227	0	0
D/W/P: Crushed Rock	2.50	870	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	76,900	443,000	519,900			346,776C
2024	93,700	404,700	498,400			336,350C
2023	67,600	377,000	444,600			320,334C
2022	65,000	330,800	395,800			305,080C

*** 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
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: 2195 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

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

(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
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 3,109
Total Base New : 547,022 E.C.F.
Total Depr Cost: 464,969 X 1.900
Estimated T.C.V: 883,441

(16) Porches/Decks

Area	Type
150	CCP (1 Story)
16	CPP

(17) Garage

Year Built: 2006
Car Capacity: 3
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 585
% 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 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2195 SF Floor Area = 3109 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

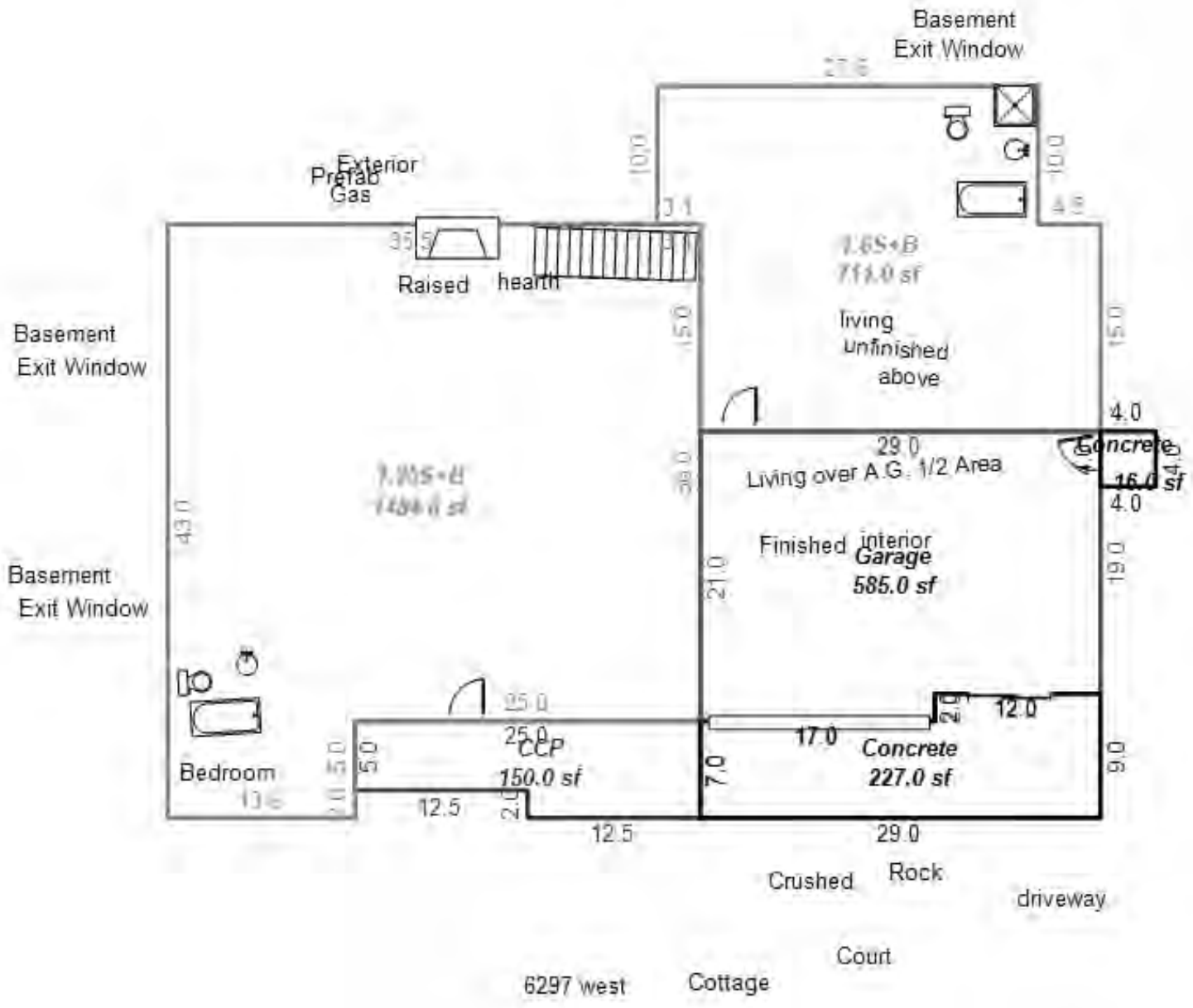
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,484		
1.25 Story	Siding	Basement	711		
1.25 Story	Siding	Overhang	292		
			Total:	479,209	407,327

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	6,880	5,848
Separate Shower	1	2,786	2,368
Water/Sewer			
1000 Gal Septic	1	5,676	4,825
Water Well, 100 Feet	1	6,289	5,346
Porches			
CCP (1 Story)	150	5,289	4,496
CPP	16	510	433
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	585	35,954	30,561
Common Wall: 2 Wall	1	-5,332	-4,532
Door Opener	2	1,376	1,170
Built-Ins			
Appliance Allow.	1	4,003	3,403
Fireplaces			
Prefab 1 Story	1	3,692	3,138
Raised Hearth	1	690	586

<<<<< 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: 45-006-738-013-00 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.
KECSKES KEITH J & LISA L	PIATT KATHLEEN M TRUST	125,000	04/07/2017	WD	03-ARM'S LENGTH	1291P704	PROPERTY TRANSFER	100.0
KECSKES KEITH J	KECSKES KEITH J & LISA L	0	08/07/2014	QC	09-FAMILY	1206P364	OTHER	0.0
SUTHERLAND DEVEL	KECSKES	125,000	11/04/2002	WD	03-ARM'S LENGTH	681:684	PROPERTY TRANSFER	0.0

Property Address

W COTTAGE LN

Owner's Name/Address

PIATT KATHLEEN M TRUST
PO BOX 318
MONTICELLO IL 61856

Tax Description

L643 P39/02 L681 P684/02 UNIT 13 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

1719714$159,90 8/10

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

Class: RESIDENTIAL-VACAN | Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2025 Est TCV 165,284

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	06/14/2017	INSPECTED
TPC	10/29/2009	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	113.75	137.86	0.9683	0.7503	2000	100		165,284
114 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	165,284

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	82,600	0	82,600			73,883C
2024	100,600	0	100,600			71,662C
2023	76,800	0	76,800			68,250C
2022	65,000	0	65,000			65,000S

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

Parcel Number: 45-006-738-014-00 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.
VANDENBERG JOHN M & BARBA	PIATT KATHLEEN M TRUST	490,000	01/12/2017	WD	03-ARM'S LENGTH	1284P738	PROPERTY TRANSFER	100.0
VANDENBERG JOHN M & BARBA	VANDENBERG JOHN M & BARBA	100	02/07/2012	QC	09-FAMILY	1112P298	PROPERTY TRANSFER	0.0
SUTHERLAND DEV	VANDENBERG	100,000	02/13/2001	WD	03-ARM'S LENGTH	576:63	PROPERTY TRANSFER	0.0

Property Address
6273 W COTTAGE LN

Owner's Name/Address
PIATT KATHLEEN M TRUST
PO BOX 318
MONTICELLO IL 61856

Tax Description
UNIT 14 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 715,453 TCV/TFA: 359.16

Building Permit(s)	Date	Number	Status
Electrical	03/26/2020	PE20-0131	100% FINIS
Electrical	05/17/2012	PE12-0164	
Res. Add/Alter/Repair	04/05/2012	PB12-0044	100% FINIS
ADDITION/ALTERATION	03/12/2012	2012-2234	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	113.00	129.00	0.9699	0.7379	2000	100		161,757
113 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	161,757

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.24	725	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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	09/28/2020	INSPECTED
TPC	01/18/2017	INSPECTED
WAS	10/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,900	276,800	357,700			295,423C
2024	98,400	253,100	351,500			286,541C
2023	71,100	235,700	306,800			272,897C
2022	65,000	209,200	274,200			259,902C

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*** 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
2000 201	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
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 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:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1328 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 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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,992
Total Base New : 362,715 E.C.F.
Total Depr Cost: 290,169 X 1.900
Estimated T.C.V: 551,321

(16) Porches/Decks

Area	Type
340	WCP (1 Story)
112	CCP (1 Story)
75	WGEP (1 Story)
224	WSEP (1 Story)

(17) Garage

Year Built: 2005
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 308
No Conc. Floor: 0

Bsmnt Garage:

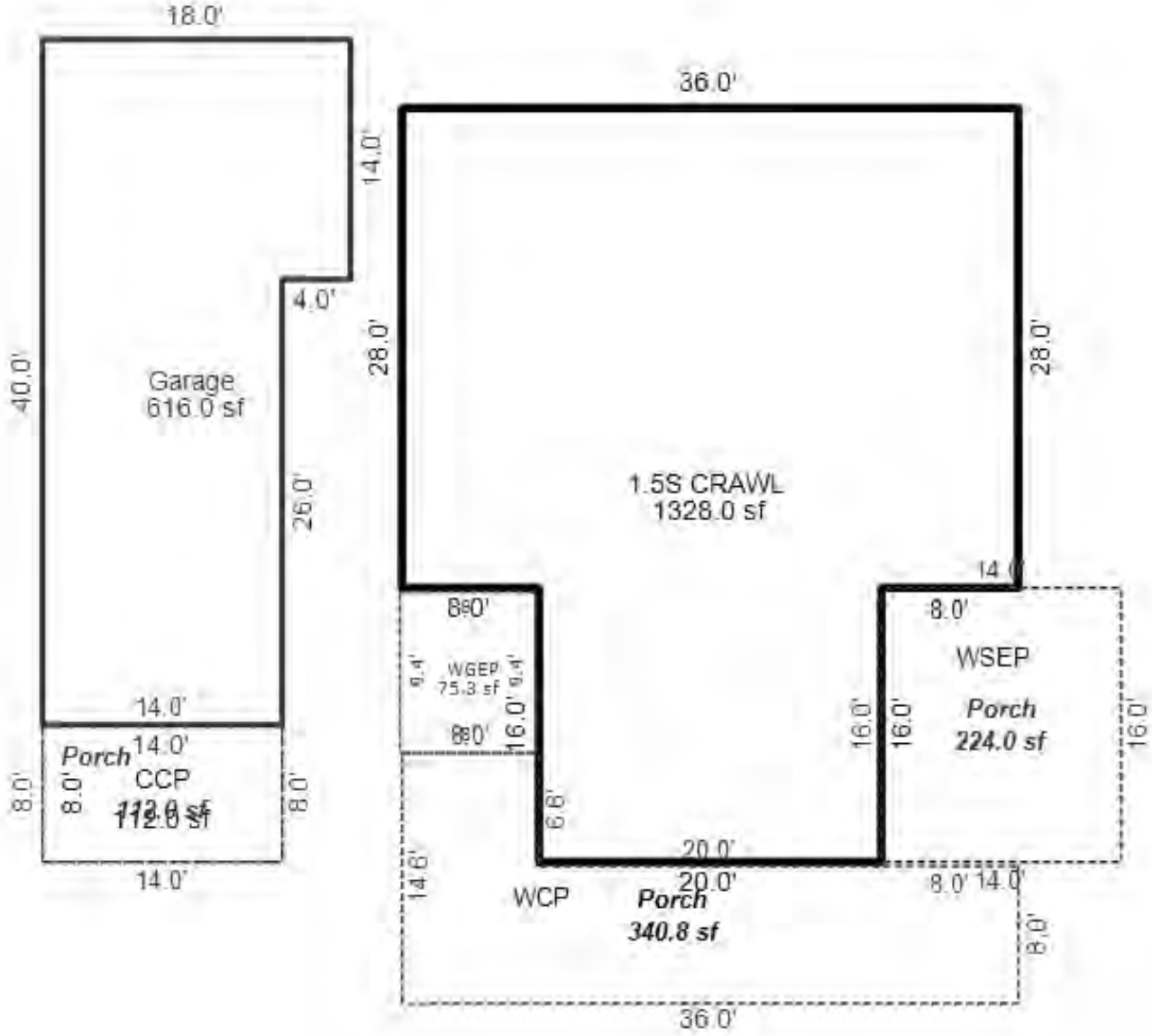
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1328 SF Floor Area = 1992 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,328		
			Total:	270,061	216,046
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			1	4,678	3,742
Water/Sewer					
1000 Gal Septic			1	4,899	3,919
Water Well, 100 Feet			1	5,849	4,679
Porches					
WCP (1 Story)			340	11,213	8,970
CCP (1 Story)			112	3,140	2,512
WGEP (1 Story)			75	7,967	6,374
WSEP (1 Story)			224	11,180	8,944
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			616	31,521	25,217
Storage Over Garage			308	4,263	3,410
Door Opener			2	1,101	881
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Wood Stove			1	2,570	2,056
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: 45-006-738-015-00 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.
LAUGHLIN MARK P & LYNN V	TOIVONEN BOLE TRUST	650,000	07/08/2013	WD	03-ARM'S LENGTH	1171P282	PROPERTY TRANSFER	100.0
LAUGHLIN LYNN V LIVING TR	LAUGHLIN MARK P & LYNN V	0	11/07/2007	QC	09-FAMILY	959:567	OTHER	0.0
LAUGHLIN LYNN V LIVING TR	LAUGHLIN MARK P & LYNN V	0	11/07/2007	QC	09-FAMILY	959/567	DEED	0.0
LAUGHLIN MARK P & LYNN V	LAUGHLIN LYNN V LIVING TR	0	08/25/2004	QC	09-FAMILY	823:104	OTHER	0.0

Property Address

6267 W COTTAGE LN

Owner's Name/Address

TOIVONEN BOLE TRUST
815 MOHEGAN
BIRMINGHAM MI 48009

Tax Description

L578 P410/01 L599 P512/01 L748 P300/03
L779 P438/03 L819 P568/04 L823 P104/04
L834 P669&686/04 UNIT 15 OAK HOLLOW
CONDOMINIUM MASTER DEED REC IN L565
P583-615 SEC 22 T29N R14W. 1ST AMEND
2021006723

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2025 Est TCV 1,101,792 TCV/TFA: 390.71

Building Permit(s)	Date	Number	Status
Mechanical	03/15/2023	PM23-0237	100% FINIS
Plumbing	02/28/2023	PP23-0075	100% FINIS
Electrical	02/27/2023	PE23-0140	100% FINIS
Mechanical	02/10/2023	PM23-0149	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	11/14/2023	INSPECTED
TPC	12/08/2022	INSPECTED
WAS	09/27/2007	APPRAISAL

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	123.29	119.33	0.9490	0.7237	2000	100		169,352
123 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	169,352

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.50	1148	0	0
D/W/P: 3.5 Concrete	7.64	301	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	84,700	466,200	550,900			366,729C
2024	103,100	426,000	529,100			355,703C
2023	74,400	383,500	457,900			325,146C
2022	65,000	340,000	405,000			311,790C

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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
2004	2023

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: 1480 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)
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

	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: 15
Floor Area: 2,820
Total Base New : 575,889 E.C.F.
Total Depr Cost: 489,508 X 1.900
Estimated T.C.V: 930,065

(16) Porches/Decks

Area	Type
706	WCP (1 Story)
740	WSEP (1 Story)

(17) Garage

Year Built: 2004
Car Capacity: 2.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 336
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

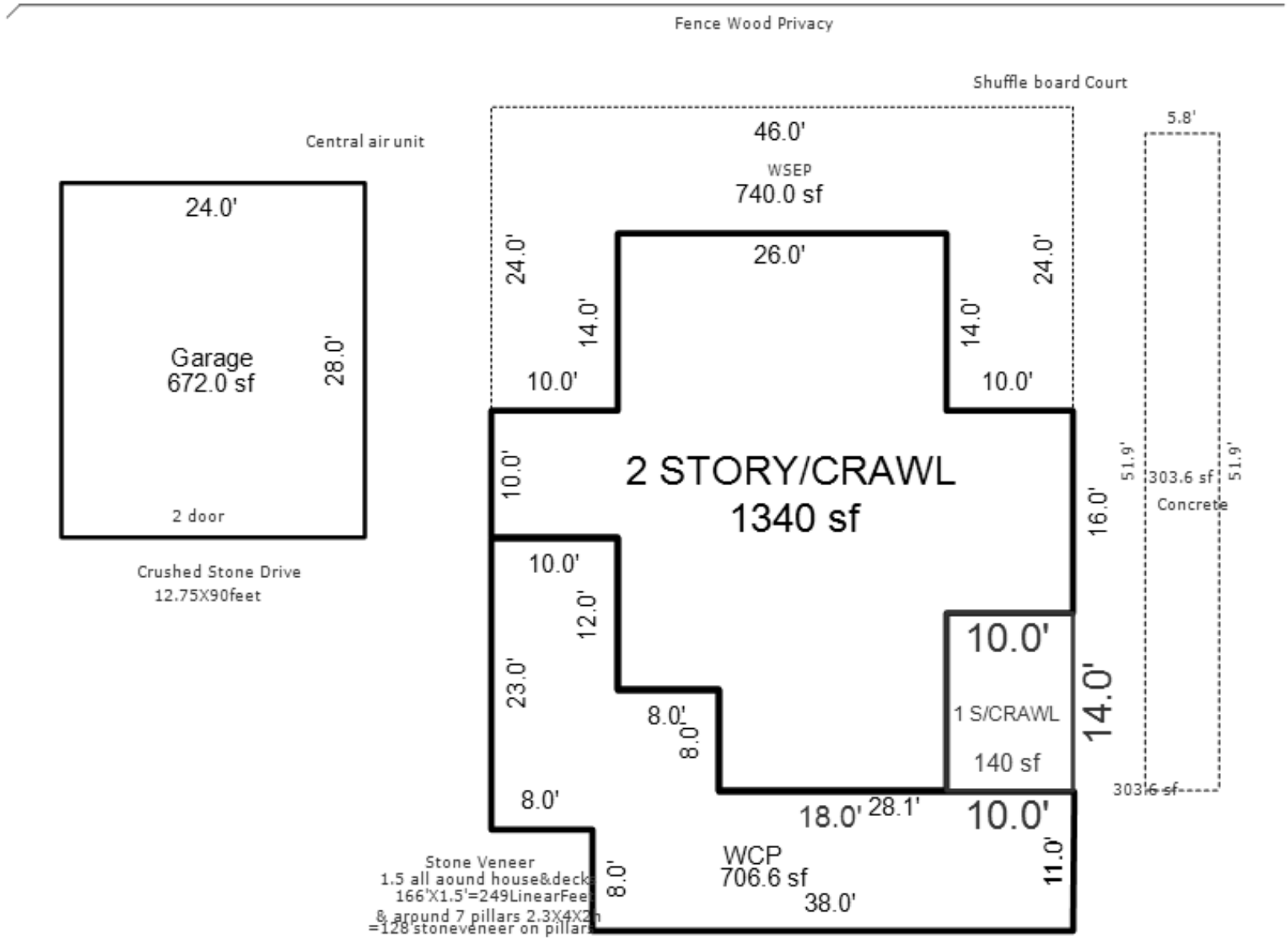
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1480 SF Floor Area = 2820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,340		
1 Story	Siding	Crawl Space	140		
			Total:	405,266	344,476

Other Additions/Adjustments			
Exterior			
Stone Veneer	377	17,708	15,052
Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	3	20,640	17,544
2 Fixture Bath	1	4,610	3,918
Water/Sewer			
1000 Gal Septic	1	5,676	4,825
Water Well, 100 Feet	1	6,289	5,346
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	33,089	28,126
Storage Over Garage	336	6,082	5,170
Door Opener	2	1,376	1,170
Built-Ins			
Appliance Allow.	1	4,003	3,403
Fireplaces			
Direct-Vented Gas	1	4,429	3,765
Porches			
WCP (1 Story)	706	29,405	24,994

<<<<< 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: 45-006-740-000-00 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

W ARBOR PINES DR

Owner's Name/Address

PIERCE STOCKING BEACH PARK COMMONS

Class: RESIDENTIAL-VACAN Zoning: NONE

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 28

2025 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	150.00	450.00	0.8944	0.9840	20000	100	2,640,335
150 Actual Front Feet, 1.55 Total Acres							Total Est. Land Value =	2,640,335

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

COMMONS AREA - PIERCE STOCKING SUBDIVISION PARK GOVT LOT 2 LYING N OF C/L ST RD M-109 SEC 21 T29N R14W.

Comments/Influences

PUBLIC PARK ON LK MI

Who	When	What
PSC	09/12/2024	INSPECTED

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

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

Parcel Number: 45-006-740-001-00 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.
WICK NANCY J TRUST	JEL MANITOU PASSAGE LLC	10	06/29/2023	QC	21-NOT USED/OTHER	2023002957	PROPERTY TRANSFER	0.0
WICK NANCY	WICK NANCY TRUST	0	11/20/2021	QC	09-FAMILY	2021009677	PROPERTY TRANSFER	0.0
LITTELL	WICK	0	12/15/1990	MLC	08-ESTATE	319:179	OTHER	0.0

Property Address
7472 W ARBOR PINES DR

Owner's Name/Address
JEL MANITOU PASSAGE LLC
7472 W ARBOR PINES DR
GLEN ARBOR MI 49636

Tax Description
L319 P179-180/90 LOTS 1 & 2 & 3 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 5,153,727 TCV/TFA: 2193.0

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	04/20/2016	L16 -057	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/02/2016	INSPECTED
TPC	04/22/2010	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	1143.00 0.7553	1.2422	20000	100	LOT 1	1,876,478
LK MI "A"	20000	100.00	1061.00 0.7553	1.2193	20000	100	LOT 2	1,841,878
LK MI "A"	20000	95.00	1061.00 0.7553	1.2193	20000	50	SURPLUS: ZONING	874,892

295 Actual Front Feet, 7.37 Total Acres Total Est. Land Value = 4,593,248

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.21	1800	0	0
D/W/P: 3.5 Concrete	6.82	35	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	2,296,600	280,300	2,576,900			705,038C
2024	2,067,000	271,700	2,338,700			683,839C
2023	1,837,300	203,700	2,041,000			651,276C
2022	1,500,400	175,800	1,676,200			620,263C

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*** 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	1988

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
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

	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: 479 S.F.
Crawl: 1871 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

479	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	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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same 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: 2,350
Total Base New : 374,883 E.C.F.
Total Depr Cost: 205,733 X 2.700
Estimated T.C.V: 555,479

(16) Porches/Decks

Area	Type
107	CPP
258	WPP
367	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: 320
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2350 SF Floor Area = 2350 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	Block	Crawl Space	1,871		
1 Story	Block	Basement	479		
			Total:	318,426	175,162
Other Additions/Adjustments					
Recreation Room			479	9,590	4,795
Basement, Outside Entrance, Below Grade			1	2,600	1,430
Plumbing					
Average Fixture(s)			1	1,484	816
3 Fixture Bath			1	4,673	2,570
Water/Sewer					
1000 Gal Septic			1	4,893	2,691
Water Well, 100 Feet			1	6,014	3,308
Porches					
CPP			107	2,158	1,187
WPP			258	5,018	2,760
Deck					
Treated Wood			367	6,206	3,413
Built-Ins					
Appliance Allow.			1	2,864	1,575
Fireplaces					
Interior 1 Story			1	5,527	3,040
Carports					
Comp.Shingle			320	5,430	2,986
			Totals:	374,883	205,733

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

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

Parcel Number: 45-006-740-004-00 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.
CHRISTENSEN GREGORY G & M	SCHMIDT NANCY L TRUST	1,600,000	07/29/2016	WD	03-ARM'S LENGTH	1267P621	OTHER	100.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY C & M	0	01/19/2015	WD	03-ARM'S LENGTH	1222P155	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY G LIF	0	01/19/2015	WD	03-ARM'S LENGTH	1222P159	DEED	0.0
CHRISTENSEN MICHELLE L MA	CHRISTENSEN MICHELLE L	0	01/19/2015	WD	03-ARM'S LENGTH	1222P163	DEED	0.0

Property Address
7434 W ARBOR PINES DR

Owner's Name/Address
SCHMIDT NANCY L TRUST
903 MONROE ST
EVANSTON IL 60202

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 2,670,919 TCV/TFA: 1715.4

Building Permit(s)	Date	Number	Status
Electrical	03/01/2022	PE22-0125	100% FINIS
WELL/SEPTIC	07/22/2015	L15 -150	100% FINIS
WELL/SEPTIC	02/06/2013	2013-007	100% FINIS

Tax Description
L618 P286/01 LOT 4 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences
UNABLE TO ACCESS BASEMENT FROM INSIDE HOUSE. ACCESS FROM SOUTH EXTERIOR ONLY.

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	04/11/2022	INSPECTED
TPC	09/09/2019	INSPECTED
TPC	11/02/2016	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	650.00	0.9898	1.0787	20000	100	2,135,580
100 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	2,135,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	2350	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	1,067,800	267,700	1,335,500			961,613C
2024	961,000	263,300	1,224,300			932,700C
2023	854,200	199,000	1,053,200			888,286C
2022	757,300	171,800	929,100			845,987C

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*** 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	2012

Condition: Average

Room List

2	Basement
6	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

	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: 300 S.F.
Crawl: 1257 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

250	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
1	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
	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: 1,557
Total Base New : 300,769 E.C.F.
Total Depr Cost: 195,496 X 2.700
Estimated T.C.V: 527,839

(16) Porches/Decks

Area	Type
45	CGEP (1 Story)
385	WPP
216	Treated Wood

(17) Garage

Year Built: 1983
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

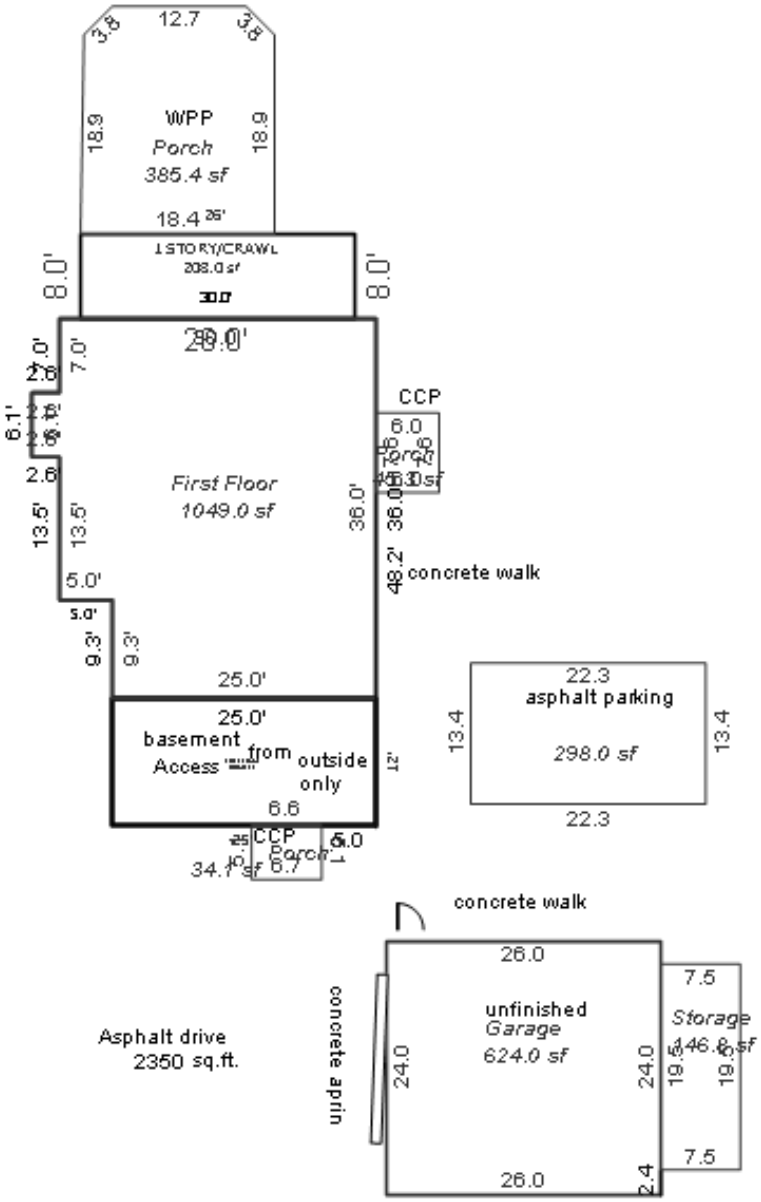
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1557 SF Floor Area = 1557 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	1,049		
1 Story	Siding	Basement	300		
1 Story	Siding	Crawl Space	208		
			Total:	219,029	142,365
Other Additions/Adjustments					
Recreation Room			250	4,868	3,164
Basement, Outside Entrance, Above Grade			1	1,883	1,224
Plumbing					
Average Fixture(s)			1	1,486	966
3 Fixture Bath			1	4,678	3,041
Water/Sewer					
2000 Gal Septic			1	9,735	6,328
Water Well, 100 Feet			1	5,849	3,802
Porches					
CGEP (1 Story)			45	4,511	2,932
WPP			385	6,522	4,239
Deck					
Treated Wood			216	4,391	2,854
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			624	26,401	17,161
Door Opener			1	550	357
Built-Ins					
Appliance Allow.			1	2,786	1,811

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

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



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

Parcel Number: 45-006-740-005-00 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.
SAPERSTEIN LINDA A	SAPERSTEIN LINDA A	0	07/10/2023	QC	09-FAMILY	2023002955	DEED	0.0
KOTCHER JOHN H	KOTCHER JOHN H & MARKUBE	0	02/21/2023	QC	09-FAMILY	2023000862	PROPERTY TRANSFER	0.0
KOTCHER JOHN & SAPERSTEIN	KOTCHER JOHN & SAPERSTEIN	0	09/30/2002	QC	09-FAMILY	672P265	DEED	0.0
SPEY JOSEPHINE E	SPEY & KOTCHER & SAPERST	0	11/02/1996	QC	09-FAMILY	433P771	DEED	0.0

Property Address

7414 W ARBOR PINES DR

Owner's Name/Address

SAPERSTEIN LINDA A &
KOTCHER JOHN H & MARLENE L TRUST
3929 COTTONTAIL LN
BLOOMFIELD MI 48301

Tax Description

L433 P771 L672 P265/02 DC L672 P266 LOT 5 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

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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 #: 28

2025 Est TCV 2,503,041 TCV/TFA: 1884.8

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	10/15/1992	1992-1310	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	625.00	0.9898	1.0682	20000	100	2,114,743

100 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 2,114,743

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	640	0	0
D/W/P: 3.5 Concrete	6.63	180	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	1,057,400	194,100	1,251,500			291,989C
2024	951,600	191,000	1,142,600			283,210C
2023	845,900	143,900	989,800			269,724C
2022	748,500	124,000	872,500			256,880C

*** 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
1958 GAR	0

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		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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 320 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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

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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: 40
Floor Area: 1,328
Total Base New : 238,156 E.C.F.
Total Depr Cost: 142,888 X 2.700
Estimated T.C.V: 385,798

(16) Porches/Decks

Area	Type
224	WPP
96	CGEP (1 Story)

(17) Garage

Year Built: 1958
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: 320
% 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 1958
(11) Heating System: Forced Heat & Cool
Ground Area = 1328 SF Floor Area = 1328 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	1,008		
1 Story	Siding	Slab	320		
			Total:	185,463	111,273

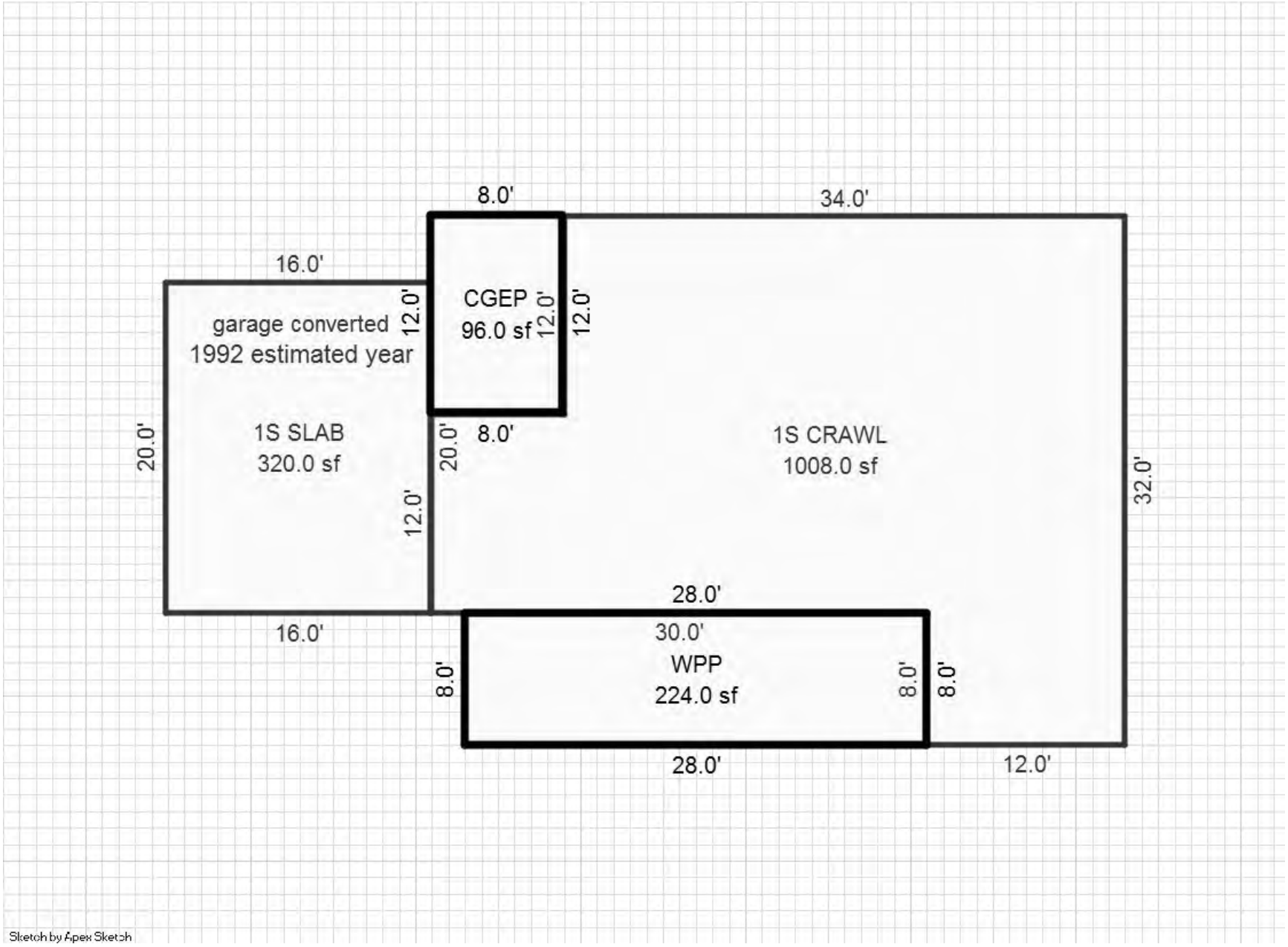
Other Additions/Adjustments

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
Porches			
WPP	224	4,814	2,888
CGEP (1 Story)	96	7,500	4,500
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	320	15,120	9,072
Door Opener	1	550	330
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Exterior 1 Story	1	6,559	3,935
	Totals:	238,156	142,888

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 385,798

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

Parcel Number: 45-006-740-005-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-006-00 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.
KAUSLER GEORGE & BARBARA	KAUSLER FAMILY SLEEPING B	1	12/30/1996	QC	09-FAMILY	436P411	OTHER	0.0
KAUSLER BARBARA C	KAUSLER GEORGE J & BARBAR	1	01/07/1993	QC	09-FAMILY	357P095	OTHER	0.0
MOORE MARY SABIN ESTATE	KAUSLER BARBARA C	1	03/17/1989	WD	03-ARM'S LENGTH	298P198	DEED	0.0

Property Address
7396 W ARBOR PINES DR

Owner's Name/Address
KAUSLER FAMILY SLEEPING BEAR
LTD PARTNERSHIP
6311 PENINSULA DR
TRAVERSE CITY MI 49686

Tax Description
L298 P198 L357 P95 L436 P411/96 LOT 6 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

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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 #: 28
2025 Est TCV 2,526,440 TCV/TFA: 1629.9

Building Permit(s)	Date	Number	Status

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

Who	When	What
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	630.00	0.9898	1.0703	20000	100	2,118,959
100 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	2,118,959

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	1,059,500	203,700	1,263,200			317,496C
2024	953,500	200,400	1,153,900			307,950C
2023	847,600	151,300	998,900			293,286C
2022	750,300	130,500	880,800			279,320C

*** 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	1989

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Block

(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: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1550 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)
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: 1,550
Total Base New : 248,444 E.C.F.
Total Depr Cost: 149,067 X 2.700
Estimated T.C.V: 402,481

(16) Porches/Decks

Area	Type
72	WPP
266	Treated Wood

(17) Garage

Year Built: 1960
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: 352
% 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 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1550 SF Floor Area = 1550 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	1,550		
			Total:	197,963	118,778

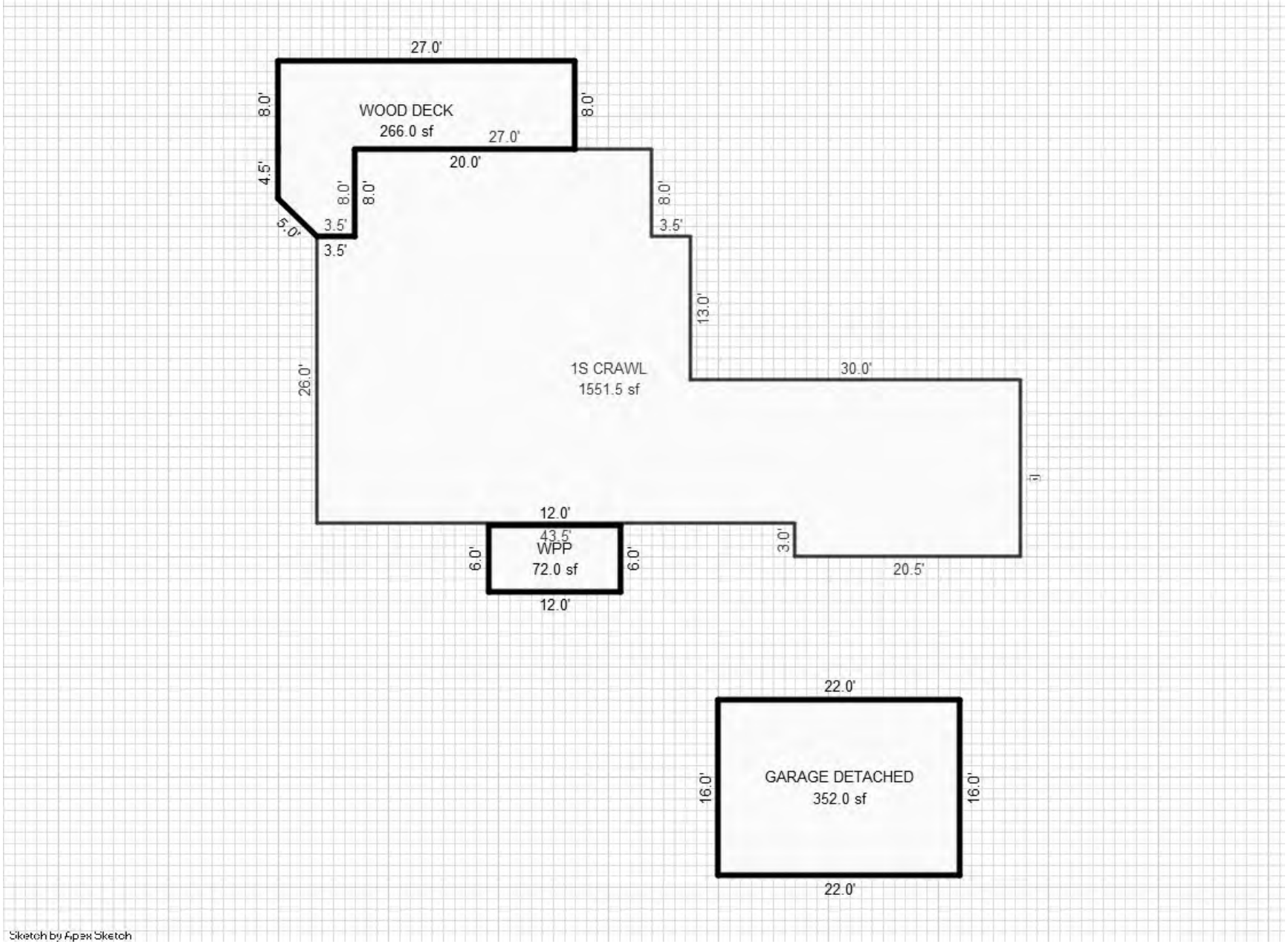
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
3 Fixture Bath	1	4,678	2,807
Water/Sewer			
1000 Gal Septic	1	4,899	2,939
Water Well, 100 Feet	1	5,849	3,509
Porches			
WPP	72	2,586	1,552
Deck			
Treated Wood	266	5,033	3,020
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	352	16,055	9,633
Door Opener	1	550	330
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Exterior 1 Story	1	6,559	3,935
	Totals:	248,444	149,067

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 402,481

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

Parcel Number: 45-006-740-006-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-007-00 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.
GARVER MICHAEL A & SUSAN	GARVER MICHAEL A & SUSAN	0	10/06/2020	WD	09-FAMILY	2020006622	PROPERTY TRANSFER	0.0
REIN ROBERT G ESTATE	GARVER MICHAEL A & SUSAN	1,000,000	08/31/2012	WD	03-ARM'S LENGTH	1136P17	PROPERTY TRANSFER	100.0
REIN ROBERT G	REIN ROBERT G ESTATE	0	03/14/2012	CD	07-DEATH CERTIFICATE		DEED	100.0
REIN ROBERT G		0	08/29/2007	QC	03-ARM'S LENGTH		DEED	0.0

Property Address

7374 W ARBOR PINES DR

Owner's Name/Address

GARVER MICHAEL A & SUSAN L TRUSTS
7374 ARBOR PINES DR
GLEN ARBOR MI 49636

Tax Description

L316 P357/90 LOT 7 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

6/2012 MLS 1736726 DOM 76 $1,095,000

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 06/03/2015
MAP #: 28
2025 Est TCV 4,498,463 TCV/TFA: 1126.8

Building Permit(s)	Date	Number	Status
Plumbing	04/13/2016	PP16-0071	
Mechanical	01/25/2016	PM16-0055	
Res. Garage Detached	10/29/2015	PB15-0435	100% FINIS
ACCESSORY BLDG	10/20/2015	2015-27	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	07/14/2017	INSPECTED
TPC	05/04/2016	INSPECTED
TPC	01/02/2015	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	615.00	0.9898	1.0639	20000	100	2,106,232

100 Actual Front Feet, 1.41 Total Acres Total Est. Land Value = 2,106,232

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	21.12	2500	0	0
D/W/P: Asphalt Paving	3.96	3500	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	1,053,100	1,196,100	2,249,200			1,331,817C
2024	947,800	1,285,900	2,233,700			1,291,773C
2023	842,500	969,400	1,811,900			1,230,260C
2022	744,900	838,600	1,583,500			1,171,677C

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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
2014	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: 3160 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)
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

	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: 10
Floor Area: 3,992
Total Base New : 976,192 E.C.F.
Total Depr Cost: 878,604 X 2.700
Estimated T.C.V: 2,372,231

(16) Porches/Decks

Area	Type
225	CCP (1 Story)
274	CCP (1 Story)
126	CCP (1 Story)
41	CCP (1 Story)
166	WCP (1 Story)
576	Treated Wood

(17) Garage

Year Built: 2014
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 1080
% 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 B-10 Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 2661 SF Floor Area = 3992 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	2,661		
			Total:	616,896	555,236
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,337	3,003
3 Fixture Bath			3	31,580	28,422
2 Fixture Bath			1	7,018	6,316
Water/Sewer					
1000 Gal Septic			1	6,158	5,542
Water Well, 100 Feet			1	6,593	5,934
Porches					
CCP (1 Story)			225	8,478	7,630
Foundation: Basement			225	7,504	6,754
CCP (1 Story)			274	10,061	9,055
Foundation: Basement			274	9,061	8,155
CCP (1 Story)			126	4,990	4,491
CCP (1 Story)			41	1,802	1,622
WCP (1 Story)			166	10,294	9,265
Deck					
Treated Wood			576	9,233	8,310
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener			3	2,312	2,081
Base Cost			1080	68,504	61,654

<<<<< 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: 45-006-740-008-00 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.
KAUSLER GEORGE & BARBARA	KAUSLER FAMILY SLEEPING B	1	12/30/1996	QC	09-FAMILY	463P411	OTHER	0.0
DIEKOFF ARTHUR E	KAUSLER GEORGE & BARBARA	300,000	09/19/1991	WD	03-ARM'S LENGTH	329:468	OTHER	0.0

Property Address
7358 W ARBOR PINES DR

Owner's Name/Address
KAUSLER FAMILY SLEEPING BEAR
LTD PARTNERSHIP
6311 PENINSULA DR
TRAVERSE CITY MI 49686

Tax Description
L329 P468 L436 P411/96 LOT 8 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 2,491,001 TCV/TFA: 1759.1

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

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	05/01/2014	INSPECTED
WAS	11/11/2007	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	600.00	0.9898	1.0574	20000	100	2,093,270
100 Actual Front Feet, 1.38 Total Acres						Total Est. Land Value =		2,093,270

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	1,046,600	198,900	1,245,500			313,807C
2024	942,000	195,600	1,137,600			304,372C
2023	837,300	147,700	985,000			289,879C
2022	739,400	127,400	866,800			276,076C

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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
6	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

	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: 1416 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)
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: C +5
Effec. Age: 40
Floor Area: 1,416
Total Base New : 242,438 E.C.F.
Total Depr Cost: 145,456 X 2.700
Estimated T.C.V: 392,731

(16) Porches/Decks

Area	Type
300	CPP
176	WPP

(17) Garage

Year Built: 1960
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: 352
% 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 = 1416 SF Floor Area = 1416 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	1,416		
			Total:	192,049	115,223

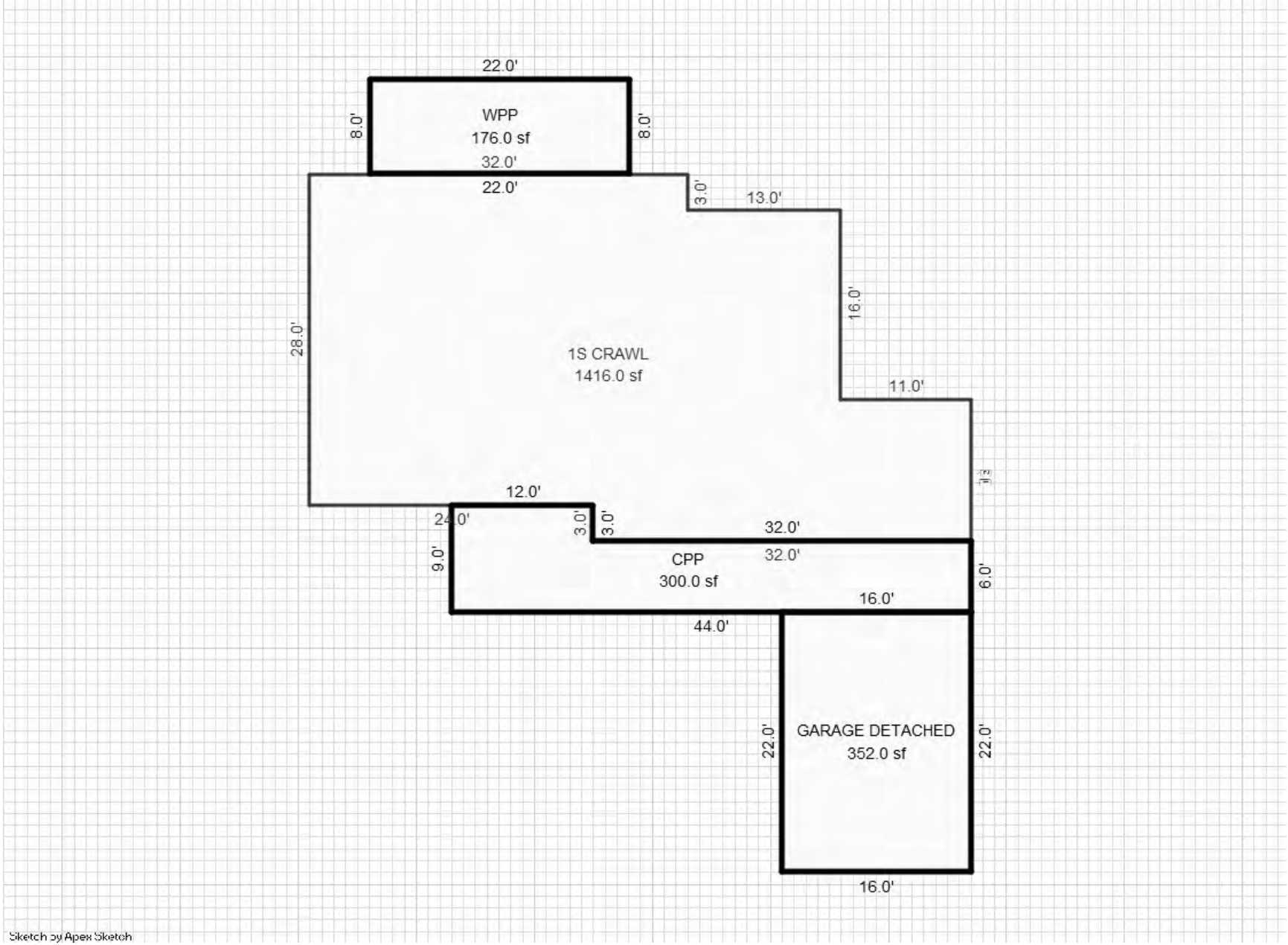
Other Additions/Adjustments

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
Porches			
CPP	300	4,791	2,875
WPP	176	4,284	2,570
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	352	16,055	9,633
Door Opener	1	550	330
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Exterior 1 Story	1	6,559	3,935
	Totals:	242,438	145,456

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 392,731

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

Parcel Number: 45-006-740-008-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-009-00 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 ROBERT M & SUSAN	JOHNSON ROBERT M & SUSAN	0	11/24/2014	WD	03-ARM'S LENGTH	1215P165	PROPERTY TRANSFER	0.0
JOHNSON ROBERT M & SUSAN	JOHNSON ROBERTM & SUSAN C	1	02/04/2013	QC	09-FAMILY	1153P176	OTHER	0.0
JOHNSON ROBERT M & SUSAN	JOHNSON ROBERT M & SUSAN	0	06/29/2009	QC	09-FAMILY	1020-95QC	DEED	0.0
JOHNSON SUSAN C TRUST		0	03/10/2009	QC	03-ARM'S LENGTH	1004/677TD	DEED	0.0

Property Address
7348 W ARBOR PINES DR

Owner's Name/Address
JOHNSON ROBERT M & SUSAN C
PO BOX 485
GLEN ARBOR MI 49636

Tax Description
L887 P783&784/06 LOT 9 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

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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% 12/13/2004
MAP #: 28
2025 Est TCV 3,465,934 TCV/TFA: 1051.8

Building Permit(s)	Date	Number	Status
Mechanical	01/08/2021	PM21-0024	100% FINIS
Electrical	12/01/2020	PE20-0665	100% FINIS
Res. Add/Alter/Repair	10/11/2017	PB17-0605	100% FINIS
MECHANICAL	06/10/2002	PM02-0358	

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	07/14/2017	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	580.00	0.9898	1.0484	20000	100	2,075,604

100 Actual Front Feet, 1.33 Total Acres Total Est. Land Value = 2,075,604

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	1,037,800	695,200	1,733,000			347,411C
2024	934,000	683,600	1,617,600			336,966C
2023	830,200	514,800	1,345,000			320,920C
2022	731,900	446,300	1,178,200			305,639C

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

Building Type

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

Building Style: 1.5 STORY

Yr Built	Remodeled
2001	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

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

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(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: 2172 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 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 3,295
Total Base New : 641,359 E.C.F.
Total Depr Cost: 513,085 X 2.700
Estimated T.C.V: 1,385,330

(16) Porches/Decks

Area	Type
181	CSEP (1 Story)
224	CCP (1 Story)
225	Treated Wood
36	Wood Balcony
75	Wood Balcony

(17) Garage

Year Built: 1975
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 768
% 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 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 2172 SF Floor Area = 3295 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,172		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	25		
			Total:	489,929	391,943

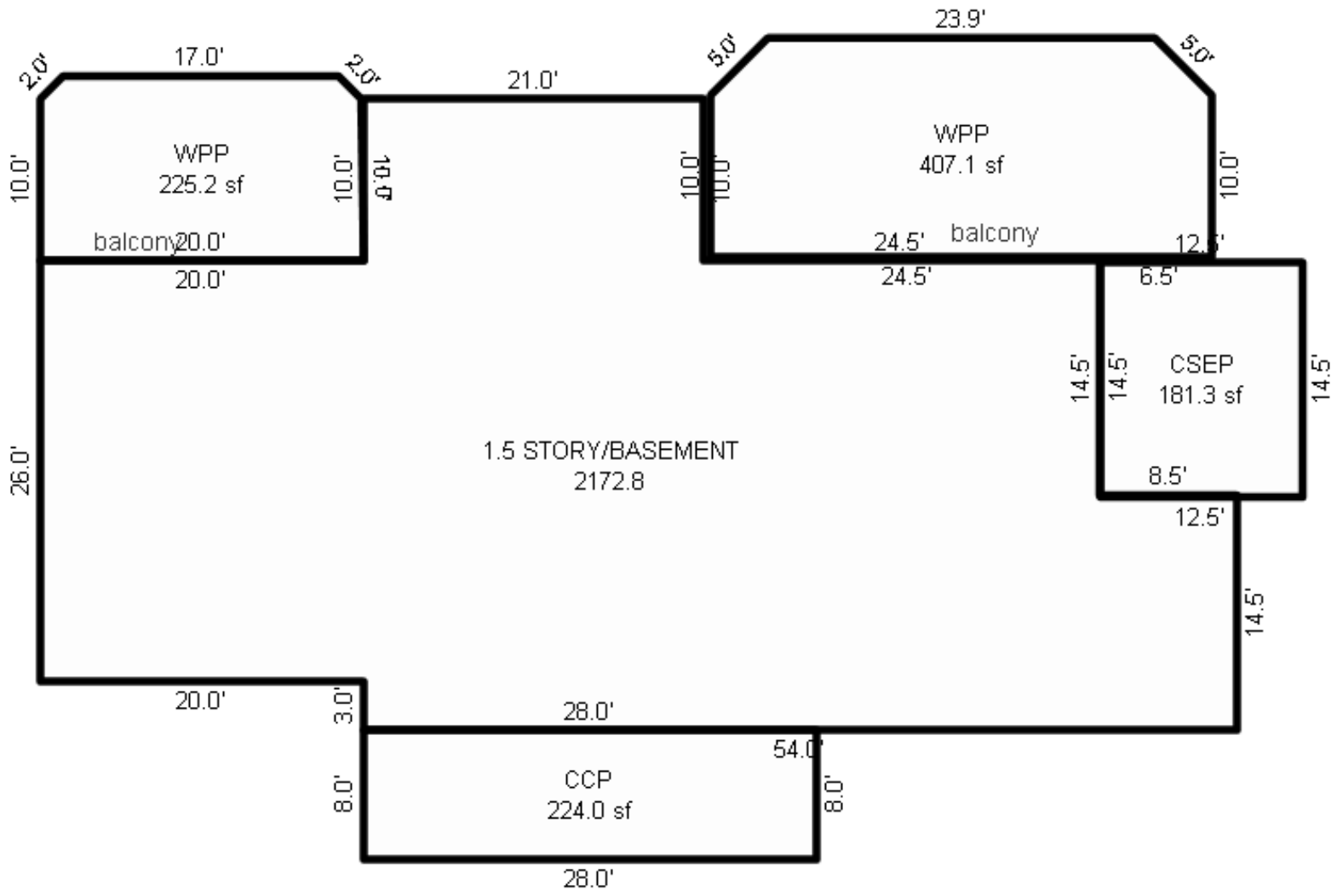
Other Additions/Adjustments

Exterior			
Stone Veneer	100	4,697	3,758
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			
2000 Gal Septic	1	11,146	8,917
Water Well, 100 Feet	1	6,289	5,031
Porches			
CSEP (1 Story)	181	9,993	7,994
CCP (1 Story)	224	7,587	6,070
Deck			
Treated Wood	225	4,799	3,839
Balcony			
Wood Balcony	36	1,804	1,443
Wood Balcony	75	3,758	3,006

Garages
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 45-006-740-009-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-010-00 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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W ARBOR PINES DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 28					
KAUSLER GEORGE J & BARBARA C 6311 PENINSULA DR TRAVERSE CITY MI 49686-1917	2025 Est TCV 2,062,052					

Tax Description

L308 P277 & 278/90 L308 P938/90 LOT 10 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

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

Who	When	What
WAS	01/22/2009	INSPECTED
TPC	12/11/2011	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	565.00	0.9898	1.0416	20000	100	2,062,052
100 Actual Front Feet, 1.30 Total Acres							Total Est. Land Value =	2,062,052

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,031,000	0	1,031,000			237,167C
2024	927,900	0	927,900			230,036C
2023	824,800	0	824,800			219,082C
2022	726,100	0	726,100			208,650C

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

Parcel Number: 45-006-740-011-00 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.
KAUSLER GEORGE J & BARBAR	KAUSLER GEROGE J & BARBAR	0	03/05/2018	QC	09-FAMILY	1322P355	DEED	0.0
GIANTURCO CESARE & VERNA	KAUSLER GEORGE J & BARBAR	68,000	09/23/1976	WD	03-ARM'S LENGTH	186P912	DEED	0.0

Property Address
7300 W ARBOR PINES DR

Owner's Name/Address
KAUSLER GEORGE J & BARBARA C
6311 PENINSULA DR
TRAVERSE CITY MI 49686-1917

Tax Description
LOT 11 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 3,154,336 TCV/TFA: 1261.2

Building Permit(s)	Date	Number	Status
CARPORT	06/10/1991	91000026	
WELL/SEPTIC	09/21/1989	1989-1819	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
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/28/2017	INSPECTED
TPC	06/04/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	550.00	0.9898	1.0346	20000	100	2,048,227

100 Actual Front Feet, 1.26 Total Acres Total Est. Land Value = 2,048,227

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.96	4000	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	1,024,100	553,100	1,577,200			443,470C
2024	921,700	529,200	1,450,900			430,136C
2023	819,300	400,000	1,219,300			409,654C
2022	720,300	344,800	1,065,100			390,147C

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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
1958	1989

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: Linoleum
Other: Carpeted
Other: Ceramic Tile

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 283 S.F.
Crawl: 434 S.F.
Slab: 1384 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: B
Effec. Age: 35
Floor Area: 2,101
Total Base New : 511,316 E.C.F.
Total Depr Cost: 332,354 X 2.700
Estimated T.C.V: 897,356

(16) Porches/Decks

Area	Type
581	Treated Wood

(17) Garage

Year Built: 1989
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 792
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 480
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1958
(11) Heating System: Forced Heat & Cool
Ground Area = 2101 SF Floor Area = 2101 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	283		
1 Story	Siding	Crawl Space	434		
1 Story	Siding	Slab	1,384		
			Total:	393,575	255,823

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,169
3 Fixture Bath	2	21,053	13,684
Water/Sewer			
1000 Gal Septic	1	6,158	4,003
Water Well, 100 Feet	1	6,593	4,285
Deck			
Treated Wood	581	9,284	6,035
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	792	44,994	29,246
Door Opener	1	771	501
Built-Ins			
Appliance Allow.	1	6,897	4,483
Fireplaces			
Interior 1 Story	1	7,945	5,164
Carports			
Comp.Shingle	480	10,709	6,961
	Totals:	511,316	332,354

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

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

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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
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: 0 S.F.
Slab: 400 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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 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

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 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: C
Effec. Age: 35
Floor Area: 400
Total Base New : 60,498 E.C.F.
Total Depr Cost: 39,323 X 2.700
Estimated T.C.V: 106,172

(16) Porches/Decks

Area	Type
48	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:

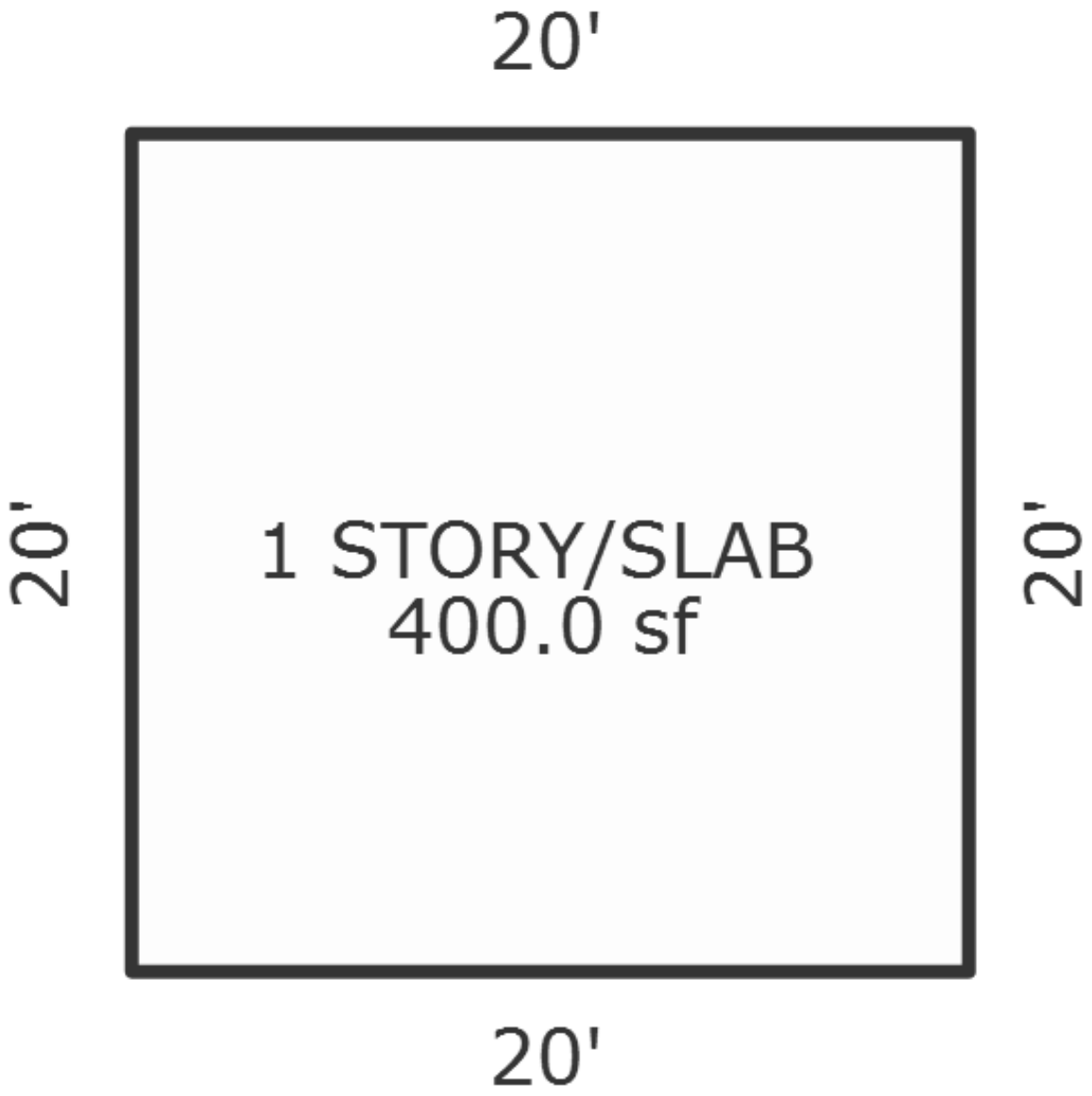
Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1986
(11) Heating System: Forced Air w/ Ducts
Ground Area = 400 SF Floor Area = 400 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	Slab	400		
			Total:	55,970	36,380
Other Additions/Adjustments					
Deck					
Treated Wood			48	1,742	1,132
Built-Ins					
Appliance Allow.			1	2,786	1,811
			Totals:	60,498	39,323

Notes: ADJ HOUSE: SW CORNER
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 106,172

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



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

Desc. of Bldg/Section: TENNIS COURT
Calculator Occupancy: Tennis Clubs - Indoor

Class: C
Floor Area
Gross Bldg Area
Stories Above Grd
Average Sty Hght
Bsmnt Wall Hght

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

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

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

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

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

* Sprinkler Info *
Area:
Type:

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	7.47	7200	1.00	50	26,892
/CI17/SPOC/TENC/ADDFFA	16645.95	1	1.00	50	8,323
ECF (4085 LAKE MICHIGAN)	2.700 => TCV of Bldg:	1	=		95,081

(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: 45-006-740-012-00 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.
MCDAID ALAN AGREEMENT OF	MCDAID SHIRLEY	0	02/16/2023	QC	09-FAMILY	2023000711	PROPERTY TRANSFER	0.0
MCDAID SHIRLEY	MCDAID SHIRLEY TRUST	0	02/16/2023	QC	09-FAMILY	2023000712	PROPERTY TRANSFER	0.0
MCDAID SHIRLEY C	MCDAID ALAN AGREEMENT OF	1	10/20/2003	QC	09-FAMILY	778:997	OTHER	100.0

Property Address
7286 W ARBOR PINES DR

Owner's Name/Address
MCDAID SHIRLEY TRUST
1320 TRENTON RD
ADRIAN MI 49221

Tax Description
L271 P918/87 L778 P997/03 W 1/2 OF LOT 12 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 04/15/2005
MAP #: 28
2025 Est TCV 1,703,099 TCV/TFA: 939.90

Building Permit(s)	Date	Number	Status
PLUMBING	06/30/2004	PP04-0217	
ELECTRICAL	06/18/2004	PE04-0336	
Res. Add/Alter/Repair	06/17/2004	PB04-0279	
GARAGE	10/14/1999	99000714	

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
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/22/2010	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	50.00	525.00	1.1771	1.0227	20000	100		1,203,801
50 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	1,203,801

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.86	200	50	1,386
D/W/P: 3.5 Concrete	6.63	156	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,886

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	601,900	249,600	851,500			414,222C
2024	541,700	245,600	787,300			401,768C
2023	481,500	185,100	666,600			382,637C
2022	452,700	159,500	612,200			364,417C

*** 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
1955	0

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 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: Ceramic Tile
Other: Hardwood

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 204 S.F.
Slab: 720 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

	Public Water
	Public Sewer
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: 40
Floor Area: 1,812
Total Base New : 305,822 E.C.F.
Total Depr Cost: 183,486 X 2.700
Estimated T.C.V: 495,412

(16) Porches/Decks

Area	Type
64	CCP (1 Story)
260	WSEP (1 Story)
616	WPP
376	Treated Wood
300	Treated Wood
525	Treated Wood

(17) Garage

Year Built: 1999
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 704
% 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 C 5 Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 924 SF Floor Area = 1812 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	Slab	720		
1 Story	Siding	Crawl Space	64		
1 Story	Siding	Crawl Space	140		
1 Story	Siding	Overhang	528		
		Total:		205,909	123,538

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
3 Fixture Bath	1	4,678	2,807
Water/Sewer			
1000 Gal Septic	1	4,899	2,939
Water Well, 100 Feet	1	5,849	3,509
Porches			
CCP (1 Story)	64	1,898	1,139
WSEP (1 Story)	260	12,464	7,478
WPP	616	10,361	6,217
Deck			
Treated Wood	376	6,313	3,788
Treated Wood	300	5,436	3,262
Treated Wood	525	7,854	4,712
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	704	28,780	17,268
Door Opener	1	550	330

<<<<< 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: 45-006-740-012-50 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.
ERDMANN E THOMAS & JULIAN	KONOLD STEVE & JODIE	1,975,000	01/05/2024	WD	03-ARM'S LENGTH	2024000111	PROPERTY TRANSFER	100.0
DEVON WESLEY SCOTT JR & T	ERDMANN E THOMAS & JULIAN	1,350,000	08/02/2019	WD	03-ARM'S LENGTH	1368P124	PROPERTY TRANSFER	100.0
BADAN CYNTHIA & YVAIN	DEVON WESLEY SCOTT JR & T	1,260,000	06/06/2017	WD	03-ARM'S LENGTH	1297P452	PROPERTY TRANSFER	100.0
POLIKOFF CYNTHIA	BADAN YVAIN & CYNTHIA (PO	1	07/11/2013	QC	09-FAMILY	1171P559 QC	PROPERTY TRANSFER	50.0

Property Address
7276 W ARBOR PINES DR

Owner's Name/Address
KONOLD STEVE & JODIE
7276 W ARBOR PINES DR
GLEN ARBOR MI 49636

Tax Description
L1109P649 THE EAST HALF OF LOT 12, PIERCE STOCKING DEVELOPMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT LIBER 2 OF PLATS, PAGES 37, 38 AND 39. L110P403 L232 P488/82 L274 P998/87 L602 P825/01 E 1/2 OF LOT 12 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

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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 #: 28
2025 Est TCV 1,569,526 TCV/TFA: 1304.6

Building Permit(s)	Date	Number	Status
Mechanical	09/17/2021	PM21-0779	100% FINIS
ELECTRICAL	01/27/2003	PE03-0047	100% FINIS
PLUMBING	09/30/2002	PP02-0344	
ADDITION/ALTERATION	09/23/2002	1858	

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
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/01/2023	INSPECTED
TPC	04/28/2022	INSPECTED
TPC	07/12/2017	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	50.00	515.00	1.1771	1.0178	20000	100		1,198,028
50 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	1,198,028

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
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	599,000	185,800	784,800			784,800S
2024	539,100	182,700	721,800			627,516C
2023	479,200	137,700	616,900			597,635C
2022	450,100	118,600	568,700			568,700S

*** 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
1955	2002

Condition: Average

Room List

	Basement
3	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	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:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 123 S.F.
Slab: 720 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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
	Exterior 1 Story
1	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: 1,203
Total Base New : 210,258 E.C.F.
Total Depr Cost: 136,666 X 2.700
Estimated T.C.V: 368,998

(16) Porches/Decks

Area	Type
121	WGEP (1 Story)
121	WPP
40	WCP (1 Story)
105	Treated Wood
40	Treated Wood
120	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:

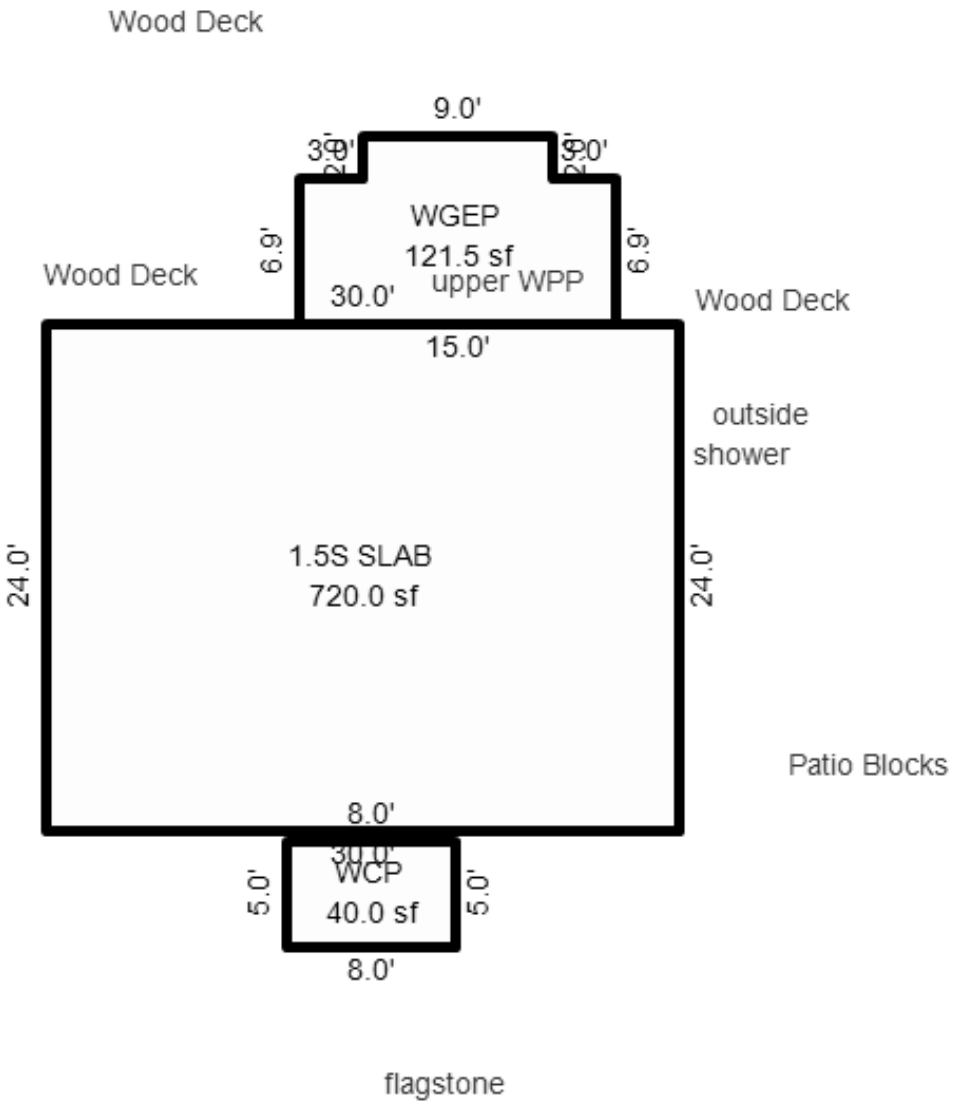
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 843 SF Floor Area = 1203 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	720		
1 Story	Siding	Crawl Space	123		
			Total:	156,687	101,846

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, 100 Feet	1	5,849	3,802
Porches			
WGEP (1 Story)	121	11,093	7,210
WPP	121	3,340	2,171
WCP (1 Story)	40	2,739	1,780
Deck			
Treated Wood	105	2,674	1,738
Treated Wood	40	1,610	1,046
Treated Wood	120	2,968	1,929
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Exterior 2 Story	1	8,080	5,252
	Totals:	210,258	136,666

<<<<< 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: 45-006-740-013-00 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.
DEWEY LINDA A (1/3)	BAUERLE IRR TRUST 1/3	1	03/26/2011	QC	09-FAMILY	1084-172	OTHER	0.0
DEWEY LINDA A TRUST (2/3)	DEWEY LINDA A	1	03/25/2011	QC	09-FAMILY	1084-167	OTHER	0.0
DEWEY LINDA A TRUST	DEWEY LINDA A	0	12/04/2009	QC	09-FAMILY	2009 1034-639Q	DEED	0.0
DEWEY LINDA A	BAUERLE DEWEY LINDA A & N	0	12/04/2009	QC	09-FAMILY	2009 1034-656Q	DEED	0.0

Property Address
7228 W ARBOR PINES DR

Owner's Name/Address
DEWEY LINDA TRUST & BAUERLE TRUST
DEWEY LINDA A TTEE
7228 W ARBOR PINES DR
GLEN ARBOR MI 49636

Tax Description
L291 P955/88 L297 P382/89 L522 P941-945 L533 P291/00 L649 P55/02 L663 P791/02 L843 P148/05 L863 P730&735&753/05 E 1/2 OF LOT 13 PIERCE STOCKING DEVLOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

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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% 02/03/2000
MAP #: 28
2025 Est TCV 1,480,822 TCV/TFA: 1285.4

Building Permit(s)	Date	Number	Status
Electrical	03/13/2006	PE06-0126	
MECHANICAL	11/14/2002	PM02-0852	

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
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
WAS	06/16/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	50.00	450.00	1.1771	0.9840	20000	100		1,158,292
50 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	1,158,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.63	70	0	0
Wood Frame	29.74	96	50	1,427

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,927

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	579,100	161,300	740,400			198,358C
2024	521,200	158,700	679,900			192,394C
2023	463,300	119,700	583,000			183,233C
2022	432,200	103,300	535,500			174,508C

*** 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
1955	0

Condition: Average

Room List

	Basement
4	1st Floor
1	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:
Other: Carpeted
Other: Ceramic Tile

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 768 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 1,152
Total Base New : 181,544 E.C.F.
Total Depr Cost: 118,001 X 2.700
Estimated T.C.V: 318,603

(16) Porches/Decks

Area	Type
136	CGEP (1 Story)
284	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:

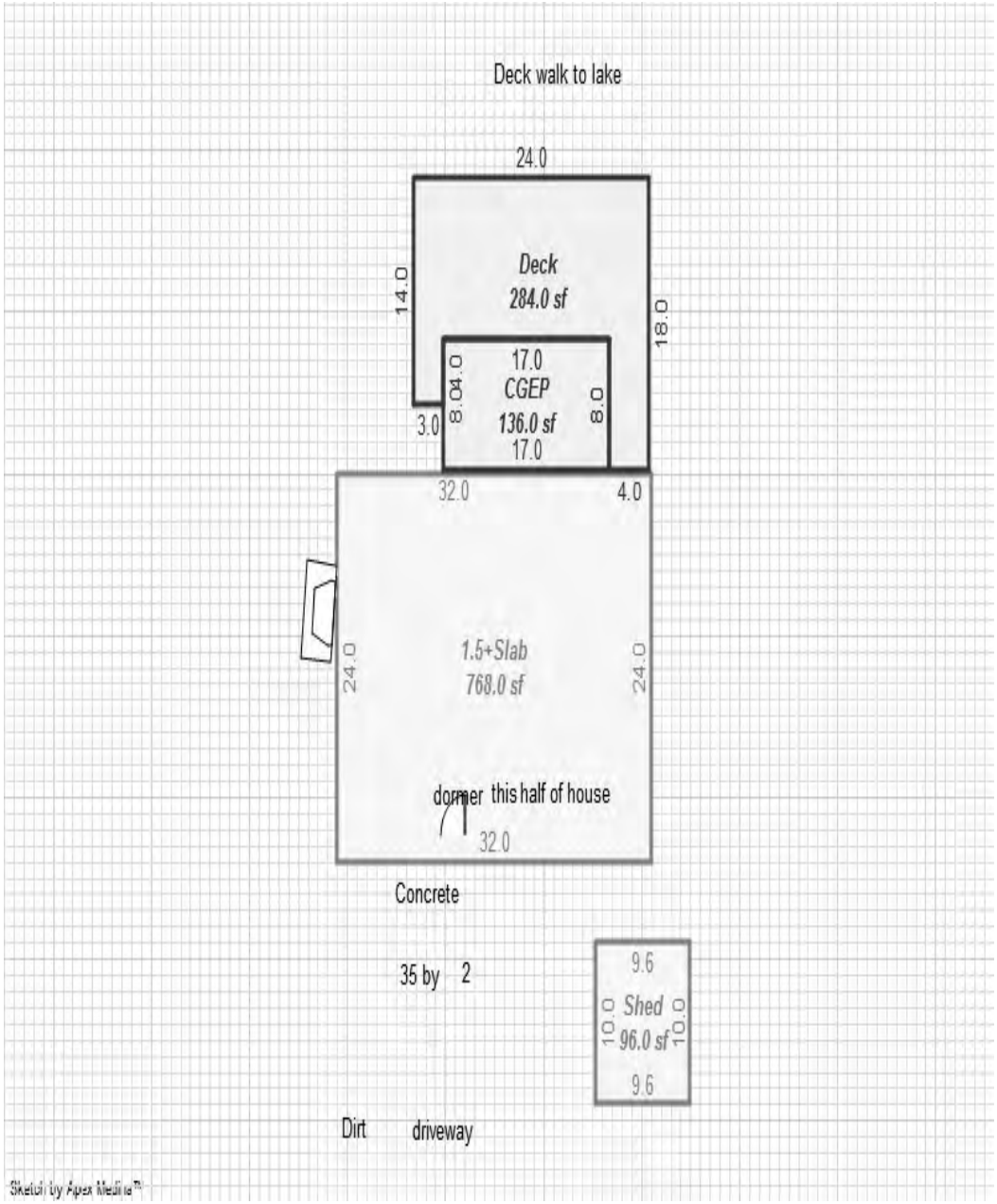
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1152 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	Slab	768		
			Total:	141,997	92,296
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	966
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					
CGEP (1 Story)			136	9,587	6,232
Deck					
Treated Wood			284	5,251	3,413
Built-Ins					
Appliance Allow.			1	2,786	1,811
Fireplaces					
Exterior 1 Story			1	6,559	4,263
			Totals:	181,544	118,001

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 318,603

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



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

Parcel Number: 45-006-740-013-50 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.
SMITH ROBERT M	GOULD ANDREW S & BERGLUND	1,750,000	01/06/2022	WD	03-ARM'S LENGTH	2022000302	PROPERTY TRANSFER	100.0

Property Address
7238 W ARBOR PINES DR

Owner's Name/Address
GOULD ANDREW S & BERGLUND VICKI TRU
PO BOX 566
GLEN ARBOR MI 49636

Tax Description
L320 P79/91 L443 P159/97 L870 P78/05 2006 INT REVISED 2007 DESC REVISED (INT COMB 740-013-52) W 1/2 OF LOT 13 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W. 740-013-52 INT COMBINED FOR 2008

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/05/2022
MAP #: 28
2025 Est TCV 2,392,472 TCV/TFA: 950.15

Building Permit(s)	Date	Number	Status
Mechanical	08/10/2022	PM22-0675	100% FINIS
Electrical	06/20/2022	PE22-0427	100% FINIS
Mechanical	08/16/2016	PM16-0455	100% FINIS
Mechanical	12/27/2005	PM05-0907	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	09/16/2022	INSPECTED
TPC	11/15/2021	INSPECTED
WAS	06/17/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	50.00	460.00	1.1771	0.9894	20000	100		1,164,674
50 Actual Front Feet, 0.53 Total Acres							Total Est. Land Value =	1,164,674

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	1600	0	0
D/W/P: 3.5 Concrete	7.64	132	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	582,300	613,900	1,196,200			996,487C
2024	524,100	603,700	1,127,800			966,525C
2023	465,900	454,600	920,500			920,500S
2022	435,100	391,600	826,700			538,524C

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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
2005	0

Condition: Average

Room List

	Basement
4	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

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:

(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		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 970 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
970	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

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)
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
	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
	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: 2,518
Total Base New : 532,809 E.C.F.
Total Depr Cost: 452,888 X 2.700
Estimated T.C.V: 1,222,798

(16) Porches/Decks

Area	Type
274	WPP
192	Treated Wood
40	Treated Wood
78	Wood Balcony
96	Brzwy, FW

(17) Garage

Year Built: 2005
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 788
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

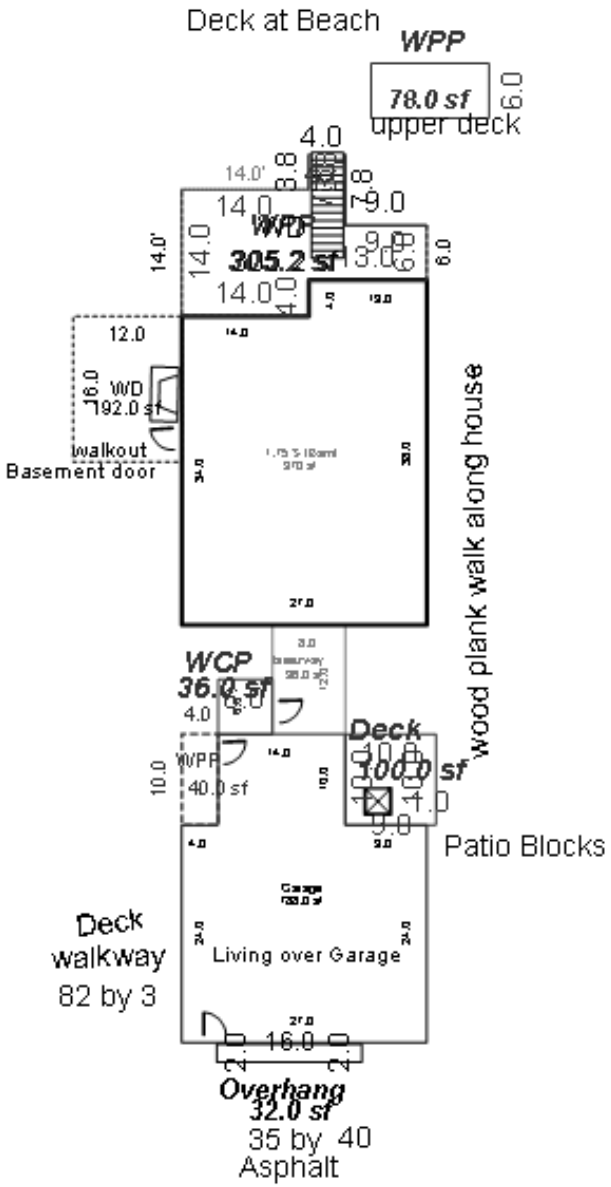
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 970 SF Floor Area = 2518 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	970		
1 Story	Siding	Overhang	32		
1 Story	Siding	Overhang	788		
			Total:	355,912	302,526
Other Additions/Adjustments					
Basement Living Area			970	52,341	44,490
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
Water/Sewer					
2000 Gal Septic			1	11,146	9,474
Water Well, 100 Feet			1	6,289	5,346
Porches					
WPP			274	6,486	5,513
Deck					
Treated Wood			192	4,320	3,672
Treated Wood			40	1,704	1,448
Balcony					
Wood Balcony			78	3,908	3,322
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			788	47,611	40,469

<<<<< 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: 45-006-740-014-00 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.
DEWEY FAMILY PROPERTIES L	NICHOLS DIANNE E & FREDER	1	10/25/2013	QC	09-FAMILY	1182P400	PROPERTY TRANSFER	100.0
DEWEY WILLIAM R & MARILYN	DEWEY FAMILY PROPERTIES L	1	10/28/2002	QC	09-FAMILY	695P143	DEED	0.0

Property Address
7218 W ARBOR PINES DR

Owner's Name/Address
NICHOLS DIANNE E & FREDERICK D
7218 W ARBOR PINES DR
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/28/2013
MAP #: 28
2025 Est TCV 2,252,632 TCV/TFA: 1816.6

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	05/10/2013	2013-066	100% FINIS

Tax Description
L288 P809 L293 P367 L427 P206/96 L695 P143/02 L696 P162/03 LOT 14 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

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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	12/19/2013	INSPECTED
WAS	06/14/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	400.00	0.9898	0.9554	20000	100	1,891,483
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	1,891,483

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.01	83	50	1,328

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 =				3,828

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	945,700	180,600	1,126,300			604,122C
2024	851,200	177,600	1,028,800			585,958C
2023	756,600	134,000	890,600			558,056C
2022	554,900	115,600	670,500			531,482C

*** 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
1965	0

Condition: Average

Room List

	Basement
3	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall
X	Tile

(7) Excavation

Basement: 572 S.F.
Crawl: 624 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

458	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

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: C +10
Effec. Age: 45
Floor Area: 1,240
Total Base New : 240,664 E.C.F.
Total Depr Cost: 132,341 X 2.700
Estimated T.C.V: 357,321

(16) Porches/Decks

Area	Type
117	CCP (1 Story)
45	WPP
321	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:

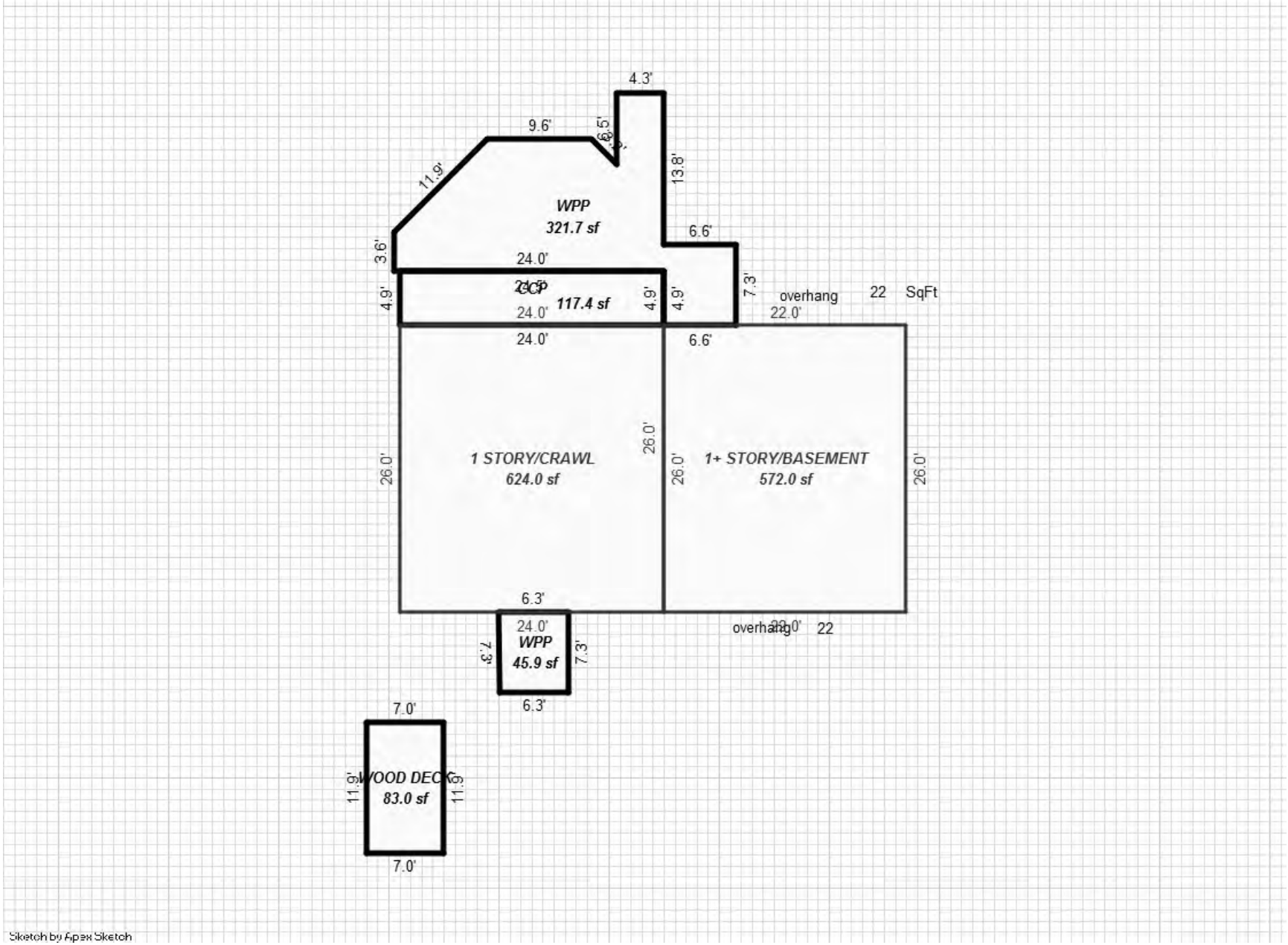
Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	624		
1 Story	Siding	Overhang	44		
		Total:		192,207	105,692
Other Additions/Adjustments					
Recreation Room			458	8,917	4,904
Basement, Outside Entrance, Below Grade			1	2,578	1,418
Plumbing					
Average Fixture(s)			1	1,486	817
3 Fixture Bath			1	4,678	2,573
Water/Sewer					
1000 Gal Septic			1	4,899	2,694
Water Well, 100 Feet			1	5,849	3,217
Porches					
CCP (1 Story)			117	3,270	1,798
WPP			45	1,988	1,093
WPP			321	5,447	2,996
Built-Ins					
Appliance Allow.			1	2,786	1,532
Fireplaces					
Exterior 1 Story			1	6,559	3,607
		Totals:		240,664	132,341

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 357,321

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

Parcel Number: 45-006-740-014-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-015-00 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.
ROLL DAVID L & NANCY E	CANFIELD MARY BETH	1,495,000	11/01/2011	WD	03-ARM'S LENGTH	1101-337	PROPERTY TRANSFER	100.0

Property Address
7190 W ARBOR PINES DR

Owner's Name/Address
CANFIELD MARY BETH
202 NUECES ST #3201
AUSTIN TX 78701

Tax Description
L300 P599/89 L329 P182/91 LOT 15 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 3,319,730 TCV/TFA: 1245.2

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/11/2015	PB15-0040	100% FINIS
Mechanical	03/10/2015	PM15-0128	
Plumbing	01/13/2015	PP15-0007	
Mechanical	02/03/2014	PM14-0072	

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	01/04/2016	INSPECTED
TPC	03/15/2012	INSPECTED
TPC	01/18/2012	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	360.00	0.9898	0.9306	20000	100	1,842,312
100 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	1,842,312

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.11	187	50	3,470

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 =				10,970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	921,200	738,700	1,659,900			942,948C
2024	829,000	726,500	1,555,500			914,596C
2023	736,900	547,600	1,284,500			871,044C
2022	634,300	471,900	1,106,200			829,566C

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*** 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
1989	2015

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

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: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	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	X	Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1281 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
1200	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 3X14X16
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
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B +10
Effec. Age: 20
Floor Area: 2,666
Total Base New : 678,930 E.C.F.
Total Depr Cost: 543,129 X 2.700
Estimated T.C.V: 1,466,448

(16) Porches/Decks

Area	Type
54	WPP
170	WPP
221	WPP
77	WPP

(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: 1
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

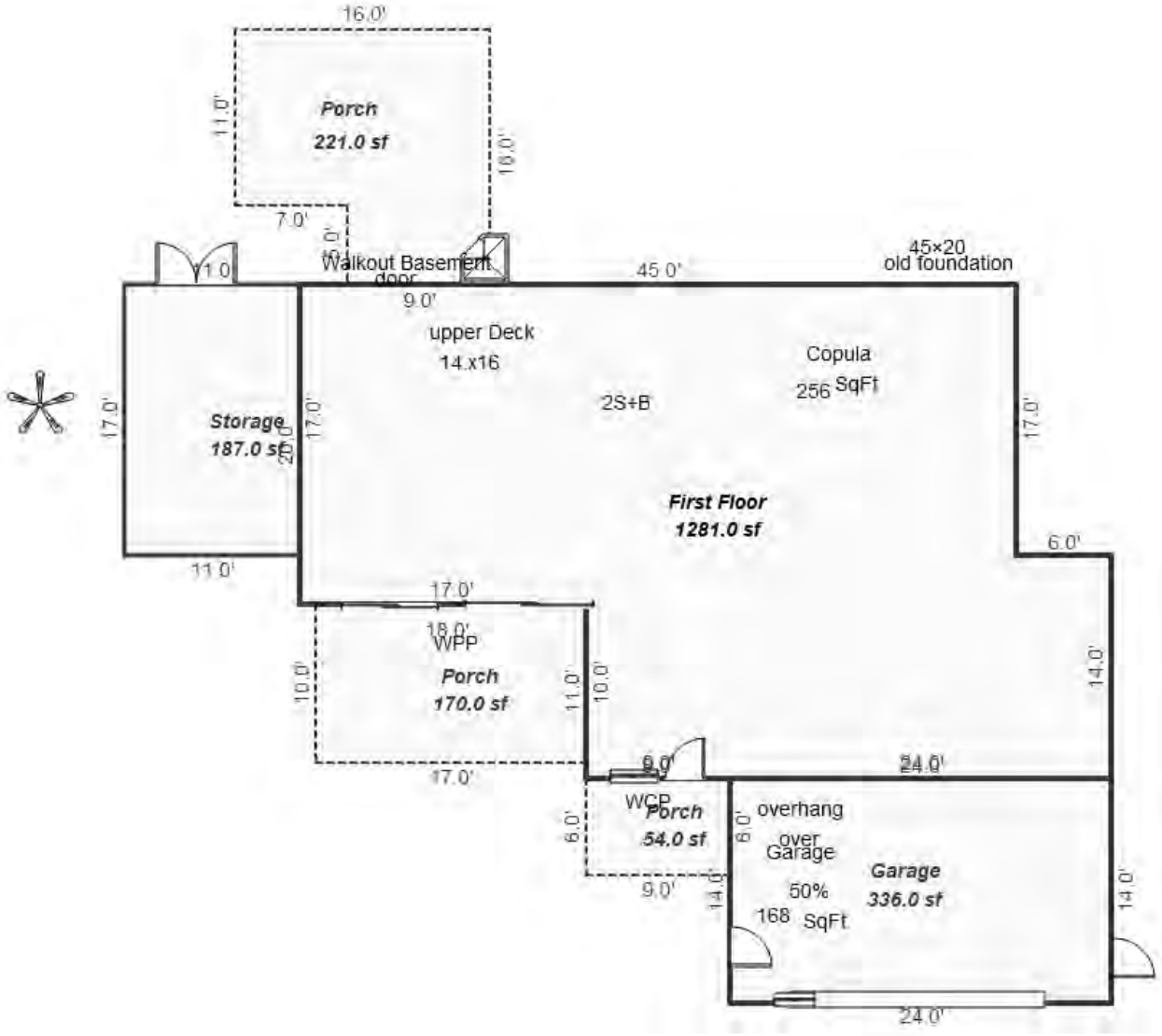
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 1989
(11) Heating System: Forced Heat & Cool
Ground Area = 1281 SF Floor Area = 2666 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	1,281		
1 Story	Siding	Overhang	168		
1 Story	Siding	Overhang	256		
			Total:	500,429	400,330
Other Additions/Adjustments					
Basement Living Area			1200	70,680	56,544
Basement, Outside Entrance, Below Grade			1	4,288	3,430
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					
WPP			54	3,049	2,439
WPP			170	5,908	4,726
WPP			221	6,813	5,450
WPP			77	3,719	2,975
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			336	31,349	25,079
Common Wall: 1 Wall			1	-3,672	-2,938

<<<<< 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: 45-006-740-016-00 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.
WEBSTER RICHARD A & GAIL	WEBSTER RICHARD A & GAIL	0	11/22/2024	QC	15-LADY BIRD	2024005951	PROPERTY TRANSFER	0.0
WEBSTER RICHARD A GAIL R	WEBSTER RICHARD A & GAIL	0	11/22/2024	QC	09-FAMILY	2024005832	PROPERTY TRANSFER	0.0
WEBSTER RICHARD A & GAIL	WEBSTER R & G & STONE C &	1	11/07/2011	QC	09-FAMILY	1102-438 QCD	DEED	0.0
WEBSTER GAIL R TRUST	WEBSTER RICHARD A & GAIL	0	11/06/2011	WD	03-ARM'S LENGTH	1102-436	DEED	0.0

Property Address

7176 W ARBOR PINES DR

Owner's Name/Address

WEBSTER RICHARD A & GAIL R
PO BOX 255
GLEN ARBOR MI 49636

Tax Description

L258 P359 L234 P3 L414 P257/95 L804
P747/04 LOT 16 PIERCE STOCKING
DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 05/14/2004

MAP #: 28

2025 Est TCV 2,381,894 TCV/TFA: 1508.4

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
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	01/04/2016	INSPECTED
TPC	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	400.00	0.9898	0.9554	20000	100	1,891,483
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	1,891,483

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	945,700	245,200	1,190,900			319,815C
2024	851,200	241,100	1,092,300			310,199C
2023	756,600	182,000	938,600			295,428C
2022	654,700	156,900	811,600			281,360C

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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
1958	1974

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

	Gable		Gambrel
	Hip		Mansard
X	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		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 1579 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.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
1	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
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 1,579
Total Base New : 273,809 E.C.F.
Total Depr Cost: 179,782 X 2.700
Estimated T.C.V: 485,411

(16) Porches/Decks

Area	Type
260	CPP
128	Treated Wood
650	Treated Wood

(17) Garage

Year Built: 1960
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 196
% 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 1958
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1579 SF Floor Area = 1579 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

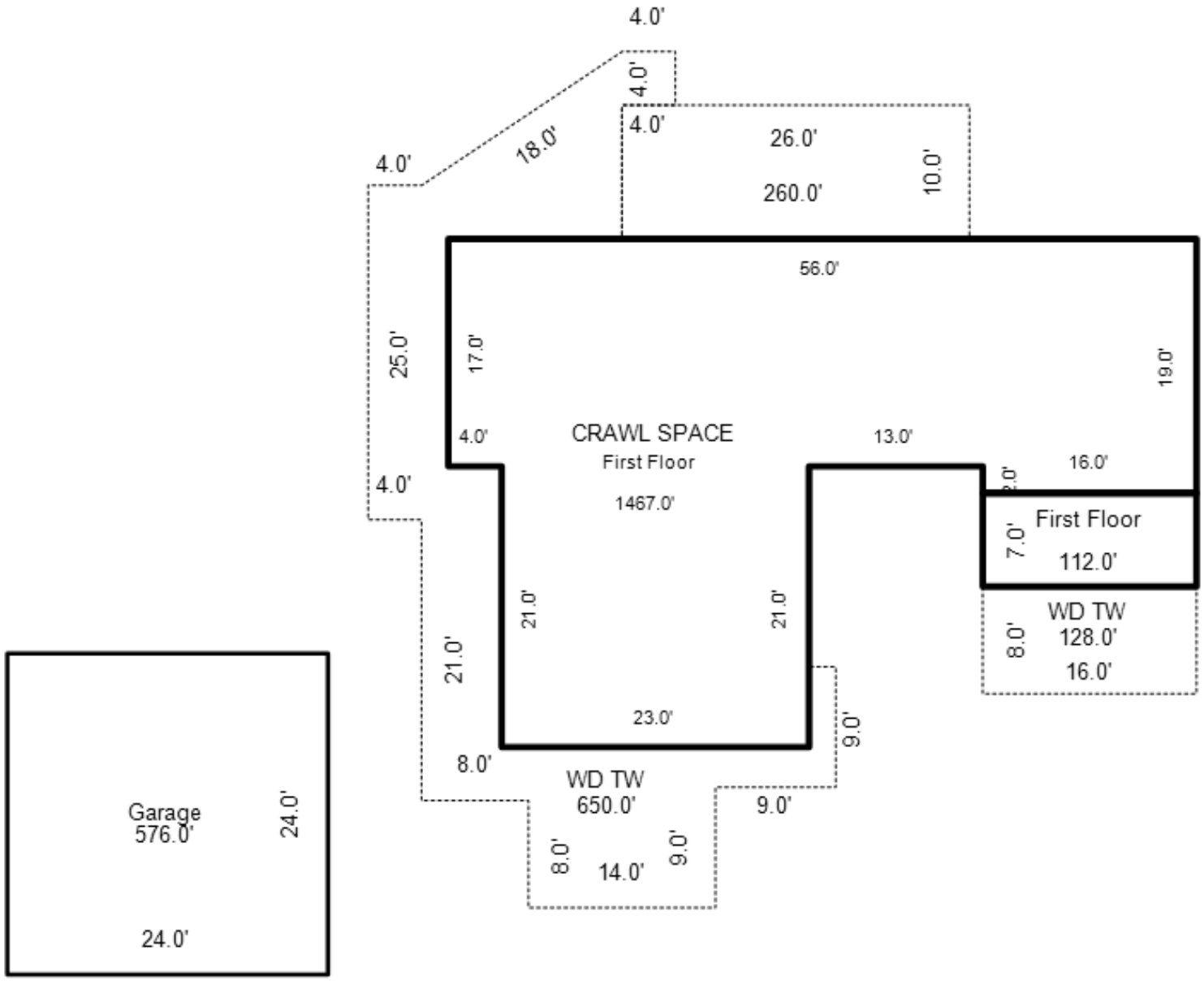
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,467			
1 Story	Siding	Crawl Space	112			*
			Total:	201,192	125,703	

Other Additions/Adjustments				
Plumbing				
Extra Toilet	1	1,534	920	
Separate Shower	1	1,369	821	
Water/Sewer				
1000 Gal Septic	1	4,899	2,939	
Water Well, 100 Feet	1	5,849	3,509	
Porches				
CPP	260	4,381	2,629	
Deck				
Treated Wood	128	3,110	2,986	*
Treated Wood	650	9,022	5,413	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Door Opener	2	1,101	661	
Base Cost	196	9,914	5,948	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	24,981	23,982	*
Door Opener	2	1,101	1,057	
Built-Ins				
Appliance Allow.	1	2,786	1,672	

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

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

Parcel Number: 45-006-740-016-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-017-00 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.
PAYNE SHIMANEK KATHLEEN	PAYNE SHIMANEK KATHLEEN	0	10/22/2021	WD	09-FAMILY	2021008443	DEED	0.0
PAYNE RONALD W & SALLIE A	PAYNE SHIMANEK KATHLEEN	0	09/10/2021	OTH	18-LIFE ESTATE	1182P303	PROPERTY TRANSFER	0.0
PAYNE RONALD W & SALLIE A	PAYNE RONALD W & SALLIE A	1	10/24/2013	WD	03-ARM'S LENGTH	1182P303	PROPERTY TRANSFER	0.0

Property Address
7154 W ARBOR PINES DR

Owner's Name/Address
PAYNE SHIMANEK KATHLEEN
PO BOX 368
GLEN ARBOR MI 49636-0368

Tax Description
L378 P171-184/93 N 406.67 FT OF LOT 17 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 09/10/2021
MAP #: 28
2025 Est TCV 2,718,125 TCV/TFA: 1104.4

Building Permit(s)	Date	Number	Status
Mechanical	09/25/2023	PM23-0837	100% FINIS
Mechanical	05/09/2023	PM23-0403	100% FINIS
Electrical	09/15/2022	PE22-0684	100% FINIS
MECHANICAL	10/01/2004	PM04-0630	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
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/19/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	406.67	0.9898	0.9594	20000	100	1,899,320

100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,899,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500

Total Estimated Land Improvements True Cash Value = 2,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	949,700	409,400	1,359,100			397,194C
2024	854,700	402,600	1,257,300			385,252C
2023	759,700	303,100	1,062,800			366,907C
2022	657,900	281,000	938,900			349,436C

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*** 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
1976	1991

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	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: 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	Wood

(7) Excavation

Basement: 840 S.F.
Crawl: 781 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: 2X10X12
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

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

(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: 35
Floor Area: 2,461
Total Base New : 465,134 E.C.F.
Total Depr Cost: 302,335 X 2.700
Estimated T.C.V: 816,305

(16) Porches/Decks

Area	Type
70	CPP
480	WPP
100	Treated Wood
100	Treated Wood

(17) Garage

Year Built: 1991
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 598
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

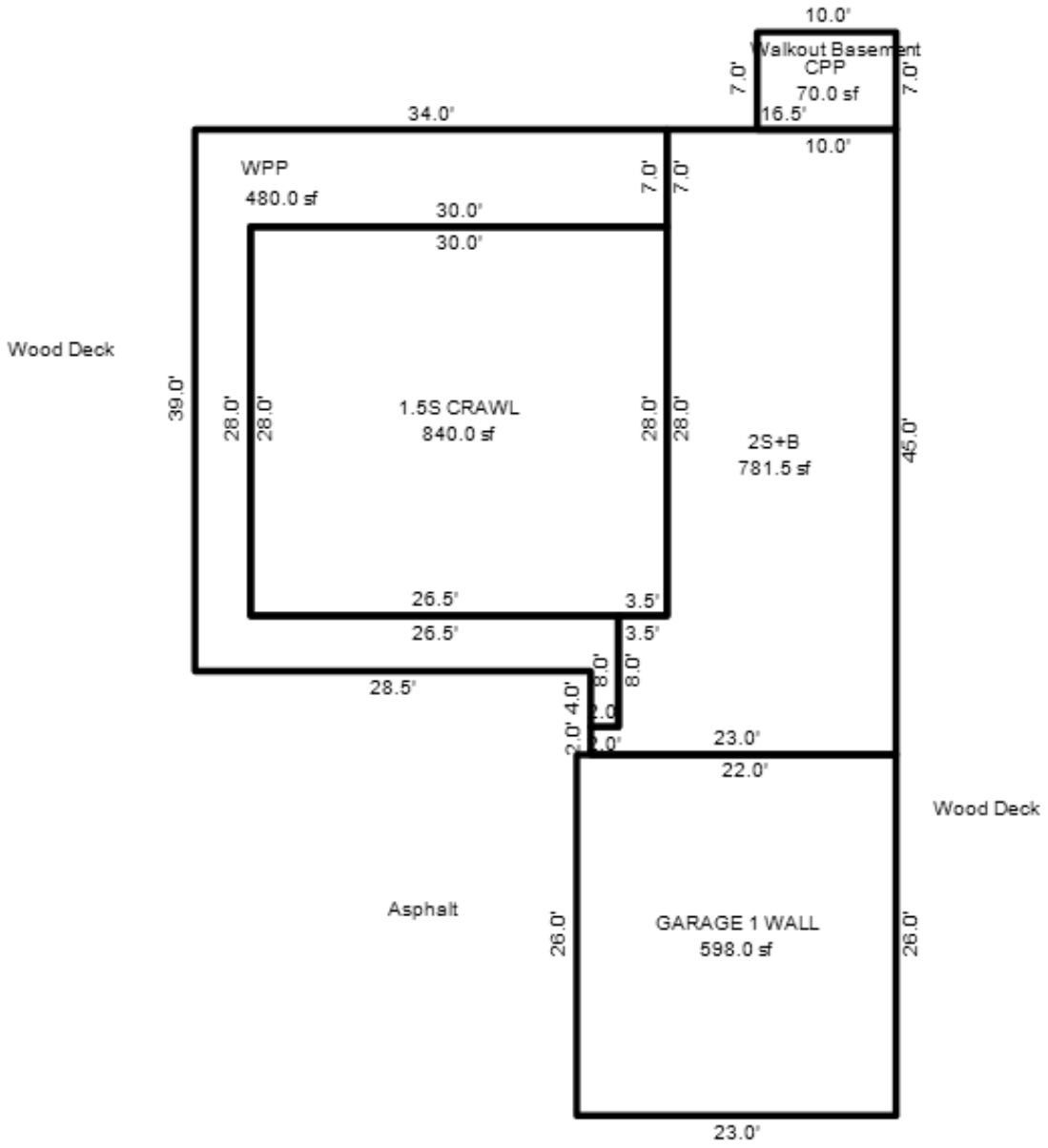
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1976
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1621 SF Floor Area = 2461 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	Basement	840		
1 Story	Siding	Crawl Space	781		
			Total:	377,973	245,681
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	3,619	2,352
Plumbing					
3 Fixture Bath			2	13,760	8,944
Water/Sewer					
1000 Gal Septic			1	5,676	3,689
Water Well, 100 Feet			1	6,289	4,088
Porches					
CPP			70	1,915	1,245
WPP			480	10,430	6,779
Deck					
Treated Wood			100	2,733	1,776
Treated Wood			100	2,733	1,776
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			598	33,201	21,581
Common Wall: 1 Wall			1	-3,139	-2,040
Door Opener			2	1,376	894
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: 45-006-740-017-50 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.
KONOLD PHYLLIS A	KONOLD PHYLLIS A	0	08/31/2021	QC	09-FAMILY	2021007044	OTHER	0.0
KONOLD PHYLLIS A	KONOLD PHYLISS A	0	11/06/2017	QC	09-FAMILY	1312P858	DEED	0.0
KONOLD FAMILY TRUST	KONOLD PHYLLIS A	0	11/11/2008	QC	03-ARM'S LENGTH	992/906	OTHER	0.0
KONOLD		0	11/03/2008	QC	03-ARM'S LENGTH	2008 991/568TR	DEED	0.0

Property Address

7058 W HARBOR HWY

Owner's Name/Address

KONOLD PHYLLIS A
1110 MORRIS ST
PHILADELPHIA PA 19148

Tax Description

L257 P416/85 L774 P623/03 S 324.56 FT LOT 17 PIERCE STOCKING DEVELOPMENT NO 1 SEC 21 T29N R14W.

Comments/Influences

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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% 01/28/2009
MAP #: 28
2025 Est TCV 589,480 TCV/TFA: 439.25

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	10/03/2007	PB07-241	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	11/22/2010	INSPECTED
WAS	02/06/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	324.56	1.0000	0.9294	3500	100		325,289
100 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	325,289

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	28.14	8	50	112

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 =				2,612

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,600	132,100	294,700			91,139C
2024	92,900	120,800	213,700			88,399C
2023	74,400	112,500	186,900			84,190C
2022	55,000	98,900	153,900			80,181C

*** 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
1955	2008

Condition: Average

Room List

	Basement
	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
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: Ceramic Tile

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1074 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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)
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
Effec. Age: 35
Floor Area: 1,342
Total Base New : 211,809 E.C.F.
Total Depr Cost: 137,673 X 1.900
Estimated T.C.V: 261,579

(16) Porches/Decks

Area	Type
27	CCP (1 Story)
294	WSEP (1 Story)
31	Treated Wood

(17) Garage

Year Built: 1955
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 286
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

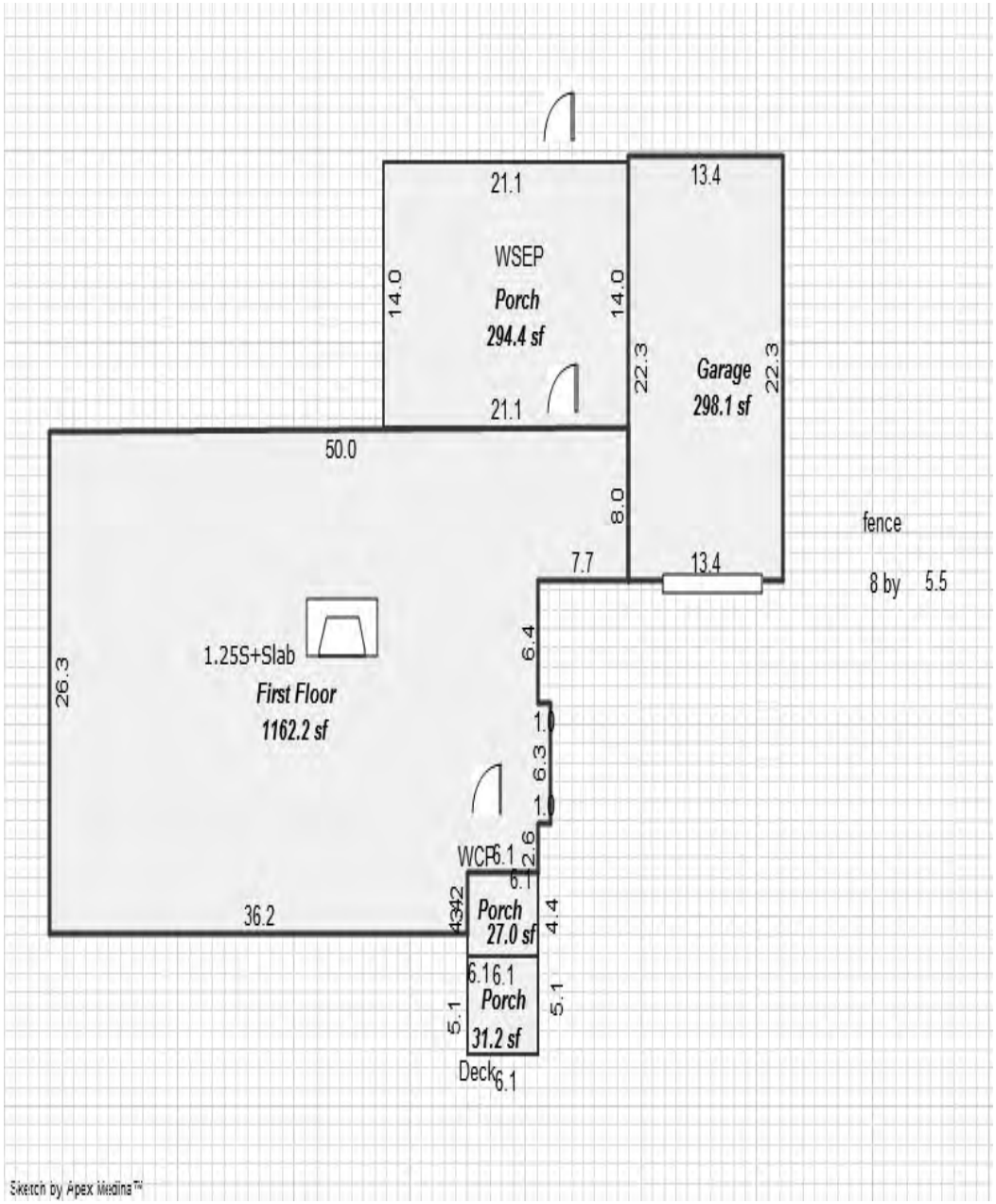
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1074 SF Floor Area = 1342 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,074		
			Total:	161,717	105,115

Other Additions/Adjustments			
Exterior			
Stone Veneer	8	306	199
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			
CCP (1 Story)	27	911	592
WSEP (1 Story)	294	13,550	8,807
Deck			
Treated Wood	31	1,385	900
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	286	14,108	9,170
Common Wall: 1/2 Wall	1	-1,114	-724
Door Opener	1	550	357
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Interior 1 Story	1	5,376	3,494

<<<<< 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: 45-006-740-018-00 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.
SMITH SUZANNE H	CAREY SHERYL S	0	11/16/2023	OTH	07-DEATH CERTIFICATE	L1344P705	PROPERTY TRANSFER	0.0
SMITH SUZANNE H	CAREY SHERYL S	0	10/30/2018	QC	09-FAMILY	1344P705	PROPERTY TRANSFER	0.0
SMITH MYRON E & SUZANNE H	SMITH SUZANNE H	0	09/06/2014	WD	03-ARM'S LENGTH	1208P753	PROPERTY TRANSFER	0.0

Property Address

7044 W HARBOR HWY

Owner's Name/Address

CAREY SHERYL S
11854 TALL TREE DR
PLYMOUTH MI 48170

Tax Description

LOT 18 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 3,867,143 TCV/TFA: 912.92

Building Permit(s)	Date	Number	Status
Mechanical	05/13/2005	PM05-0294	
WELL/SEPTIC	07/09/1990	1990-124	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	03/15/2012	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	700.00	0.9898	1.0989	20000	100	2,175,515

100 Actual Front Feet, 1.61 Total Acres Total Est. Land Value = 2,175,515

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.96	1500	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	1,087,800	845,800	1,933,600			707,649C
2024	979,000	831,700	1,810,700			686,372C
2023	870,200	626,000	1,496,200			653,688C
2022	774,400	539,100	1,313,500			622,560C

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*** 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
1990	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	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
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: Hardwood
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2824 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)
4	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
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
1	Oven
	Microwave
1	Standard Range
	Self Clean Range
	Sauna
1	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: 30
Floor Area: 4,236
Total Base New : 892,397 E.C.F.
Total Depr Cost: 624,677 X 2.700
Estimated T.C.V: 1,686,628

(16) Porches/Decks

Area	Type
98	CCP (1 Story)
816	WPP
100	Treated Wood

(17) Garage

Year Built: 1990
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: 948
% 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 B Blt 1990
(11) Heating System: Forced Heat & Cool
Ground Area = 2824 SF Floor Area = 4236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,824		
			Total:	720,999	504,698

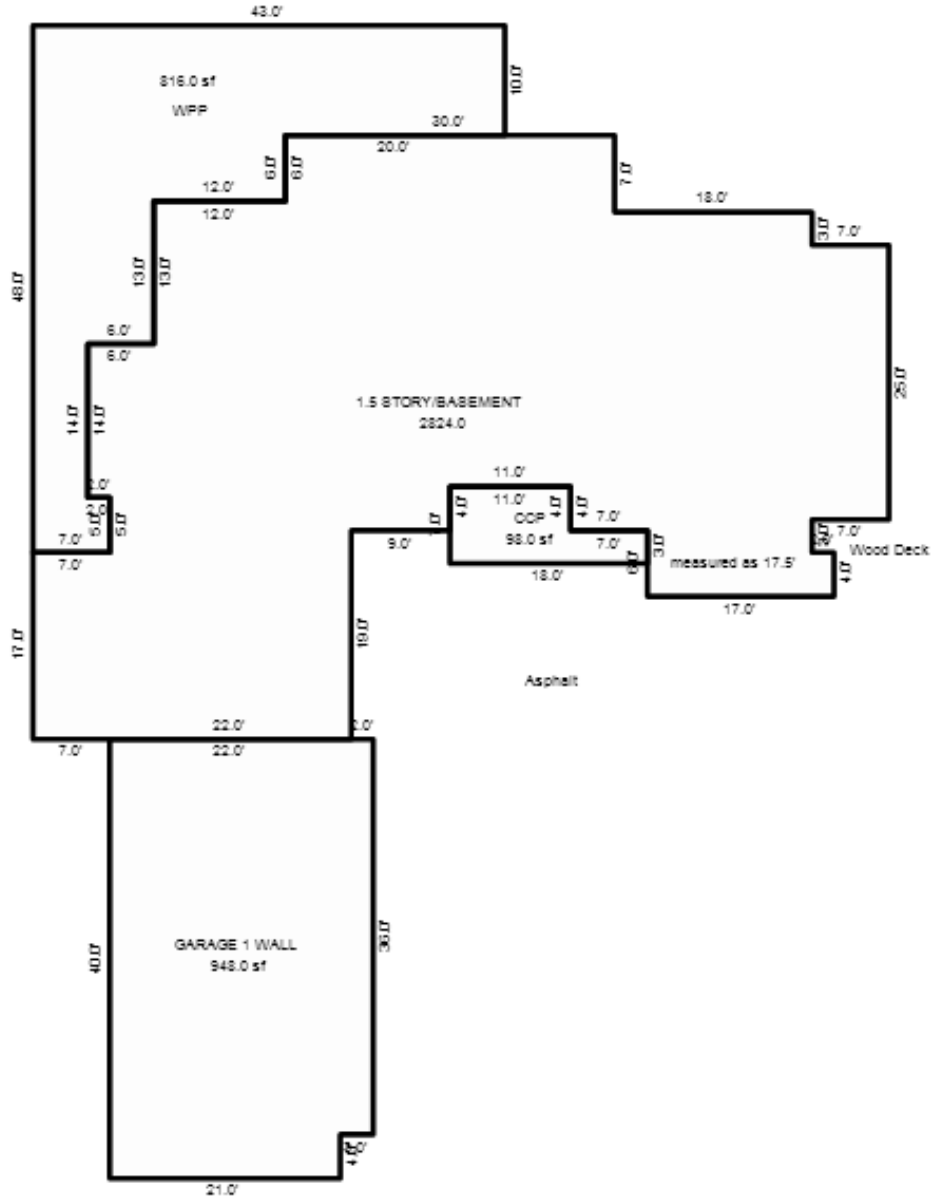
Other Additions/Adjustments

Exterior			
Brick Veneer	160	3,590	2,513
Basement, Outside Entrance, Below Grade	1	4,288	3,002
Plumbing			
Average Fixture(s)	1	3,337	2,336
3 Fixture Bath	3	31,580	22,106
Water/Sewer			
2000 Gal Septic	1	12,006	8,404
Water Well, 100 Feet	1	6,593	4,615
Porches			
CCP (1 Story)	98	3,940	2,758
WPP	816	19,143	13,400
Deck			
Treated Wood	100	2,852	1,996
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	948	63,933	44,753
Common Wall: 1 Wall	1	-3,672	-2,570
Door Opener	2	1,541	1,079
Built-Ins			
Appliance Allow.	1	6,897	4,828

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

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

Parcel Number: 45-006-740-018-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-019-00 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.
GARDNER LEE M & JUDITH A	GLEN ARBOR FAMILY PROPERT	1	04/21/2011	WD	03-ARM'S LENGTH	1085-973	PROPERTY TRANSFER	0.0
MITTENDORF	GARDNER LLC	475,000	06/28/1996	WD	03-ARM'S LENGTH	425:834	OTHER	0.0

Property Address

7040 W HARBOR HWY

Owner's Name/Address

GLEN ARBOR FAMILY PROPERTY LLC
325 SUFFIELD
BIRMINGHAM MI 48009

Tax Description

L425 P834 L457 P725/97 LOT 19 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 28

2025 Est TCV 5,553,252 TCV/TFA: 876.88

Building Permit(s)	Date	Number	Status
Electrical	06/14/2024	PE24-0389	100% FINIS
Mechanical	06/14/2024	PM24-0431	100% FINIS
Mechanical	04/21/2021	PM21-0312	100% FINIS
Electrical	10/06/2006	PE06-0601	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
X	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/15/2012	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	680.00	0.9898	1.0910	20000	100	2,159,806

100 Actual Front Feet, 1.56 Total Acres Total Est. Land Value = 2,159,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	33.85	1618	0	0
D/W/P: Flagstone/Sand	33.85	240	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	1,079,900	1,696,700	2,776,600			721,859C
2024	971,900	1,668,400	2,640,300			700,155C
2023	863,900	1,254,600	2,118,500			666,815C
2022	767,700	1,079,800	1,847,500			635,062C

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*** 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
1997	0

Condition: Average

Room List

1	Basement
4	1st Floor
3	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	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:
Other:

(6) Ceilings

(7) Excavation

Basement: 1119 S.F.
Crawl: 1805 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
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

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
1	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: A
Effec. Age: 25
Floor Area: 6,333
Total Base New : 1,675,781 E.C.F.
Total Depr Cost: 1,256,832 X 2.700
Estimated T.C.V: 3,393,446

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1997
Car Capacity:
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1008
% 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 A Blt 1997
(11) Heating System: Forced Heat & Cool
Ground Area = 2924 SF Floor Area = 6333 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

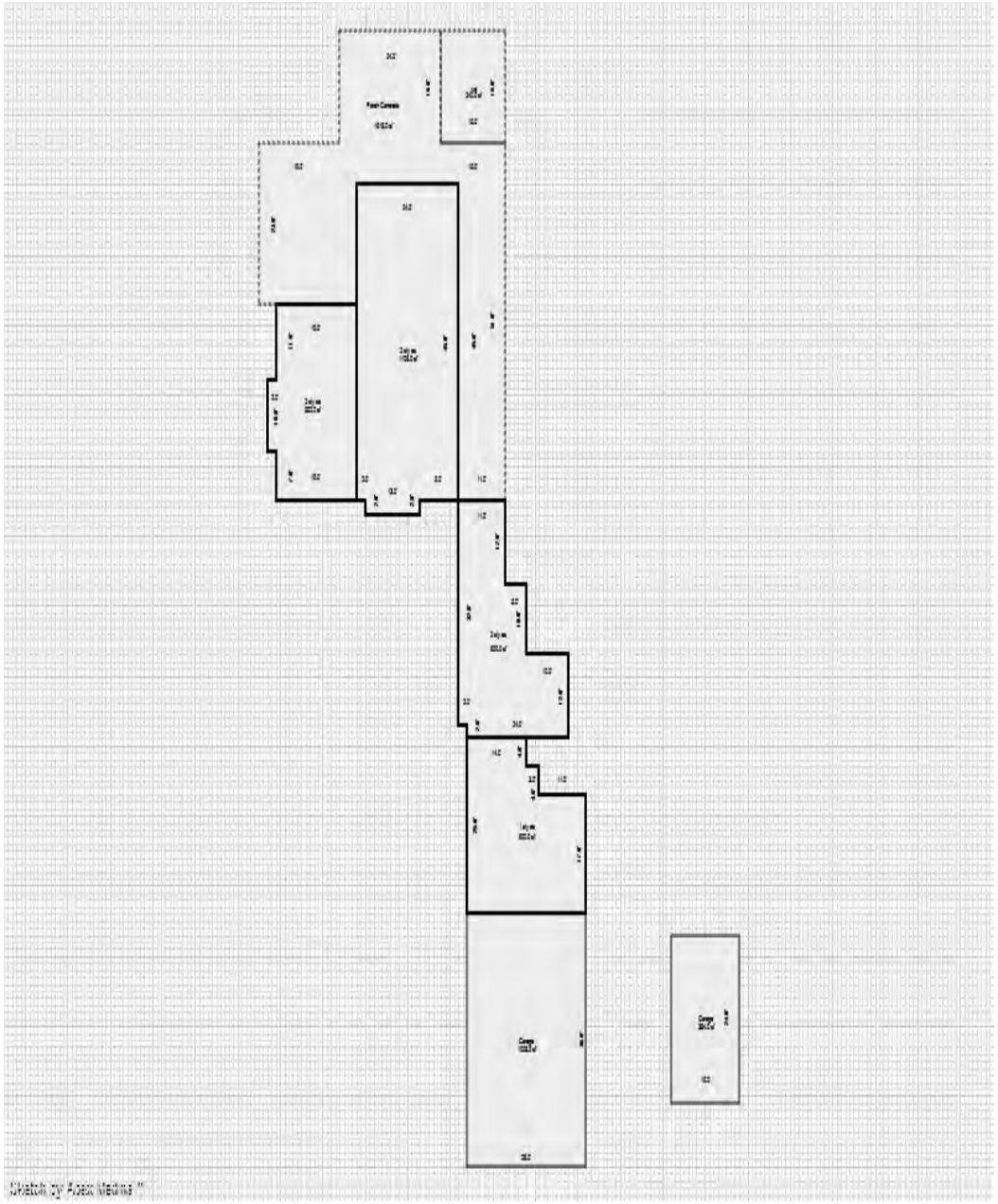
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,119		
2 Story	Siding	Crawl Space	638		
2 Story	Siding	Crawl Space	644		
1 Story	Siding	Crawl Space	523		
1 Story	Siding	Overhang	1008		
			Total:	1,459,788	1,094,840

Other Additions/Adjustments

Exterior			
Stone Veneer	204	11,783	8,837
Plumbing			
Average Fixture(s)	1	4,128	3,096
3 Fixture Bath	2	26,007	19,505
2 Fixture Bath	2	17,338	13,003
Water/Sewer			
1000 Gal Septic	1	6,777	5,083
Water Well, 100 Feet	1	6,999	5,249
Garages			
Class: A Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	1008	83,805	62,854
Common Wall: 1 Wall	1	-3,840	-2,880
Door Opener	2	1,734	1,300
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	384	19,058	14,293
Door Opener	1	550	412

<<<<< 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: 45-006-740-020-00 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.
BUHLER MICHAEL H TRUST	RINGLEVER BRENDAN E & KIM	115,000	06/02/2020	WD	03-ARM'S LENGTH	2020003355	PROPERTY TRANSFER	100.0
BUHLER H MICHAEL TRUST	BUHLER H MICHAEL TRUST	0	06/30/2018	AFF	07-DEATH CERTIFICATE	2020001180	OTHER	0.0
WARD TIMOTHY R & LIIOI WA	BUHLER MICHAEL H TRUST	197,000	08/14/2015	WD	03-ARM'S LENGTH	1237P331	PROPERTY TRANSFER	100.0
POLLEY KIMBERLY A	WARD TIMOTHY R & LIIOI-WA	226,000	02/18/2005	WD	03-ARM'S LENGTH	843:830	OTHER	100.0

Property Address

W ARBOR PINES DR

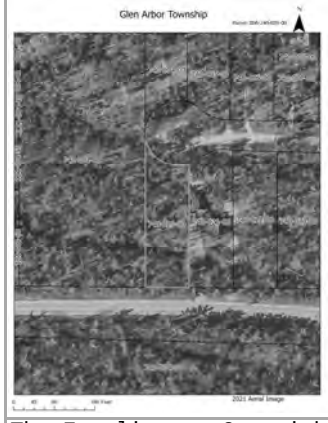
Owner's Name/Address

RINGLEVER BRENDAN E & KIMBERLY A
540 WILDWOOD DR
EAST LANSING MI 48823

Tax Description

L283 P924 L343 P485 L357 P839/93 L650 P536/02 L652 P284/02 L843 P830/05 LOT 20 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences



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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 #: 28

2025 Est TCV 338,370

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
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	09/19/2018	INSPECTED
TPC	05/04/2016	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	380.00	1.0000	0.9668	3500	100		338,370
100 Actual Front Feet, 0.87 Total Acres							Total Est. Land Value =	338,370

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	169,200	0	169,200			62,516C
2024	96,700	0	96,700			60,637C
2023	77,300	0	77,300			57,750C
2022	55,000	0	55,000			55,000S

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

Parcel Number: 45-006-740-021-00 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.
MACADDINO GARY J & COLLEE	MACADDINO GARY J & COLLEE	0	02/07/2012	QC	09-FAMILY	1112P216	OTHER	0.0

Property Address

7440 W HARBOR HWY

Owner's Name/Address

MACADDINO GARY J & COLLEEN T TRUST
PO BOX 282
GLEN ARBOR MI 49636

Tax Description

L1112P216 L256 P485/85 L299 P666/89 LOT 21 PIERCE STOCKING DEV NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

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

MAP #: 28

2025 Est TCV 743,356 TCV/TFA: 442.47

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/14/2015	PB15-0397	100% FINIS
Res. Porch/Deck	06/08/2004	PB04-0251	
PLUMBING	10/28/2002	PP02-0388	
MECHANICAL	10/28/2002	PM02-0772	

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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/04/2016	INSPECTED
TPC	08/19/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	281.43	1.0000	0.8969	3500	100		313,898
100 Actual Front Feet, 0.65 Total Acres						Total Est. Land Value =		313,898

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	156,900	214,800	371,700			148,253C
2024	89,700	222,200	311,900			143,796C
2023	71,700	207,100	278,800			136,949C
2022	55,000	182,000	237,000			130,428C

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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
1984	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

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 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: 720 S.F.
Crawl: 0 S.F.
Slab: 400 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
3	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		

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

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

(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: 25
Floor Area: 1,680
Total Base New : 297,883 E.C.F.
Total Depr Cost: 223,399 X 1.900
Estimated T.C.V: 424,458

(16) Porches/Decks

Area	Type
20	WCP (1 Story)
152	WPP
184	WPP
20	WCP (1 Story)

(17) Garage

Year Built: 2002
Car Capacity: 2.5
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 384
No Conc. Floor: 0

Bsmnt Garage:

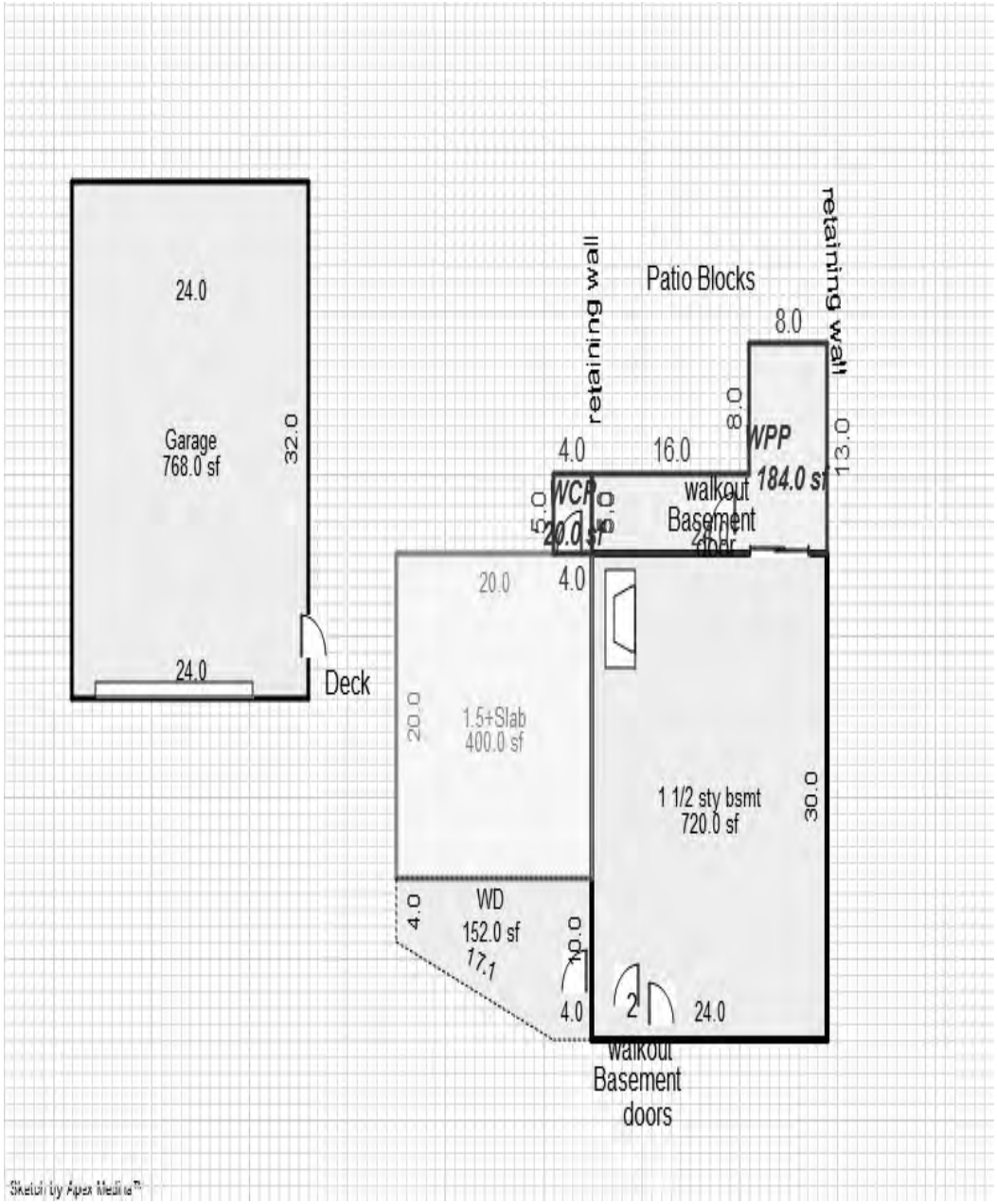
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1984
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1680 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	720		
1.5 Story	Siding	Slab	400		
			Total:	227,175	170,370
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			3	7,734	5,800
Plumbing					
3 Fixture Bath			1	4,678	3,508
Water/Sewer					
1000 Gal Septic			1	4,899	3,674
Water Well, 100 Feet			1	5,849	4,387
Porches					
WPP			152	3,917	2,938
WPP			184	4,392	3,294
WCP (1 Story)			20	1,520	1,140
WCP (1 Story)			20	1,520	1,140
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	27,548	20,661
Storage Over Garage			384	5,315	3,986
Door Opener			1	550	412
Built-Ins					
Appliance Allow.			1	2,786	2,089
			Totals:	297,883	223,399

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 424,458

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



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

Parcel Number: 45-006-740-022-00 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 28					
KAUSLER FAMILY SLEEPING BEAR LTD PARTNERSHIP 6311 PENINSULA DR TRAVERSE CITY MI 49686	2025 Est TCV 318,963					

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.04	1.0000	0.9113	3500	100		318,963
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		318,963

Tax Description

L253 P153 L436 P411/96 LOT 22 PIERCE STOCKING DEV NO 1. SEC 21 T29N R14W.

Comments/Influences

	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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			31,602C
2024	91,100	0	91,100			30,652C
2023	72,900	0	72,900			29,193C
2022	55,000	0	55,000			27,803C

Who	When	What
TPC	08/19/2015	INSPECTED
WAS	01/08/2009	INSPECTED
TPC	12/11/2011	INSPECTED

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

Parcel Number: 45-006-740-023-00 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.
RIGOTTI STEPHEN L &	RIGOTTI & DOW FAMILY TRUS	0	01/03/2020	QC	03-ARM'S LENGTH	2020000085	PROPERTY TRANSFER	0.0
DELLER CAROL J TRUST	RIGOTTI ELIZABETH D & STE	150,000	06/25/2014	WD	03-ARM'S LENGTH	1201P827	PROPERTY TRANSFER	100.0
DELLER CAROL J TRUST		0	09/14/2010	QC	03-ARM'S LENGTH	2010 1062-584	DEED	0.0
DELLER CAROL J TRUST		0	08/31/2010	QC	03-ARM'S LENGTH	2010 1060-493	DEED	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

RIGOTTI & DOW FAMILY TRUST
5608 FRANK PLACE
CLAYTON CA 94517-1056

Tax Description

L271 P347/87 LOT 23 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

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

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 28

2025 Est TCV 318,953

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 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			318,953

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			62,516C
2024	91,100	0	91,100			60,637C
2023	72,900	0	72,900			57,750C
2022	55,000	0	55,000			55,000S

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	01/09/2020	INSPECTED
TPC	06/18/2015	INSPECTED

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County of Leelanau, Michigan

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

Parcel Number: 45-006-740-024-00 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.
RIGOTTI STEPHEN L &	RIGOTTI & DOW FAMILY TRUS	0	01/03/2020	QC	03-ARM'S LENGTH	2020000086	PROPERTY TRANSFER	0.0

Property Address
7381 W ARBOR PINES DR

Owner's Name/Address
RIGOTTI & DOW FAMILY TRUST
5608 FRANK PL
CLAYTON CA 94517-1056

Tax Description
L228 P622/82 LOT 24 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

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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 #: 28
2025 Est TCV 564,014 TCV/TFA: 505.84

Building Permit(s)	Date	Number	Status
Mechanical	02/28/2011	PM11-0063	

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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/19/2015	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.53	80	50	1,301

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 =				2,801

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	122,500	282,000			91,800C
2024	91,100	112,100	203,200			89,040C
2023	72,900	104,400	177,300			84,800C
2022	55,000	91,700	146,700			80,762C

*** 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
1920	1984

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 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		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: Hardwood
Other:

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 987 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 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
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: 35
Floor Area: 1,115
Total Base New : 196,165 E.C.F.
Total Depr Cost: 127,505 X 1.900
Estimated T.C.V: 242,260

(16) Porches/Decks

Area	Type
260	WSEP (1 Story)
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 1.25 STORY Cls C 10 Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 987 SF Floor Area = 1115 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

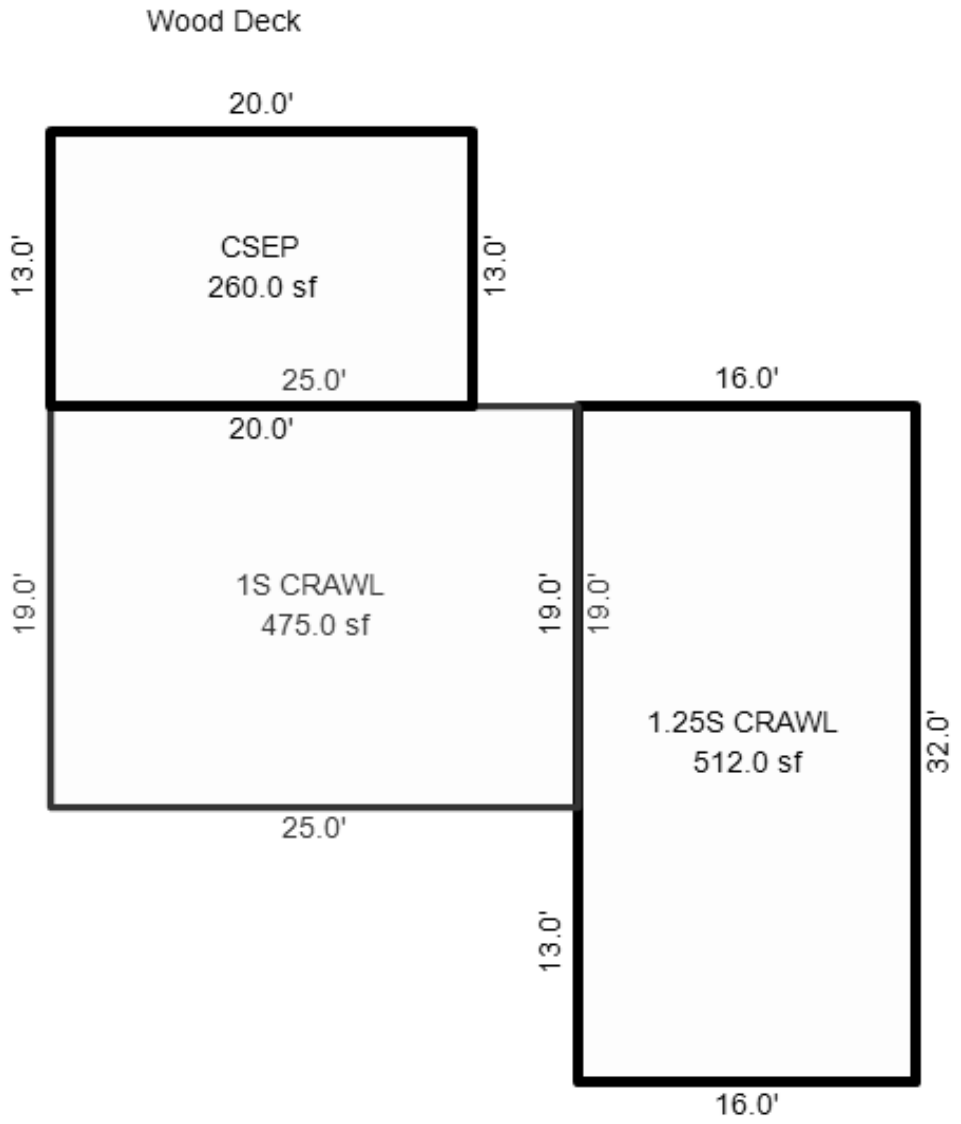
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	512		
1 Story	Siding	Crawl Space	475		
			Total:	158,385	102,948

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			
WSEP (1 Story)	260	12,464	8,102
Deck			
Treated Wood	160	3,602	2,341
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Interior 2 Story	1	6,694	4,351
	Totals:	196,165	127,505

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 242,260

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



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

Parcel Number: 45-006-740-025-00 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.
JOHNSON ROBERT M & SUSAN	HUGHES SARA M & FRAIKIN J	415,000	11/13/2020	WD	03-ARM'S LENGTH	2020007823	PROPERTY TRANSFER	100.0
KUK	JOHNSON	148,500	12/03/1994	WD	03-ARM'S LENGTH	397:267	OTHER	0.0
SODERHOLM JOHN C & KAREN	KUK STANLEY J & LORRAINE	94,000	05/04/1990	WD	03-ARM'S LENGTH	310:580	OTHER	0.0

Property Address
7345 W ARBOR PINES DR

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 606,352 TCV/TFA: 490.58

Building Permit(s)	Date	Number	Status
Electrical	01/28/2022	PE22-0061	100% FINIS
WELL/SEPTIC	06/17/1979	1979-4401	100% FINIS

Owner's Name/Address
HUGHES SARA M & FRAIKIN JEAN-LUC
22 HARVARD PLACE
ANN ARBOR MI 48104

Tax Description
L253 P142 L310 P580 L397 P267/94 LOT 25 PIERCE STOCKING DEV NO 1. SEC 21 T29N R14W.

Comments/Influences

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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	02/28/2022	INSPECTED
TPC	09/30/2020	INSPECTED
TPC	08/19/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

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
Total Estimated Land Improvements True Cash Value =				3,358

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	143,700	303,200			177,066C
2024	91,100	131,500	222,600			171,742C
2023	72,900	122,400	195,300			163,564C
2022	55,000	107,500	162,500			155,776C

*** 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
1979	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
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
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: 706 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

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

	Public Water
	Public Sewer
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
1	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 30
Floor Area: 1,236
Total Base New : 213,566 E.C.F.
Total Depr Cost: 149,495 X 1.900
Estimated T.C.V: 284,041

(16) Porches/Decks

Area	Type
112	Treated Wood
73	Treated Wood
112	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:

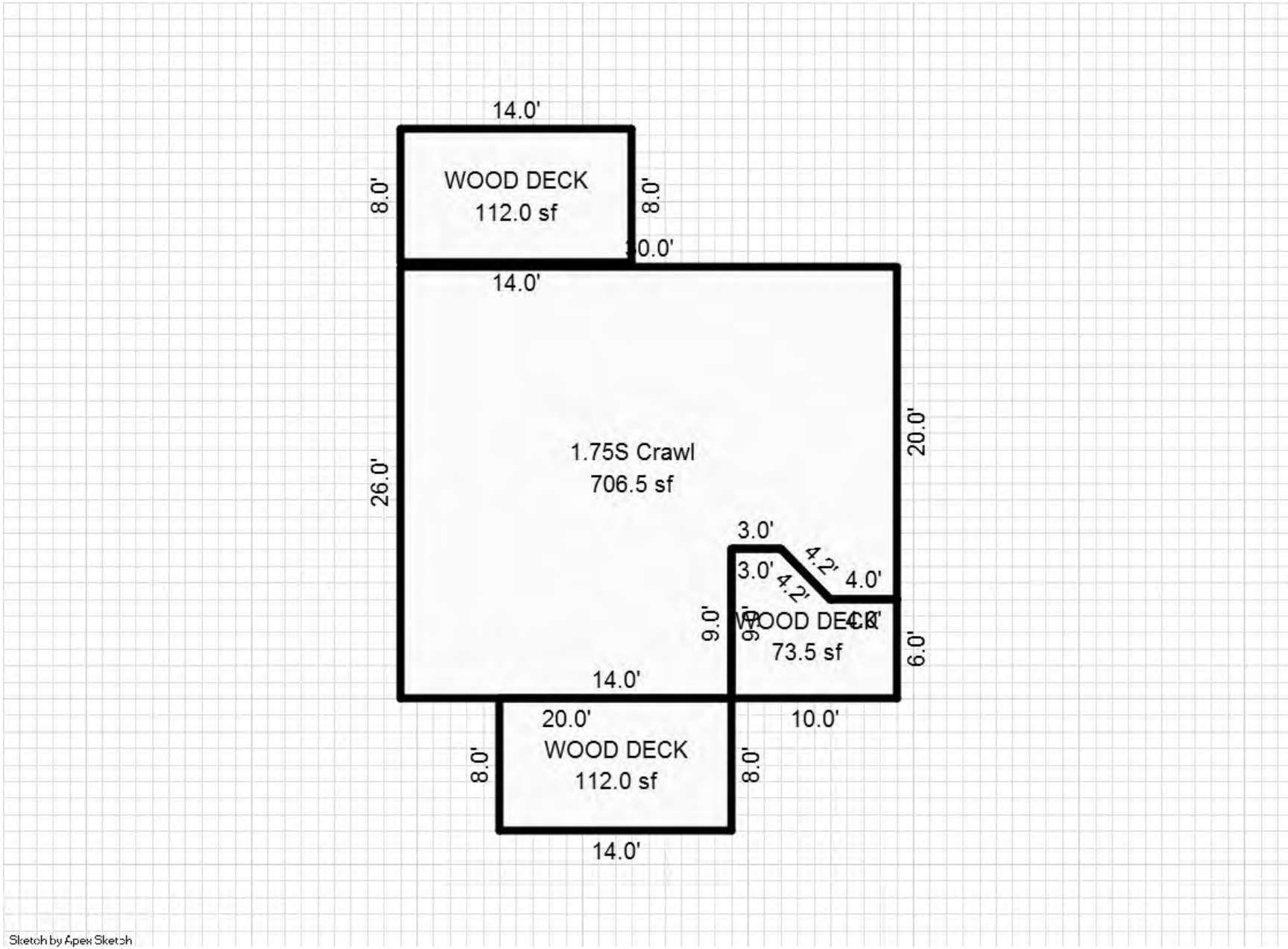
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1979
(11) Heating System: Forced Air w/ Ducts
Ground Area = 706 SF Floor Area = 1236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	706		
			Total:	176,546	123,582
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,532
3 Fixture Bath			1	6,880	4,816
Water/Sewer					
1000 Gal Septic			1	5,676	3,973
Water Well, 100 Feet			1	6,289	4,402
Deck					
Treated Wood			112	2,986	2,090
Treated Wood			73	2,293	1,605
Treated Wood			112	2,986	2,090
Built-Ins					
Appliance Allow.			1	4,003	2,802
Fireplaces					
Wood Stove			1	3,719	2,603
			Totals:	213,566	149,495

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 284,041

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

Parcel Number: 45-006-740-025-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-026-00 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.
HAGAN GEORGE A ESTATE	KAUSLER FAMILY SLEEPING	75,000	06/29/1998	WD	03-ARM'S LENGTH	479:914	OTHER	0.0
STEPHENSON	HAGAN	30,000	02/01/1992	LC	16-LC PAYOFF	335:247	OTHER	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

KAUSLER FAMILY SLEEPING BEAR
LIMITED PARTNERSHIP
6311 PENINSULA DR
TRAVERSE CITY MI 49686

Tax Description

L335 P247-249 L380 P975 DC L478 P73/98
L479 P914/98 LOT 26 PIERCE STOCKING
DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

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

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 28

2025 Est TCV 318,953

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
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	08/19/2015	INSPECTED
WAS	01/08/2009	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			318,953

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			60,548C
2024	91,100	0	91,100			58,728C
2023	72,900	0	72,900			55,932C
2022	55,000	0	55,000			53,269C

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

Parcel Number: 45-006-740-027-00 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.
DRAGT DIRK H & SUSAN M	DRAGT FAMILY TRUST	0	03/18/2022	WD	09-FAMILY	2022003380	PROPERTY TRANSFER	0.0
DRAGT DIRK H & SUSAN M	DRAGT DIRK POA	0	06/23/2010	OTH	33-TO BE DETERMINED	2010 1053-130P	DEED	0.0
DRAGT FAMILY TRUST	DRAGT DIRK H & SUSAN M	0	06/23/2010	QC	09-FAMILY	1053-132QC	DEED	0.0
DRAGT FAMILY TRUST	DRAGT DIRK H & SUSAN M	0	04/25/2006	WD	09-FAMILY	905:7	OTHER	0.0

Property Address

7303 W ARBOR PINES DR

Owner's Name/Address

DRAGT FAMILY TRUST
DRAGT DIRK H & SUSAN M TRUSTEES
2344 MIDVALE TERRACE
KALAMAZOO MI 49008

Tax Description

L327 P16 L341 P233/92 L645 P176/02 L819 P212 L819 P213/04 L886 P686/05 LOT 27 PIERCE STOCKING DEVELOPMENT NO 1 SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 1,442,558 TCV/TFA: 436.87

Building Permit(s)	Date	Number	Status
Mechanical	03/08/2023	PM23-0221	100% FINIS
Mechanical	01/23/2023	PM23-0074	100% FINIS
Plumbing	01/23/2023	PP23-0018	100% FINIS
Res. Single Family Dwellin	10/31/2022	PB22-0495	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	11/14/2023	INSPECTED
TPC	06/21/2023	INSPECTED
TPC	12/09/2022	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	43.88	70	50	1,536
Wood Frame	50.59	20	50	506

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 =				3,542

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	561,800	721,300			559,903C
2024	91,100	513,500	604,600			543,068C
2023	72,900	109,800	182,700			140,732C
2022	55,000	114,000	169,000			128,574C

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

Residential Building 1 of 1 Parcel Number: 45-006-740-027-00 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
2023	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: 0 S.F.
Crawl: 1333 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
2	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 3,302
Total Base New : 595,462 E.C.F.
Total Depr Cost: 589,507 X 1.900
Estimated T.C.V: 1,120,063

(16) Porches/Decks

Area	Type
525	WCP (2 Story)
35	WPP
99	WCP (1 Story)
33	Treated Wood

(17) Garage

Year Built: 2023
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 584
% 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 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 1333 SF Floor Area = 3302 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

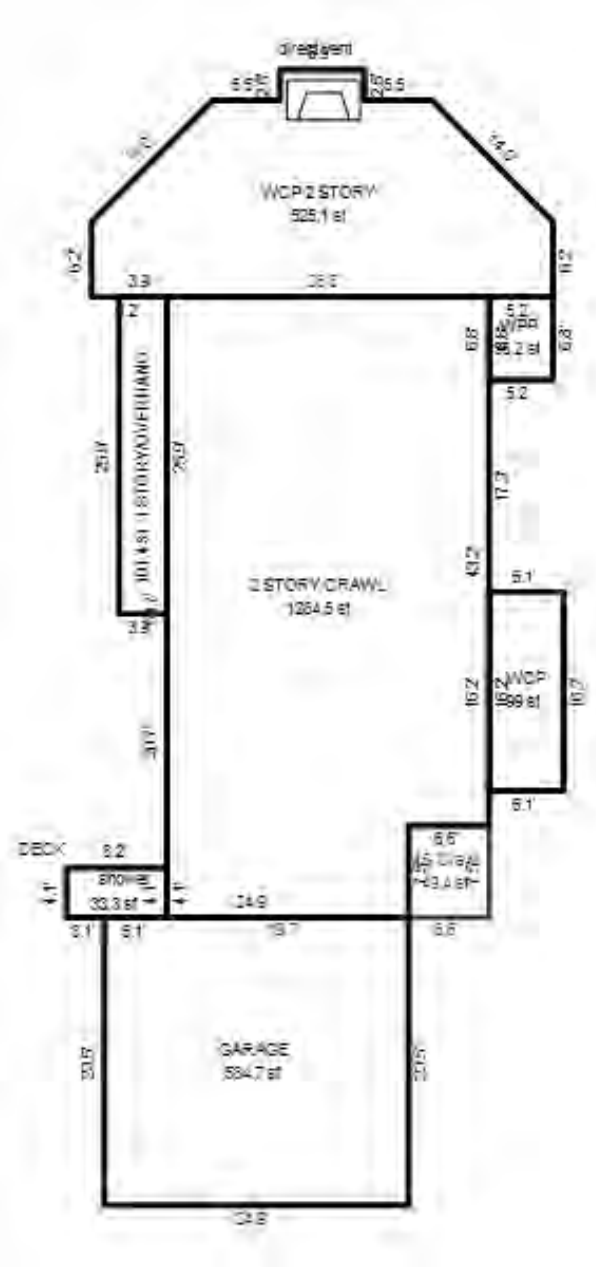
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,284		
1 Story	Siding	Crawl Space	49		
1 Story	Siding	Overhang	101		
1 Story	Siding	Overhang	584		
			Total:	460,919	456,309

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	3	20,640	20,434
2 Fixture Bath	1	4,610	4,564
Water/Sewer			
2000 Gal Septic	1	11,146	11,035
Water Well, 150 Feet	1	9,298	9,205
Porches			
WCP (2 Story)	525	27,988	27,708
WPP	35	2,024	2,004
WCP (1 Story)	99	6,087	6,026
Deck			
Treated Wood	33	1,526	1,511
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	584	38,626	38,240
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	1	688	681

<<<<< 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: 45-006-740-028-00 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.
KASELNAK MICHAEL & TAYLOR	STIEMANN DEBORAH & TERREN	550,000	06/11/2015	WD	03-ARM'S LENGTH	1231P335	PROPERTY TRANSFER	100.0
KASELNAK MICHAEL & TAYLOR	KASELNAK M & TAYLOR M TRU	0	06/18/2010	WD	03-ARM'S LENGTH	1056P382	DEED	0.0
VANDERWERFF RODGER & MARI	KASELNAK MICHAEL & TAYLOR	600,000	05/19/2009	WD	03-ARM'S LENGTH	2009 1013/846W	DEED	100.0

Property Address
7300 W HARBOR HWY

Owner's Name/Address
STIEMANN DEBORAH & TERRENCE J
889 REEDS HOLLOW DR SE
GRAND RAPIDS MI 49546

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/31/2023
MAP #: 28
2025 Est TCV 1,050,468 TCV/TFA: 298.94

Building Permit(s)	Date	Number	Status
Mechanical	08/30/2018	PM18-0555	100% FINIS
Electrical	08/07/2018	PE18-0440	100% FINIS
WELL/SEPTIC	11/03/2014	L14 - 243	100% FINIS
	04/18/2002	PM02-0230	

Tax Description
L178 P25 L380 P238&239 L535 P946/00 L628 P873/02 LOT 28 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

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
	Waterfront
	Ravine
	Wetland
	Flood Plain

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Who	When	What
TPC	12/27/2018	INSPECTED
TPC	05/04/2016	INSPECTED
TPC	06/18/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	AT SUBDIVISION ENTERANCE Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.10	382	0	0
D/W/P: 4in Ren. Conc.	8.24	836	0	0
D/W/P: 3.5 Concrete	6.63	111	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	159,500	365,700	525,200			366,302C
2024	63,800	382,000	445,800			355,289C
2023	50,100	355,700	405,800			338,371C
2022	50,000	314,600	364,600			322,259C

*** 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
2001	0

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
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: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2109 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

1500	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

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	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
1	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: C -5
Effec. Age: 25
Floor Area: 3,514
Total Base New : 521,399 E.C.F.
Total Depr Cost: 383,692 X 1.900
Estimated T.C.V: 729,015

(16) Porches/Decks

Area	Type
75	CCP (1 Story)
367	WPP
378	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 701
% 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 C -5 Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 2109 SF Floor Area = 3514 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	2,109		
1 Story	Siding	Overhang	351		
			Total:	390,245	292,631
Other Additions/Adjustments					
Recreation Room			1500	29,205	14,602
Exterior					
Stone Veneer			168	6,423	4,817
Plumbing					
Average Fixture(s)			1	1,486	1,114
3 Fixture Bath			3	14,035	10,526
2 Fixture Bath			1	3,130	2,347
Water/Sewer					
1000 Gal Septic			1	4,899	3,674
Water Well, 100 Feet			1	5,849	4,387
Porches					
CCP (1 Story)			75	2,192	1,644
WPP			367	6,221	4,666
Deck					
Treated Wood			378	6,335	4,751
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			701	34,678	26,008
Common Wall: 1 Wall			1	-2,705	-2,029
Door Opener			2	1,101	826

<<<<< 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: 45-006-740-029-00 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.
BLAIR JOY A	STUCKERT TAYLOR & HAWLEY	450,000	10/21/2024	WD	03-ARM'S LENGTH	2024005037	PROPERTY TRANSFER	100.0
LITTLE	BLAIR	129,000	02/20/1997	WD	03-ARM'S LENGTH	439:543	OTHER	0.0
CLARK	LITTLE	92,000	08/04/1995	WD	03-ARM'S LENGTH	409:915	OTHER	0.0

Property Address
7168 W HARBOR HWY

Owner's Name/Address
STUCKERT TAYLOR & HAWLEY SARAH
7168 W HARBOR HWY
GLEN ARBOR MI 49636

Tax Description
L304 P464&465 L409 P915 L439 P543/97 LOT 29 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/21/2024
MAP #: 28
2025 Est TCV 441,187 TCV/TFA: 340.42

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	02/07/2018	2018-9999	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	03/05/2024	INSPECTED
TPC	03/30/2018	INSPECTED
TPC	11/14/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	AT SUBDIVISION ENTERANCE Value
B 100' @ 3500/	85.00	300.00	1.0415	0.9113	3500	100		282,352
85 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	282,352

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	141,200	79,400	220,600			220,600S
2024	56,500	72,600	129,100			64,740C
2023	44,400	74,700	119,100			61,658C
2022	50,000	65,600	115,600			58,722C

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*** 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
1958	0

Condition: Poor

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 Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(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: Hardwood
Other: Carpeted

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1152 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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 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

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
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: D -10
Effec. Age: 45
Floor Area: 1,296
Total Base New : 150,561 E.C.F.
Total Depr Cost: 82,808 X 1.900
Estimated T.C.V: 157,335

(16) Porches/Decks

Area	Type
56	CPP
78	WGEP (1 Story)

(17) Garage

Year Built: 1958
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 399
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

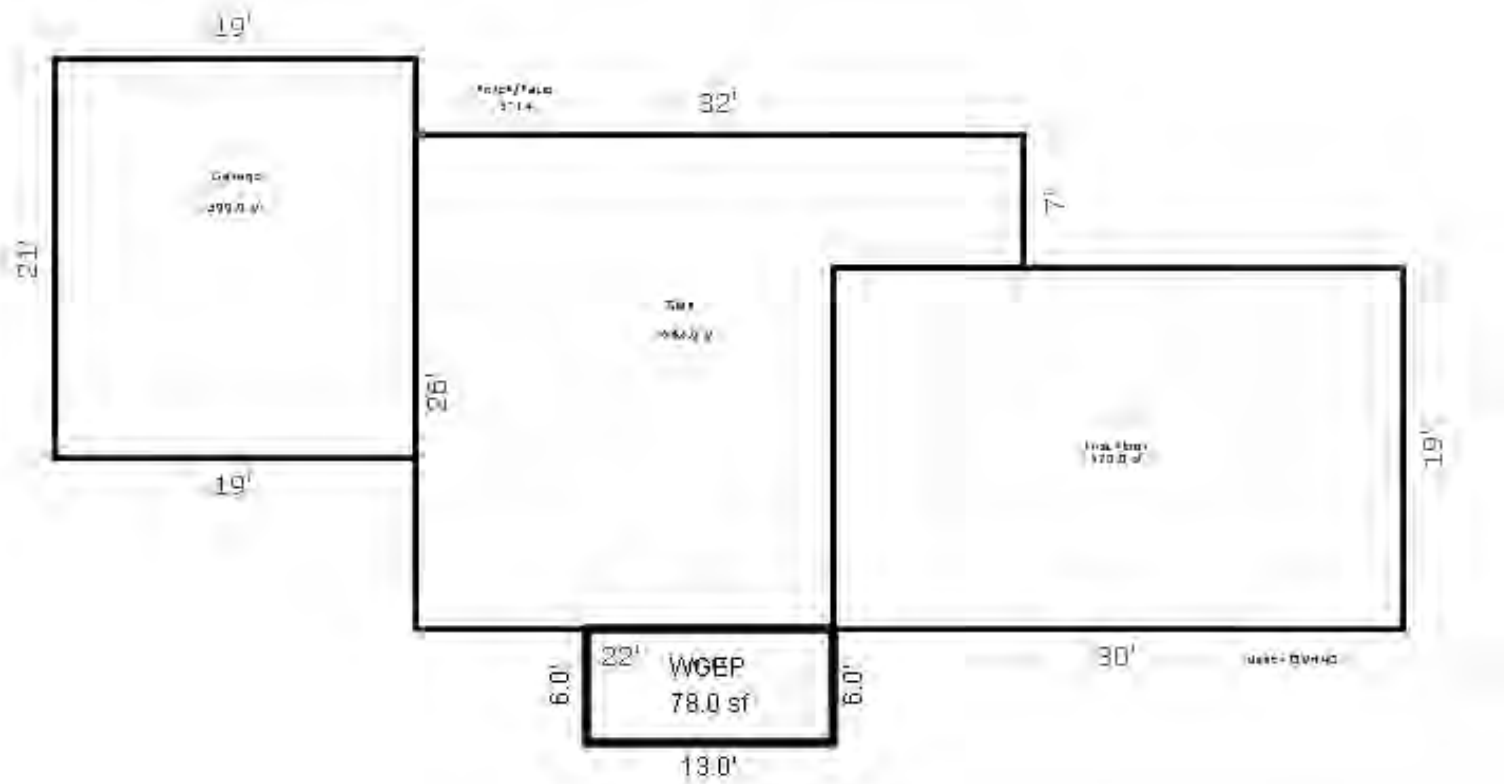
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D-10 Blt 1958
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 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
1.25 Story	Siding	Slab	576		
1 Story	Siding	Slab	576		
		Total:		115,472	63,510
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,293	2,361
Water Well, 100 Feet			1	5,545	3,050
Porches					
CPP			56	1,138	626
WGEP (1 Story)			78	6,922	3,807
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			399	13,239	7,281
Common Wall: 1 Wall			1	-1,857	-1,021
Built-Ins					
Appliance Allow.			1	1,650	907
Fireplaces					
Interior 1 Story			1	4,159	2,287
		Totals:		150,561	82,808

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 157,335

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



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

Parcel Number: 45-006-740-030-00 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.
COLOMBO CHARLES G & REYNA	COLOMBO CHARLES G TRUST	0	11/05/2020	WD	09-FAMILY	2021000326	PROPERTY TRANSFER	0.0
SMITH	COLOMBO	328,120	06/20/2001	WD	03-ARM'S LENGTH	589:402	PROPERTY TRANSFER	0.0
BUHLER	SMITH	200,000	02/24/1997	WD	03-ARM'S LENGTH	440:252	OTHER	0.0

Property Address
7143 W ARBOR PINES DR

Owner's Name/Address
COLOMBO CHARLES G TRUST
1935 OAKPOINTE
ROCHESTER HILLS MI 48306

Tax Description
L259 P520 L392 P866 L440 P252/97 L589 P402/01 LOT 30 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 961,608 TCV/TFA: 432.77

Building Permit(s)	Date	Number	Status
Mechanical	02/12/2019	PM19-0109	100% FINIS
Plumbing	06/22/2017	PP17-0146	100% FINIS
Electrical	06/16/2017	PE17-0293	100% FINIS
Mechanical	04/21/2017	PM17-0253	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/23/2017	INSPECTED
TPC	08/19/2015	INSPECTED
WAS	11/10/2010	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	86.00	306.00	1.0384	0.9158	3500	100		286,253
86 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	286,253

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	35.74	250	50	4,467
D/W/P: Asphalt Paving	3.64	1360	0	0
Wood Frame	38.06	96	50	1,827

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 =				11,294

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	143,100	337,700	480,800			240,904C
2024	81,800	309,000	390,800			233,661C
2023	65,400	287,900	353,300			222,535C
2022	47,300	252,900	300,200			211,939C

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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
1986	2017

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
	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
X	Paneled		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: Hardwood
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2222 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

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

	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: BC
Effec. Age: 25
Floor Area: 2,222
Total Base New : 466,011 E.C.F.
Total Depr Cost: 349,506 X 1.900
Estimated T.C.V: 664,061

(16) Porches/Decks

Area	Type
67	WCP (1 Story)
52	WPP
44	Roof Cover Onl

(17) Garage

Year Built: 1986
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: 557
% 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 1986
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2222 SF Floor Area = 2222 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

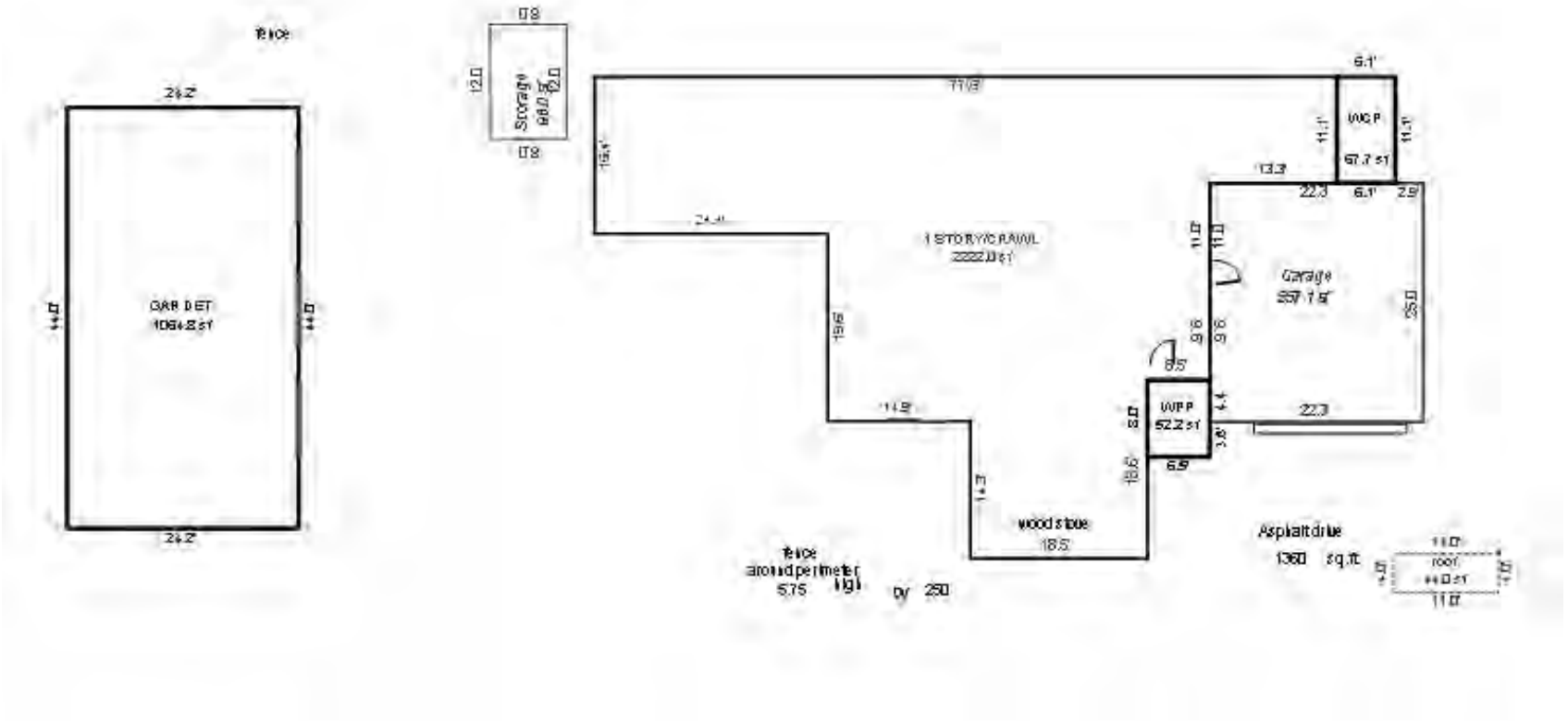
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,222		
			Total:	342,440	256,829

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)	67	4,866	3,649
WPP	52	2,660	1,995
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	557	37,352	28,014
Common Wall: 1 Wall	1	-3,139	-2,354
Door Opener	1	688	516
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	3	2,064	1,548
Base Cost	1064	49,178	36,883
Built-Ins			
Appliance Allow.	1	4,003	3,002
Fireplaces			
Prefab 1 Story	1	3,692	2,769

<<<<< 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: 45-006-740-031-00 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.
ROSENBERG WILLIAM G & PAM	ROSENBERG WILLIAM G & PAM	0	07/24/2009	QC	09-FAMILY	2009 1024-3QC	DEED	0.0
KOSER MARY ELLEN TRUST	ROSENBERG WILLIAM G & PAM	484,800	04/26/2007	WD	03-ARM'S LENGTH	939:19	PROPERTY TRANSFER	100.0
PHELPS	KOSER	50,000	04/02/1993	WD	03-ARM'S LENGTH	360:425	OTHER	0.0

Property Address
7105 W ARBOR PINES DR

Owner's Name/Address
ROSENBERG WILLIAM G & PAMELA J TRTS
508 QUEENS FERRY RD
CARY NC 27511

Tax Description
L360 P425 L537 P133/00 L939 P19/07 LOT 31 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences
MLS 1672434 $515,000

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 979,123 TCV/TFA: 431.71

Building Permit(s)	Date	Number	Status
Plumbing	07/16/2020	PP20-0180	100% FINIS
Electrical	07/31/2007	PE07-0381	
Res. Add/Alter/Repair	06/12/2007	PB07-0198	100% FINIS
Mechanical	05/24/2007	PM07-0217	

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	11/05/2020	INSPECTED
TPC	08/19/2015	INSPECTED
WAS	11/12/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	306.00	1.0000	0.9158	3500	100		320,535
100 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	320,535

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.21	460	0	0
D/W/P: Asphalt Paving	3.64	570	0	0
D/W/P: Asphalt Paving	3.64	688	0	0
D/W/P: Patio Blocks	19.00	83	0	0
Fencing: Wire Mesh, #11	3.45	375	50	647
Wood Frame	37.16	100	50	1,858

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,505

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,300	329,300	489,600			250,480C
2024	91,600	321,000	412,600			242,949C
2023	73,300	299,100	372,400			231,380C
2022	55,000	262,700	317,700			220,362C

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*** 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
1993	1999

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
	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

	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: 1798 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: 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)
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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 2,268
Total Base New : 456,903 E.C.F.
Total Depr Cost: 342,675 X 1.900
Estimated T.C.V: 651,083

(16) Porches/Decks

Area	Type
44	WCP (1 Story)
30	WPP
493	WPP

(17) Garage

Year Built: 1993
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 462
% 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 1993
(11) Heating System: Forced Heat & Cool
Ground Area = 1798 SF Floor Area = 2268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

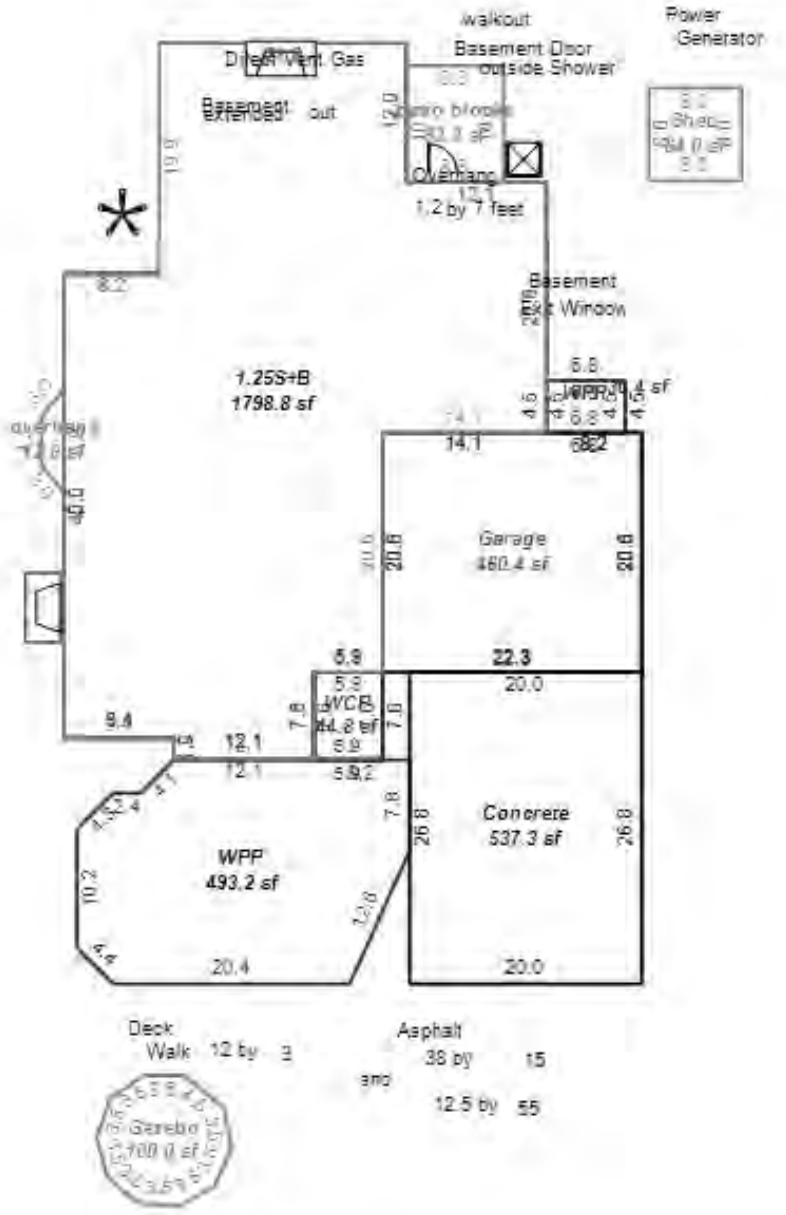
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,798		
1 Story	Siding	Overhang	8		
1 Story	Siding	Overhang	12		
			Total:	380,628	285,469

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	3,619	2,714
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)	44	3,594	2,695
WPP	30	1,796	1,347
WPP	493	10,713	8,035
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	462	25,378	19,033
Common Wall: 1 Wall	1	-2,670	-2,002
Door Opener	1	688	516
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: 45-006-740-032-00 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.
DEVLIN JAMES L & BARBARA	DEVLIN JAMES L & BARBARA	0	02/22/2024	WD	15-LADY BIRD	2024001004	PROPERTY TRANSFER	0.0
COMER	DEVLIN	330,000	11/05/2001	WD	03-ARM'S LENGTH	610:365	OTHER	0.0

Property Address
7088 W HARBOR HWY

Owner's Name/Address
DEVLIN JAMES L & BARBARA A
8195 SLATE STONE CIR
PORTAGE MI 49024

Tax Description
L254 P934/85 L610 P365/01 LOT 32 PIERCE STOCKING DEVELOPMENT NO. 1 SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 799,491 TCV/TFA: 484.25

Building Permit(s)	Date	Number	Status
Electrical	05/07/2010	PE10-0124	
Res. Add/Alter/Repair	04/15/2010	PB10-0065	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	08/19/2015	INSPECTED
TPC	11/10/2010	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

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	159,500	240,200	399,700			159,144C
2024	91,100	234,200	325,300			154,359C
2023	72,900	218,200	291,100			147,009C
2022	55,000	191,700	246,700			140,009C

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*** 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
1986	0

Condition: Average

Room List

	Basement
3	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
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

	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: 818 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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: 1,651
Total Base New : 333,714 E.C.F.
Total Depr Cost: 250,283 X 1.900
Estimated T.C.V: 475,538

(16) Porches/Decks

Area	Type
32	WCP (1 Story)
29	WPP
150	Treated Wood
192	Treated Wood

(17) Garage

Year Built: 1986
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: 400
% Good: 0
Storage Area: 100
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

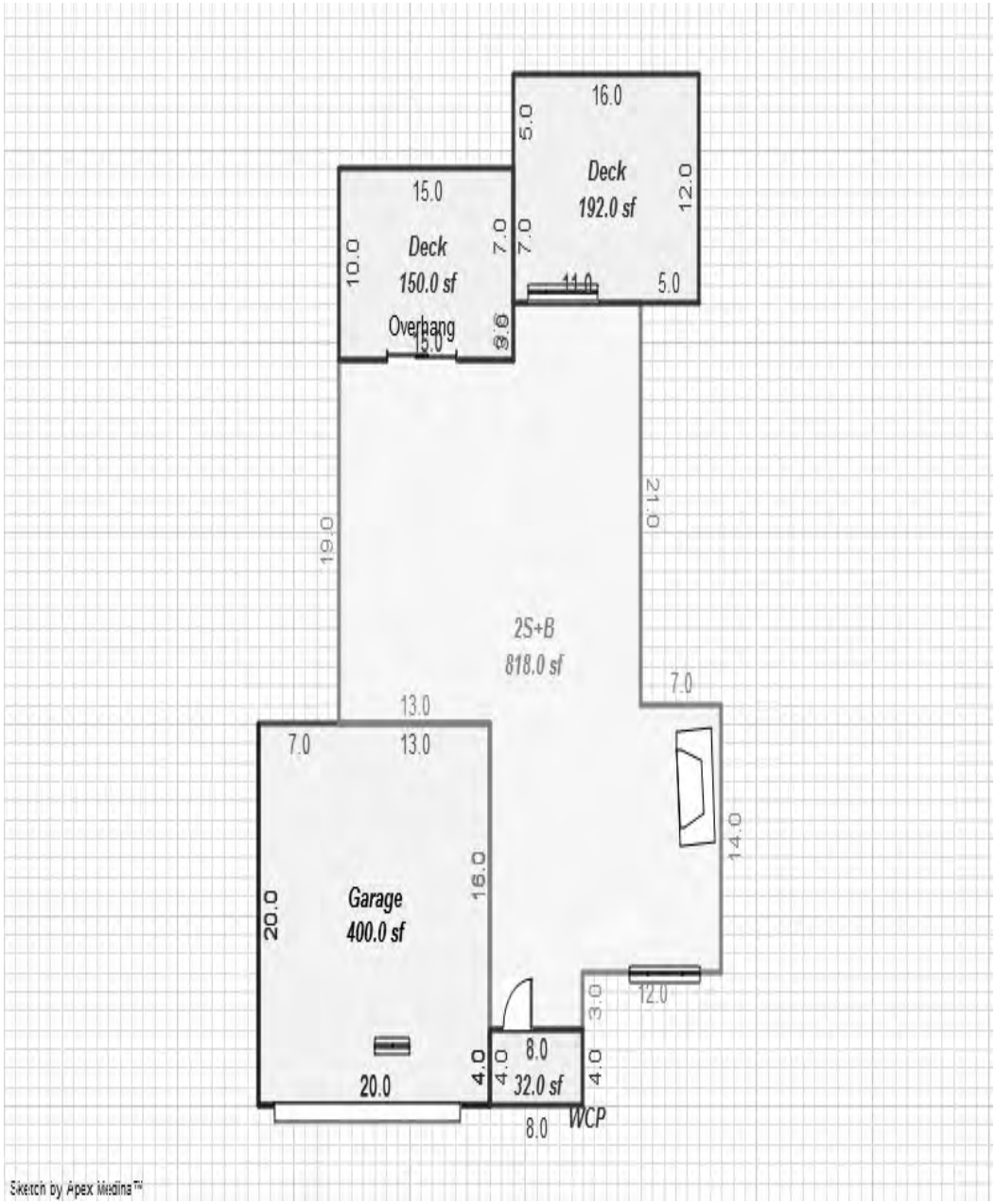
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1986
(11) Heating System: Forced Air w/ Ducts
Ground Area = 818 SF Floor Area = 1651 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	818		
1 Story	Siding	Overhang	15		
		Total:		262,453	196,838

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
Water Well, 100 Feet	1	6,289	4,717
Porches			
WCP (1 Story)	32	2,816	2,112
WPP	29	1,747	1,310
Deck			
Treated Wood	150	3,653	2,740
Treated Wood	192	4,320	3,240
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	400	25,156	18,867
Storage Over Garage	100	1,810	1,357
Common Wall: 1 Wall	1	-3,139	-2,354
Door Opener	1	688	516
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: 45-006-740-033-00 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.
WEBSTER RICHARD A GAIL R	WEBSTER RICHARD A & GAIL	0	11/22/2024	QC	09-FAMILY	2024005832	PROPERTY TRANSFER	0.0
WEBSTER RICHARD A & GAIL	WEBSTER RICHARD A & GAIL	0	11/22/2024	QC	15-LADY BIRD	2024005951	PROPERTY TRANSFER	0.0
WEBSTER RICHARD A & GAIL	WEBSTER R & G & STONE C &	0	11/07/2011	QC	09-FAMILY	1102-438 QCD	PROPERTY TRANSFER	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

WEBSTER RICHARD A & GAIL R
PO BOX 255
GLEN ARBOR MI 49636

Tax Description

L223 P132 L289 P377 L346 P387/92 LOT 33 PIERCE STOCKING DEVELOPMENT NO 1. SEC 21 T29N R14W.

Comments/Influences

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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 #: 28

2025 Est TCV 318,953

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
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	08/19/2015	INSPECTED
WAS	10/26/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			318,953

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			31,602C
2024	91,100	0	91,100			30,652C
2023	72,900	0	72,900			29,193C
2022	55,000	0	55,000			27,803C

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

Parcel Number: 45-006-740-034-00 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.

Property Address

W HARBOR HWY

Owner's Name/Address

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

Tax Description

LOTS 34 THRU 55 PIERCE STOCKING DEVELOPMENT NO 1. SECS 21 & 28 T29N R14W. 14.483 A M/L

Comments/Influences

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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

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
VILLAGE AR >10 ACRES 50K/	14.84 Acres		50000	100				742,150
	14.84 Total Acres				Total Est. Land Value =			742,150

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

Who	When	What
TPC	04/28/2017	INSPECTED
TPC	08/19/2015	INSPECTED

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

Parcel Number: 45-006-740-056-00 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.
CURTIS ELIZABETH A	GLEN ARBOR FAMILY PROPERT	95,000	09/21/2012	WD	03-ARM'S LENGTH	1137P385	PROPERTY TRANSFER	100.0
SUBURBAN HOMES OF MACOMB	CURTIS ELIZABETH A	189,000	09/09/2005	WD	03-ARM'S LENGTH	871:438	OTHER	100.0
CMH PARKS INC	SUBURBAN HOMES OF MACOMB	155,000	08/12/2004	WD	03-ARM'S LENGTH	824:537	OTHER	100.0
SUBURBAN HOME SALES INC	CMH PARKS INC	155,000	07/13/2004	WD	03-ARM'S LENGTH	815:748	OTHER	0.0

Property Address

6981 W HARBOR HWY

Owner's Name/Address

GLEN ARBOR FAMILY PROPERTY LLC
325 SUFFIELD AVE
BIRMINGHAM MI 48009

Tax Description

L330 P688 L481 P773/98 L566 P477/01 L762 P132/03 L783 P532/04 L815 P748/04 L824 P537/04 L871 P438/05 LOT 56 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 & 28 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28,56
2025 Est TCV 1,132,789 TCV/TFA: 541.75

Building Permit(s)	Date	Number	Status
Mechanical	08/27/2013	PM13-0401	
Plumbing	06/19/2013	PP13-0114	
Mechanical	06/19/2013	PM13-0277	
Res. Single Family	06/11/2013	PB13-0126	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
X	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/24/2014	INSPECTED
TPC	12/05/2013	INSPECTED
WAS	10/29/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.34	720	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	159,500	406,900	566,400			310,503C
2024	91,100	371,900	463,000			301,167C
2023	72,900	346,300	419,200			286,826C
2022	53,000	320,700	373,700			273,168C

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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
2013	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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: 1394 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
	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
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 10
Floor Area: 2,091
Total Base New : 474,469 E.C.F.
Total Depr Cost: 427,019 X 1.900
Estimated T.C.V: 811,336

(16) Porches/Decks

Area	Type
388	WCP (1 Story)
173	WSEP (1 Story)
249	WPP

(17) Garage

Year Built: 2013
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1027
% Good: 0
Storage Area: 567
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

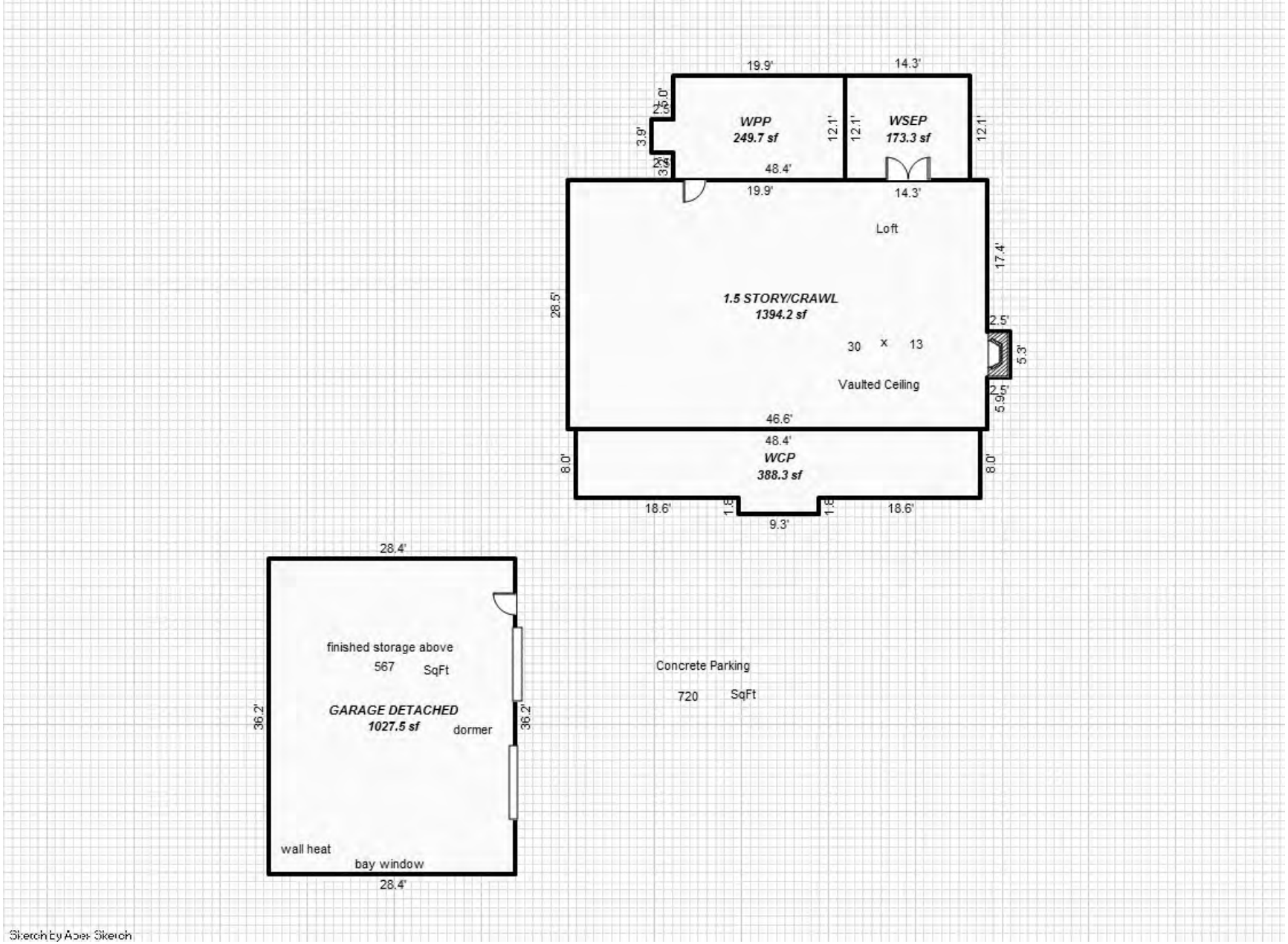
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2013
(11) Heating System: Forced Heat & Cool
Ground Area = 1394 SF Floor Area = 2091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,394		
			Total:	329,301	296,369
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			2	13,760	12,384
Water/Sewer					
2000 Gal Septic			1	11,146	10,031
Water Well, 100 Feet			1	6,289	5,660
Porches					
WCP (1 Story)			388	17,006	15,305
WSEP (1 Story)			173	11,856	10,670
WPP			249	6,332	5,699
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Storage Over Garage			567	10,263	9,237
Door Opener			2	1,376	1,238
Base Cost			1027	56,567	50,910
Built-Ins					
Appliance Allow.			1	4,003	3,603
Fireplaces					
Prefab 1 Story			1	3,692	3,323
Raised Hearth			1	690	621
			Totals:	474,469	427,019

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

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

Parcel Number: 45-006-740-056-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-057-00 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.
POWELL MARY C & GEORGE E	POWELL RICHARDSON K	0	10/28/2011	QC	03-ARM'S LENGTH	1100-968 TD	PROPERTY TRANSFER	100.0
POWELL MARY C		0	02/14/2011	CD	07-DEATH CERTIFICATE		DEED	100.0
POWELL MARY C & GEORGE E		0	01/14/2011	QC	03-ARM'S LENGTH	2011 1077-48 T	DEED	0.0
POWELL MARY CATHERINE	POWELL MARY C & GEORGE E	0	01/13/2011	WD	03-ARM'S LENGTH	2011 1077-51WD	DEED	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

POWELL MARY CATHERINE TRUST
POWELL RICHARDSON K TTEE
106 MOUNTAIN LAKE 2300 N SCENIC HWY
LAKE WALES FL 33898

Tax Description

L1100 P964&968/11
SPLIT 2008 - LOT 57 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT ON 10/16/2008 INTO ; L772 P490/03 LOTS 57 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT FROM - L772 P490/03 LOTS 57 58 59 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.

Comments/Influences

Split/Comb. on 10/16/2008 completed
10/16/2008 POLLY LAND SPLIT ;
0-057-00;
6-740-057000 to

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

Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
School: GLEN LAKE COMMUNITY SCH DIST					
P.R.E. 0%					
MAP #: 28,34					
2025 Est TCV 318,953					

	Improved		X	Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	1 LOT Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

	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	05/30/2021	INSPECTED
TPC	08/30/2017	INSPECTED
TPC	12/05/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			60,243C
2024	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S

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

Parcel Number: 45-006-740-058-01 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.
MARY CATHERINE POWELL TRU	POWELL PETER E	0	10/29/2011	PTA	03-ARM'S LENGTH	PTA	DEED	0.0
POWELL MARY CATHERINE TR	POWELL MARY CATHERINE TRU	1	10/28/2011	QC	03-ARM'S LENGTH	1100-986 TD	DEED	100.0
POWELL MARY CATHERINE TRU		1	10/27/2011	OTH	33-TO BE DETERMINED	1100-982 CERT	PROPERTY TRANSFER	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

POWELL MARY CATHERINE TRUST
POWELL PETER E TTEE
4646 BROADWAY #6
KANSAS CITY MO 64112

Tax Description

LOT 58 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.
2011 SPLIT FROM 006-740-058-00
L772 P490/03 LOTS 58 & 59 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT ON 10/16/2008 FROM 006-740-057-00;
SPLIT ON 10/29/2011 FROM 006-740-058-00;

Comments/Influences

Split/Comb. on 10/29/2011 completed
10/29/2011 tim SPLIT OFF LOT 59;
Parent Parcel(s): 006-740-058-00;
-058-01,

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8 completed
SPLIT ;
0-057-00;
6-740-057000 to

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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 #: 28,34

2025 Est TCV 318,953

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 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	08/30/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			60,243C
2024	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S

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

Parcel Number: 45-006-740-059-00 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.
POWELL MARY CATHERINE TRU	POWELL MARY CATHERINE TRU	0	10/29/2011	QC	03-ARM'S LENGTH	1100-974 TD	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU		0	10/27/2011	OTH	33-TO BE DETERMINED	1100-970 CERT	DEED	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

POWELL MARY CATHERINE TRUST
POWELL NICHOLAS K TRUSTEE
6579 WENONGA RD
MISSION KS 66205

Tax Description

LOT 59 PIERCE STOCKING DEVELOPMENT NO 1 SECS 21 22 & 28 GLEN ARBOR TOWNSHIP IN LEELANAU COUNTY
2011 SPLIT FROM 006-740-058-00
L772 P490/03 LOTS 58 & 59 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT ON 10/16/2008 FROM 006-740-057-00;
SPLIT ON 10/29/2011 FROM 006-740-058-00;

Comments/Influences

Split/Comb. on 10/29/2011 completed
T OFF LOT 59;
0-058-00;
-058-01,

---

8 completed
SPLIT ;
0-057-00;
6-740-057000 to

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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 #: 28,34

2025 Est TCV 318,953

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 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		318,953

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	08/30/2017	INSPECTED
TPC	12/01/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			60,243C
2024	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S

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

Parcel Number: 45-006-740-060-01 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.
POWELL MARY CATHERINE TRU	POWELL MARY CATHERINE TRU	0	10/29/2011	QC	03-ARM'S LENGTH	1100-974 TD	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU		0	10/27/2011	OTH	33-TO BE DETERMINED	1100-970 CERT	DEED	0.0

Property Address

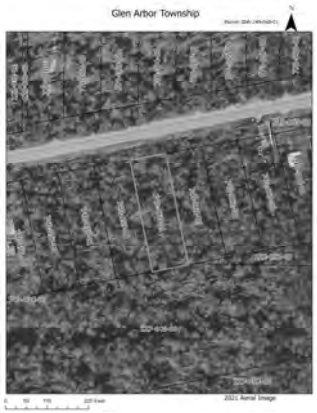
W HARBOR HWY

Owner's Name/Address

POWELL MARY CATHERINE TRUST
POWELL NICHOLAS K TTEE
6549 WENOGA RD
MISSION KS 66205

Tax Description

LOT 60 PIERCE STOCKING DEVELOPMENT NO 1 SECS 21 22 & 28 T29N R14W
SPLIT ON 11/17/2011 FROM 006-740-060-00; SPLIT ON 10/16/2008 INTO ; L772 P490/03 LOTS 60, 61, & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT FROM - L772 P490/03 LOTS 57 58 59 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.



1 completed
T ;
0-060-00;
-060-01,
062-00;

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

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 28,34

2025 Est TCV 318,953

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 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			60,243C
2024	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S

Who	When	What
TPC	08/30/2017	INSPECTED
TPC	12/01/2016	INSPECTED

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County of Leelanau, Michigan

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

Parcel Number: 45-006-740-061-00 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.
MERRITT ROBERT S & CYNTHI	KIMPSTON MARTIN J & STACY	110,000	03/13/2019	WD	03-ARM'S LENGTH	1355P187	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU	MERRITT ROBERT S & CYNTHI	95,000	11/18/2016	WD	03-ARM'S LENGTH	1278P444	PROPERTY TRANSFER	100.0
POWELL MARY C TRUST '87	POWELL NICHOLAS K TRUSTEE	0	10/29/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0

Property Address

6925 W HARBOR HWY

Owner's Name/Address

KIMPSTON MARTIN J & STACY A
6925 W HARBOR HWY
GLEN ARBOR MI 49636

Tax Description

LOT 61 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.
SPLIT ON 11/17/2011 FROM 006-740-060-00;
SPLIT ON 10/16/2008 INTO ; L772 P490/03 LOTS 60, 61, & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT FROM - L772 P490/03 LOTS 57 58 59 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.

Comments/Influences

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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% 10/19/2022
MAP #: 28,34
2025 Est TCV 772,635 TCV/TFA: 580.49

Building Permit(s)	Date	Number	Status
Mechanical	12/07/2021	PM21-1035	100% FINIS
Plumbing	12/07/2021	PP21-0387	100% FINIS
Electrical	10/20/2021	PE21-0750	100% FINIS
Res. Single Family Dwellin	08/11/2021	PB21-0323	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	05/13/2022	INSPECTED
TPC	11/17/2021	INSPECTED
TPC	03/28/2019	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	226,800	386,300			266,420C
2024	91,100	211,600	302,700			258,410C
2023	72,900	196,900	269,800			246,105C
2022	53,000	71,100	124,100		124,100W	124,100S

*** 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
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: 0 S.F.
Crawl: 1331 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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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)
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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 3
Floor Area: 1,331
Total Base New : 246,182 E.C.F.
Total Depr Cost: 238,780 X 1.900
Estimated T.C.V: 453,682

(16) Porches/Decks

Area	Type
65	WCP (1 Story)
63	Treated Wood

(17) Garage

Year Built: 2022
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 643
% 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 Air w/ Ducts
Ground Area = 1331 SF Floor Area = 1331 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

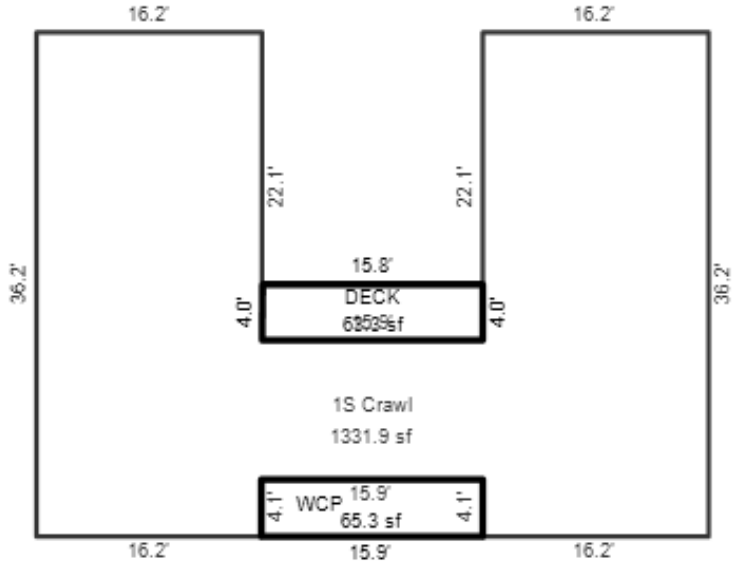
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,331		
			Total:	190,564	184,831

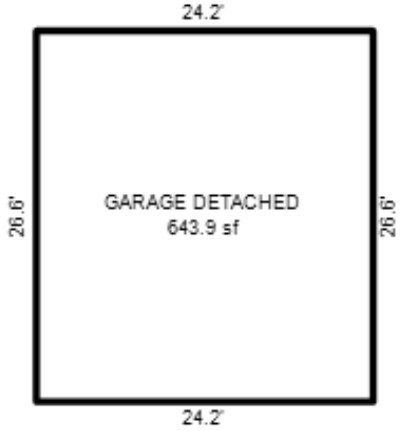
Other Additions/Adjustments

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)	65	3,749	3,637
Deck			
Treated Wood	63	2,024	1,963
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	643	26,987	26,177
Door Opener	1	550	533
Built-Ins			
Appliance Allow.	1	2,786	2,702
Fireplaces			
Prefab 1 Story	1	2,610	2,532
	Totals:	246,182	238,780

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 453,682

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





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

Parcel Number: 45-006-740-062-00 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.
POWELL MARY CATHERINE TRU	CROMAR AARON M & CHRISTIE	110,000	03/09/2020	WD	03-ARM'S LENGTH	2020001734	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU	POWELL MARY CATHERINE TRU	0	10/28/2011	QC	03-ARM'S LENGTH	1100-980 TD	PROPERTY TRANSFER	100.0
POWELL MARY CATHERINE TRU		1	10/27/2011	OTH	33-TO BE DETERMINED	1100-976 CERT	DEED	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

CROMAR AARON M & CHRISTIE M
710 EASTLAWN ST
MOUNT PLEASANT MI 48858

Tax Description

LOT 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W
SPLIT ON 11/17/2011 FROM 006-740-060-00; SPLIT ON 10/16/2008 INTO ; L772 P490/03 LOTS 60, 61, & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W. SPLIT FROM - L772 P490/03 LOTS 57 58 59 60 61 & 62 PIERCE STOCKING DEVELOPMENT NO. 1 SECS 21 22 & 28 T29N R14W.

Comments/Influences

Split/Comb. on 11/17/2011 completed
T ;
0-060-00;
-060-01,
062-00;

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

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 28,34

2025 Est TCV 318,953

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 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	07/29/2019	INSPECTED
TPC	08/30/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	0	159,500			60,243C
2024	91,100	0	91,100			58,432C
2023	72,900	0	72,900			55,650C
2022	53,000	0	53,000			53,000S

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

Parcel Number: 45-006-740-063-00 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.
CHAPPELL DEBORAH A	MARCIAL RANDALL & JUNE	348,000	08/03/2018	WD	03-ARM'S LENGTH	1336P709	PROPERTY TRANSFER	100.0
STARKS HUGH A & EILEEN C	CHAPPELL DEBORAH A	235,000	04/23/2012	WD	03-ARM'S LENGTH	1122P93	PROPERTY TRANSFER	100.0
STARKS HUGH A & EILEEN C		0	07/27/2010	AFF	07-DEATH CERTIFICATE		DEED	100.0
JANNOTT	STARKS ET AL	179,000	03/20/1998	WD	03-ARM'S LENGTH	469:157	PROPERTY TRANSFER	0.0

Property Address
6909 W HARBOR HWY

Owner's Name/Address
MARCIAL RANDALL & JUNE
2241 W AVON RD
ROCHESTER MI 48309

Tax Description
L275 P946 L282 P339 L469 P157/98 LOT 63 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/02/2018
MAP #: 34
2025 Est TCV 749,964 TCV/TFA: 279.21

Building Permit(s)	Date	Number	Status
Mechanical	11/04/2015	PM15-0590	
REMODEL	05/02/2013	2013-9998	100% FINIS
Mechanical	04/09/2013	PM13-0162	
WELL/SEPTIC	05/07/2012	HL12-058	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/14/2015	INSPECTED
TPC	11/20/2013	INSPECTED
TPC	04/03/2013	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.60	70	0	0
Fencing: Vnyl, Solid, 6'	40.76	100	0	0
D/W/P: 3.5 Concrete	6.63	131	0	0
D/W/P: Asphalt Paving	3.12	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	2	100	3,000
Total Estimated Land Improvements True Cash Value =				3,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	215,500	375,000			224,569C
2024	91,100	197,100	288,200			217,817C
2023	72,900	183,600	256,500			207,445C
2022	53,000	163,500	216,500			197,567C

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*** 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
1973 198	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

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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2686 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

	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 -5
Effec. Age: 40
Floor Area: 2,686
Total Base New : 375,508 E.C.F.
Total Depr Cost: 225,269 X 1.900
Estimated T.C.V: 428,011

(16) Porches/Decks

Area	Type
56	CCP (1 Story)
171	Treated Wood

(17) Garage

Year Built: 1989
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 589
% 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 1973
(11) Heating System: Forced Heat & Cool
Ground Area = 2686 SF Floor Area = 2686 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

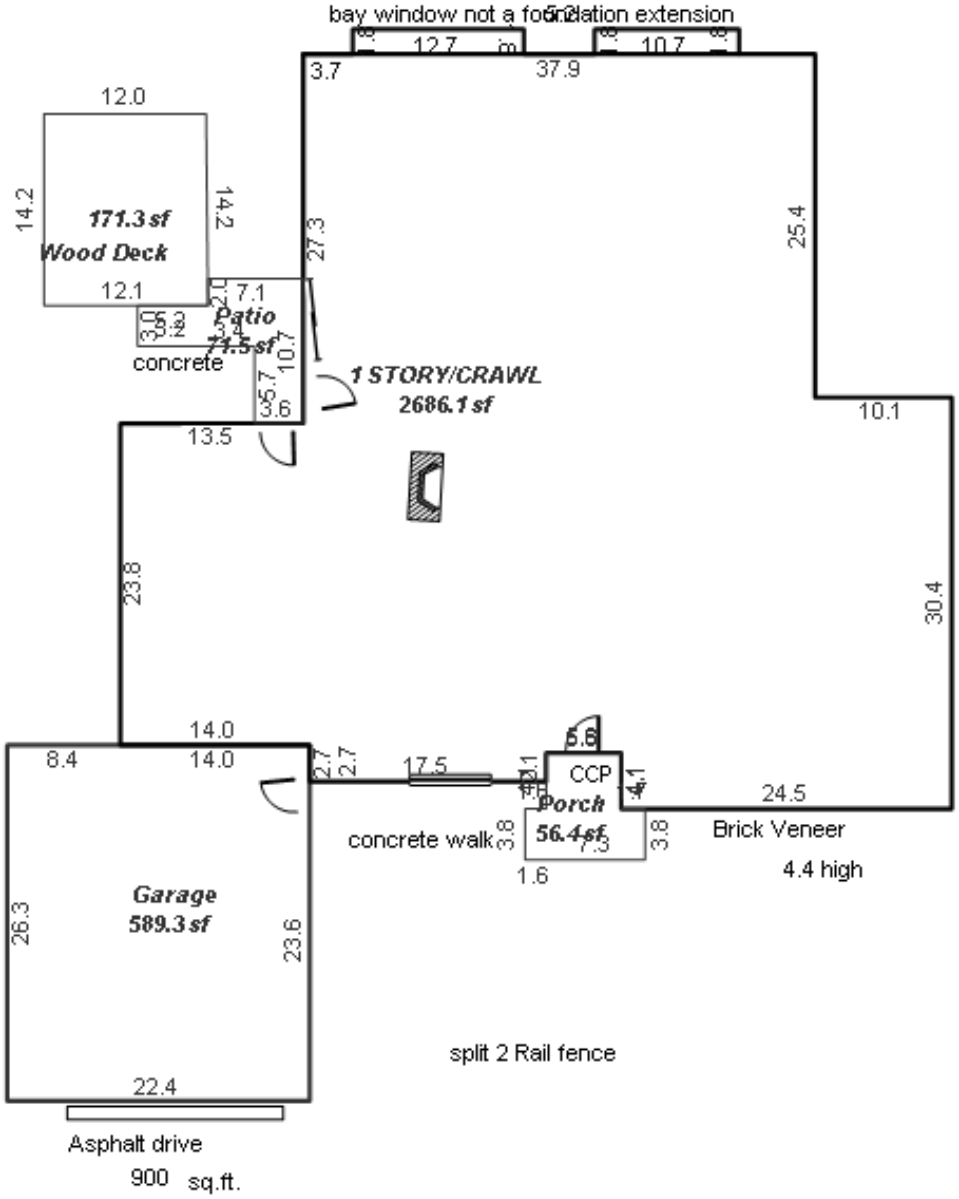
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,686		
			Total:	312,662	187,562

Other Additions/Adjustments

Exterior			
Brick Veneer	110	1,904	1,142
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
Porches			
CCP (1 Story)	56	1,679	1,007
Deck			
Treated Wood	171	3,760	2,256
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	589	25,368	15,221
Common Wall: 1/2 Wall	1	-1,352	-811
Door Opener	1	550	330
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Exterior 1 Story	1	6,559	3,935

<<<<< 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: 45-006-740-064-00 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.
STAPLETON JAMES & IMOGENE	ISABELL JAMES B REV TRUST	230,000	04/04/2014	WD	03-ARM'S LENGTH	1195P322	PROPERTY TRANSFER	100.0

Property Address

6897 W HARBOR HWY

Owner's Name/Address

ISABELL JAMES B REV TRUST
7325 NORTHPORT AVE NE
ROCKFORD MI 49341-9439

Tax Description

L452 P315 L467 P074/98 LOT 64 PLAT OF PIERCE STOCKING DEV NO. 1 SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 34
2025 Est TCV 562,975 TCV/TFA: 415.79

Building Permit(s)	Date	Number	Status
Mechanical	11/06/2024	PM24-0883	100% FINIS
Mechanical	12/12/2014	PM14-0660	100% FINIS
ADDITION/ALTERATION	10/01/2014	2014-221	100% FINIS
Res. Add/Alter/Reair	09/29/2014	PB14-0358	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/31/2015	INSPECTED
TPC	05/14/2015	INSPECTED
TPC	01/02/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.91	1080	0	0
D/W/P: 4in Concrete	6.53	45	0	0
Wood Frame	23.20	170	50	1,972

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 =				3,472

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	122,000	281,500			150,075C
2024	91,100	111,700	202,800			145,563C
2023	72,900	104,000	176,900			138,632C
2022	53,000	91,300	144,300			132,031C

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*** 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
1962	2015

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		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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1354 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)
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: CD
Effec. Age: 40
Floor Area: 1,354
Total Base New : 211,010 E.C.F.
Total Depr Cost: 126,605 X 1.900
Estimated T.C.V: 240,550

(16) Porches/Decks

Area	Type
196	CGEP (1 Story)
184	WCP (1 Story)
132	CCP (1 Story)

(17) Garage

Year Built: 1962
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 431
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

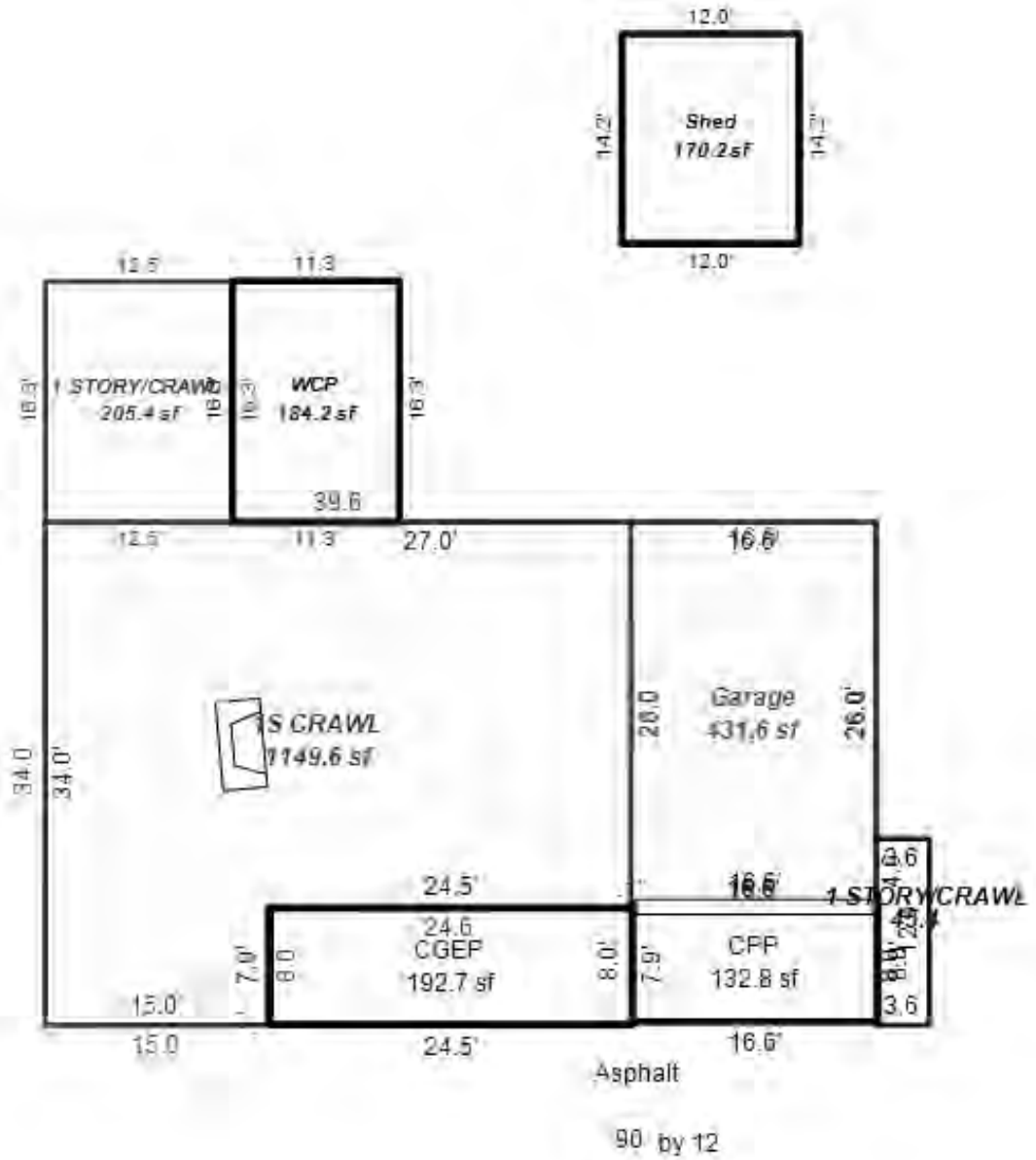
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1962
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1354 SF Floor Area = 1354 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,149		
1 Story	Siding	Crawl Space	205		
			Total:	154,332	92,599

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,238	743
2 Fixture Bath	1	2,614	1,568
Water/Sewer			
1000 Gal Septic	1	4,582	2,749
Water Well, 100 Feet	1	5,680	3,408
Porches			
CGEP (1 Story)	196	10,939	6,563
WCP (1 Story)	184	6,878	4,127
CCP (1 Story)	132	3,342	2,005
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	431	16,296	9,778
Common Wall: 1 Wall	1	-2,060	-1,236
Door Opener	1	489	293
Built-Ins			
Appliance Allow.	1	1,947	1,168
Fireplaces			
Interior 1 Story	1	4,733	2,840
	Totals:	211,010	126,605

<<<<< 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: 45-006-740-065-00 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.
FEELEY MARY P SEYMOUR & H	SEYMOUR FRANCIS P & MARY	0	08/07/2018	QC	09-FAMILY	1337P923	DEED	0.0
STAPLETON JAMES R ET AL	FEELEY MARY P SEYMOUR & H	230,000	03/21/2014	WD	03-ARM'S LENGTH	1194P276	PROPERTY TRANSFER	100.0
MARCHANT TRUST	STAPLETON	180,000	12/21/2001	WD	03-ARM'S LENGTH	620:936	OTHER	0.0

Property Address

6879 W HARBOR HWY

Owner's Name/Address

SEYMOUR FRANCIS P & MARY P FEELEY
6879 W HARBOR HWY
GLEN ARBOR MI 49636

Tax Description

L279 P247/87 L620 P936/01 LOT 65 PIERCE STOCKING DEVELOPMENT NO 1. CONSISTING OF INTEREST TO JAMES R & IMOGENE STAPLETON AND TERRI LEE STAPLETON THOMPSON (TENANTS IN COMMON) SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 04/03/2014

MAP #: 34

2025 Est TCV 628,544 TCV/TFA: 480.54

Building Permit(s)	Date	Number	Status
Electrical	05/16/2022	PE22-0334	100% FINIS
Mechanical	05/16/2022	PM22-0416	100% FINIS
Res. Post Frame Building	10/19/2021	PB21-0503	100% FINIS
ACCESSORY BLDG	09/24/2021	LU21-36	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	12/08/2022	INSPECTED
TPC	05/13/2022	INSPECTED
TPC	11/17/2021	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	1080	0	0
D/W/P: 3.5 Concrete	6.63	192	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	159,500	154,800	314,300			181,568C
2024	91,100	141,600	232,700			176,109C
2023	72,900	131,800	204,700			167,723C
2022	53,000	89,500	142,500			130,975C

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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	2001

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:
Other: Ceramic Tile
Other: Carpeted

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1308 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
	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
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 40
Floor Area: 1,308
Total Base New : 270,284 E.C.F.
Total Depr Cost: 162,153 X 1.900
Estimated T.C.V: 308,091

(16) Porches/Decks

Area	Type
440	CCP (1 Story)
78	Roof Cover Onl

(17) Garage

Year Built: 1960
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: 336
% 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 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1308 SF Floor Area = 1308 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

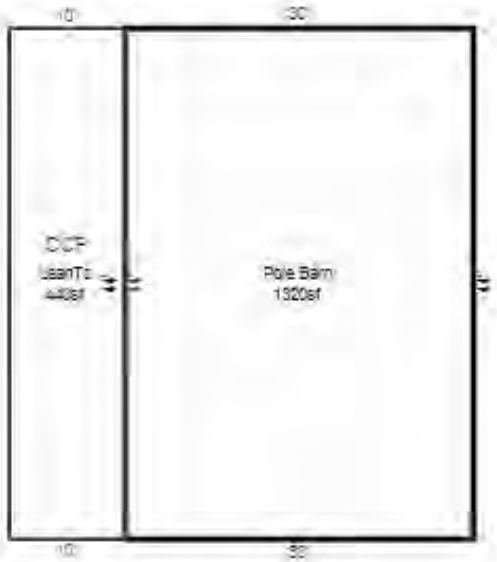
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,308		
			Total:	162,065	97,220

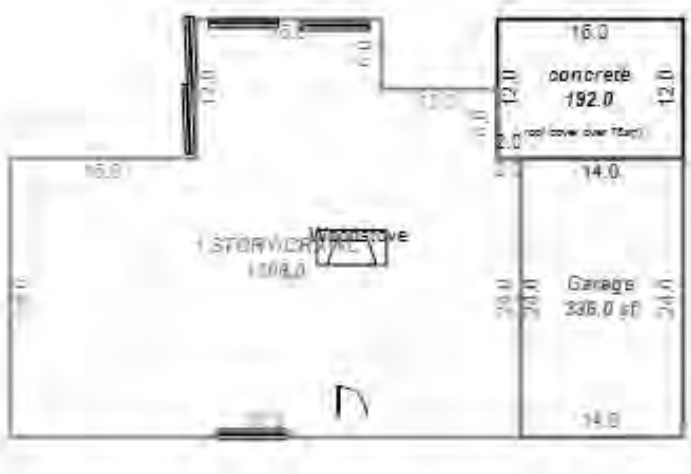
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
3 Fixture Bath	1	4,678	2,807
Water/Sewer			
2000 Gal Septic	1	9,735	5,841
Water Well, 100 Feet	1	5,849	3,509
Porches			
CCP (1 Story)	440	10,842	6,505
Foundation: Shallow	440	-2,064	-1,238
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	336	15,600	9,360
Common Wall: 1 Wall	1	-2,235	-1,341
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	1320	57,486	34,492
Built-Ins			
Appliance Allow.	1	2,786	1,672
Fireplaces			
Wood Stove	1	2,570	1,542
Deck			
w/Roof (Roof portion)	78	1,486	892

<<<<< 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: 45-006-740-066-00 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.

Property Address
6861 W HARBOR HWY

Owner's Name/Address
HAZELTON ROSS W & VERONICA L
6861 W HARBOR HWY
GLEN ARBOR MI 49636

Tax Description
L243 P914 L298 P265 L376 P909 L392
P584-585/94 L510 P69/99 2005 INTEREST
REVISED LOT 66 PIERCE STOCKING
DEVELOPMENT NO. 1 SEC 22 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/07/2001
MAP #: 34
2025 Est TCV 739,614 TCV/TFA: 332.56

Building Permit(s)	Date	Number	Status
Electrical	06/29/2022	PE22-0460	100% FINIS
Mechanical	06/29/2022	PM22-0561	100% FINIS
Plumbing	08/13/2012	PP12-0128	
WELL/SEPTIC	05/19/2009	L09-059	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/13/2022	INSPECTED
WAS	11/26/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1200	0	0
Wood Frame	22.78	396	50	4,510

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 =				7,010

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	159,500	210,300	369,800			88,982C
2024	91,100	192,500	283,600			86,307C
2023	72,900	179,300	252,200			82,198C
2022	53,000	147,900	200,900			78,284C

*** 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	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
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
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: 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: 2X12X16
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

	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: 36
Floor Area: 2,224
Total Base New : 340,134 E.C.F.
Total Depr Cost: 217,711 X 1.900
Estimated T.C.V: 413,651

(16) Porches/Decks

Area	Type
320	WSEP (1 Story)

(17) Garage

Year Built: 1975
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 396
% 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 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2224 SF Floor Area = 2224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,224		
			Total:	284,434	182,063

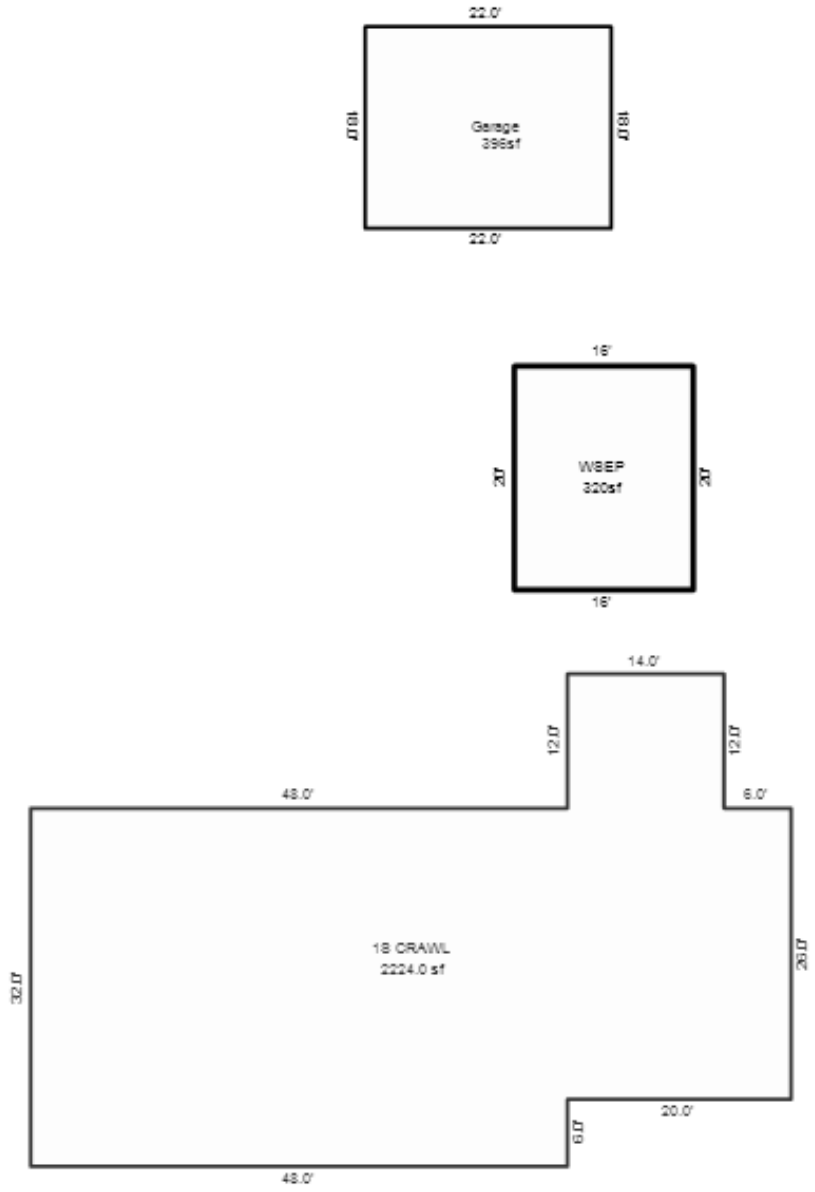
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	951
3 Fixture Bath	1	4,678	2,994
Water/Sewer			
1000 Gal Septic	1	4,899	3,135
Water Well, 100 Feet	1	5,849	3,743
Porches			
WSEP (1 Story)	320	14,630	9,363
Foundation: Shallow	320	-1,741	-1,114
Garages			
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	396	17,737	11,352
Built-Ins			
Appliance Allow.	1	2,786	1,783
Fireplaces			
Interior 1 Story	1	5,376	3,441
	Totals:	340,134	217,711

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 413,651

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

Parcel Number: 45-006-740-066-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-067-00 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.
HILTON RICHARD & CAROL	HILTON RICHARD & CAROL LE	0	06/08/2023	QC	09-FAMILY	2023002501	PROPERTY TRANSFER	0.0
BELL BOBBY G & RITA R	HILTON RICHARD G & CAROL	35,365	08/27/2001	WD	16-LC PAYOFF	601P622	DEED	0.0

Property Address

6843 W HARBOR HWY

Owner's Name/Address

HILTON RICHARD G & CAROL R
PO BOX 126
GLEN ARBOR MI 49636

Tax Description

L596 P773/01 L601 P622/01 LOT 67 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

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

MAP #: 34

2025 Est TCV 723,139 TCV/TFA: 320.82

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	03/02/1998	98000061	

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
WAS	11/26/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.24	375	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	159,500	202,100	361,600			141,291C
2024	91,100	184,700	275,800			137,043C
2023	72,900	172,000	244,900			130,518C
2022	53,000	151,000	204,000			124,303C

*** 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	1985

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
X	Metal Sash
	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
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: 2050 S.F.
Slab: 204 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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

	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
1	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 36
Floor Area: 2,254
Total Base New : 331,139 E.C.F.
Total Depr Cost: 211,940 X 1.900
Estimated T.C.V: 402,686

(16) Porches/Decks

Area	Type
224	CCP (1 Story)
156	Treated Wood

(17) Garage

Year Built: 1961
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: 238
% 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 1961
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2254 SF Floor Area = 2254 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

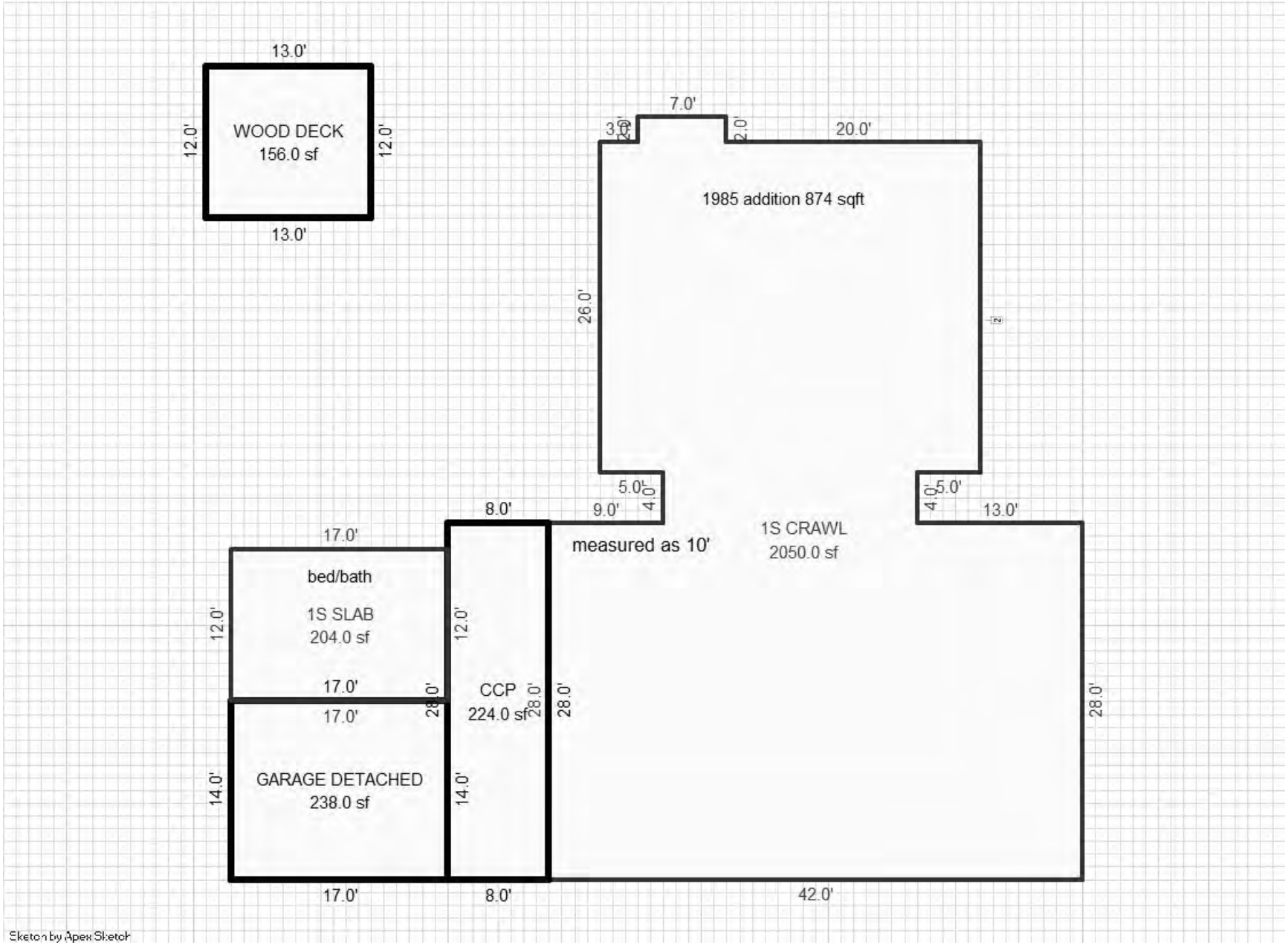
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,050		
1 Story	Siding	Slab	204		
			Total:	286,902	183,629

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	951
3 Fixture Bath	1	4,678	2,994
Water/Sewer			
1000 Gal Septic	1	4,899	3,135
Water Well, 100 Feet	1	5,849	3,743
Porches			
CCP (1 Story)	224	5,840	3,738
Deck			
Treated Wood	156	3,541	2,266
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Door Opener	1	550	352
Base Cost	238	12,038	7,704
Built-Ins			
Appliance Allow.	1	2,786	1,783
Fireplaces			
Wood Stove	1	2,570	1,645
	Totals:	331,139	211,940

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 402,686

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

Parcel Number: 45-006-740-067-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-068-00 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.
HILTON L NKA TURENER & HI	TURNER LEAH H & CHRISTIAN	1	10/28/2020	QC	09-FAMILY	202100831	DEED	0.0
HILTON RICHARD R & RYAN C	HILTON LEAH G &	0	07/30/2019	QC	09-FAMILY	2019004416	OTHER	0.0
HILTON RICHARD G & CAROL	HILTON LEAH G & HILTON RI	0	06/17/2019	QC	09-FAMILY	1363P151	PROPERTY TRANSFER	0.0
EICHSTADT JOHN L JR & SHA	HILTON RICHARD G & CAROL	0	03/17/1999	WD	16-LC PAYOFF	506P915	OTHER	0.0

Property Address
6837 W HARBOR HWY

Owner's Name/Address
TURNER LEAH H & CHRISTIAN
PO BOX 641
GLEN ARBOR MI 49636-0126

Tax Description
L266 P822 L506 P915/99 LOT 68 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 06/20/2020
MAP #: 34
2025 Est TCV 927,564 TCV/TFA: 443.81

Building Permit(s)	Date	Number	Status
Mechanical	12/05/2019	PM19-0968	100% FINIS
Electrical	10/25/2019	PE19-0663	100% FINIS
Mechanical	10/25/2019	PM19-0842	100% FINIS
Plumbing	09/26/2019	PP19-0268	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/01/2020	INSPECTED
TPC	05/08/2019	INSPECTED
TPC	12/01/2016	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	318,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.24	484	0	0
D/W/P: 4in Concrete	7.01	195	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	159,500	304,300	463,800			270,586C
2024	91,100	284,100	375,200			262,451C
2023	72,900	264,600	337,500			249,954C
2022	53,000	237,100	290,100			238,052C

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*** 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
2020	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: 1240 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

	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
	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: 5
Floor Area: 2,090
Total Base New : 334,425 E.C.F.
Total Depr Cost: 317,690 X 1.900
Estimated T.C.V: 603,611

(16) Porches/Decks

Area	Type
129	WCP (1 Story)
221	WCP (1 Story)
57	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: 506
% 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 C 10 Blt 2020
(11) Heating System: Forced Heat & Cool
Ground Area = 1240 SF Floor Area = 2090 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

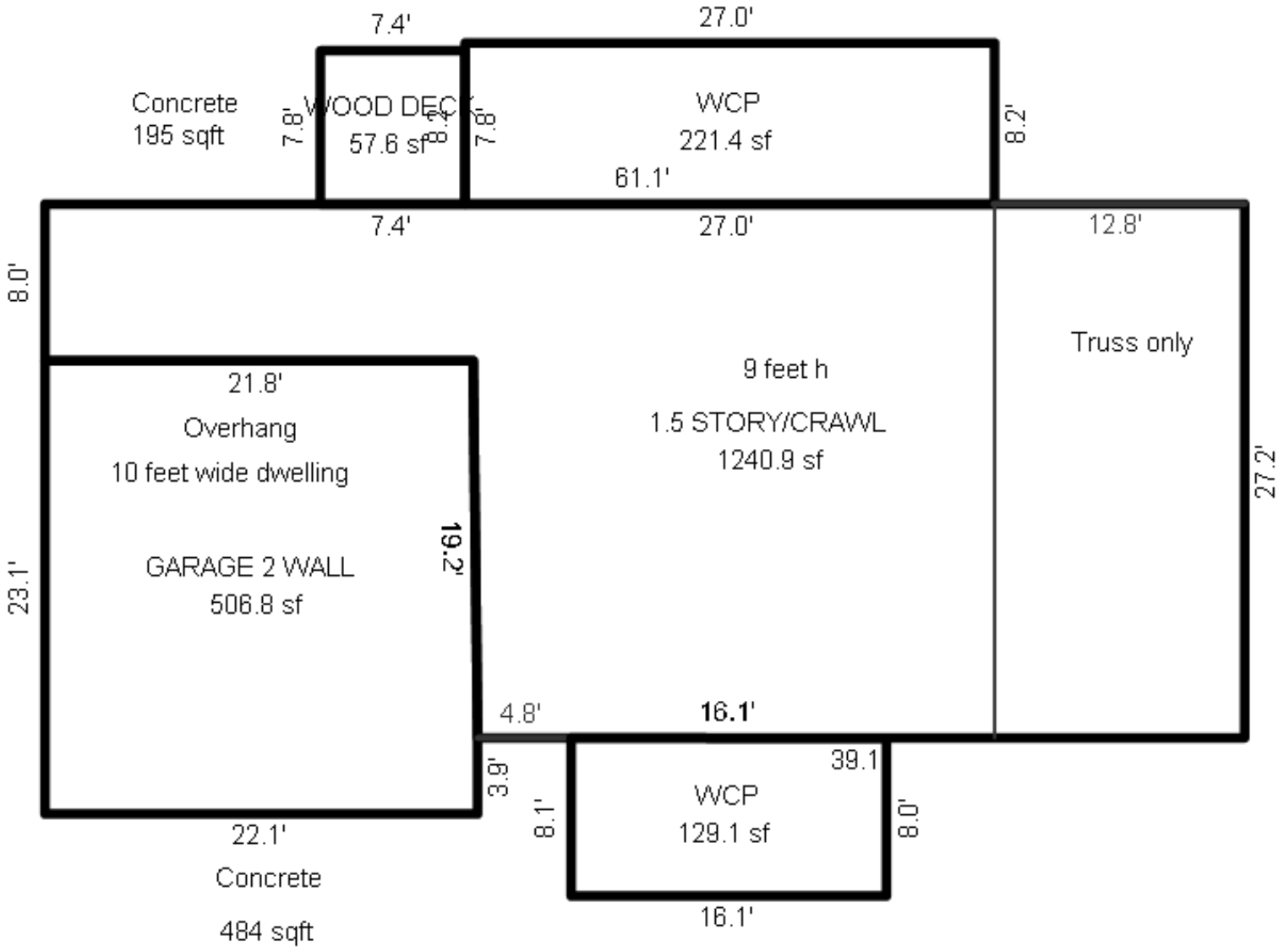
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,240		
1 Story	Siding	Overhang	230		
			Total:	268,279	254,853

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,412
3 Fixture Bath	1	4,678	4,444
2 Fixture Bath	1	3,130	2,973
Water/Sewer			
2000 Gal Septic	1	9,735	9,248
Water Well, 50 Feet	1	2,705	2,570
Porches			
WCP (1 Story)	129	5,891	5,596
WCP (1 Story)	221	8,588	8,159
Deck			
Treated Wood	57	1,915	1,819
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	506	27,481	26,107
Common Wall: 2 Wall	1	-5,409	-5,139
Door Opener	1	550	522
Built-Ins			
Appliance Allow.	1	2,786	2,647
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: 45-006-740-069-00 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.
HILTON RICHARD & CAROL	HILTON RICHARD & CAROL LE	0	06/08/2023	QC	09-FAMILY	2023002502	PROPERTY TRANSFER	0.0
BALLEIN GREGORY S & MICHE	TURNER CHRISTIAN & LEAH &	354,900	05/21/2021	WD	03-ARM'S LENGTH	2021005349	PROPERTY TRANSFER	100.0
HART PAUL F & DEBORAH A	BALLEIN GREGORY S & MICHE	197,500	03/29/2017	WD	03-ARM'S LENGTH	1291P238	PROPERTY TRANSFER	100.0
GLEN ARBOR INVESTMENTS IN	HART PAUL F & DEBORAH A	193,000	10/04/2004	WD	03-ARM'S LENGTH	827:426	OTHER	100.0

Property Address

6815 W HARBOR HWY

Owner's Name/Address

TURNER CHRISTIAN & LEAH &
HILTON RICHARD & CAROL
6815 W HARBOR HWY
GLEN ARBOR MI 49636

Tax Description

L212 P267 L291 P466 L482 P322/98 L561 P31/00 L599 P541/01 L601 P633/01 L827 P423&426/04 LOT 69 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 34
2025 Est TCV 464,500 TCV/TFA: 699.55

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	11/03/2014	L14 - 241	100% FINIS
MECHANICAL	10/21/2004	PM04-0707	

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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/20/2021	INSPECTED
TPC	12/06/2019	INSPECTED
TPC	12/01/2016	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	1.0000	0.9113	3500	100		318,953
100 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		318,953

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	159,500	72,800	232,300			122,192C
2024	91,100	66,600	157,700			118,518C
2023	72,900	62,000	134,900			112,875C
2022	53,000	54,500	107,500			107,500S

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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	2018

Condition: Average

Room List

	Basement
2	1st Floor
	2nd Floor
1	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
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

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 664 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

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
Effec. Age: 35
Floor Area: 664
Total Base New : 116,637 E.C.F.
Total Depr Cost: 75,814 X 1.900
Estimated T.C.V: 144,047

(16) Porches/Decks

Area	Type
200	CCP (1 Story)
168	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 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 664 SF Floor Area = 664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

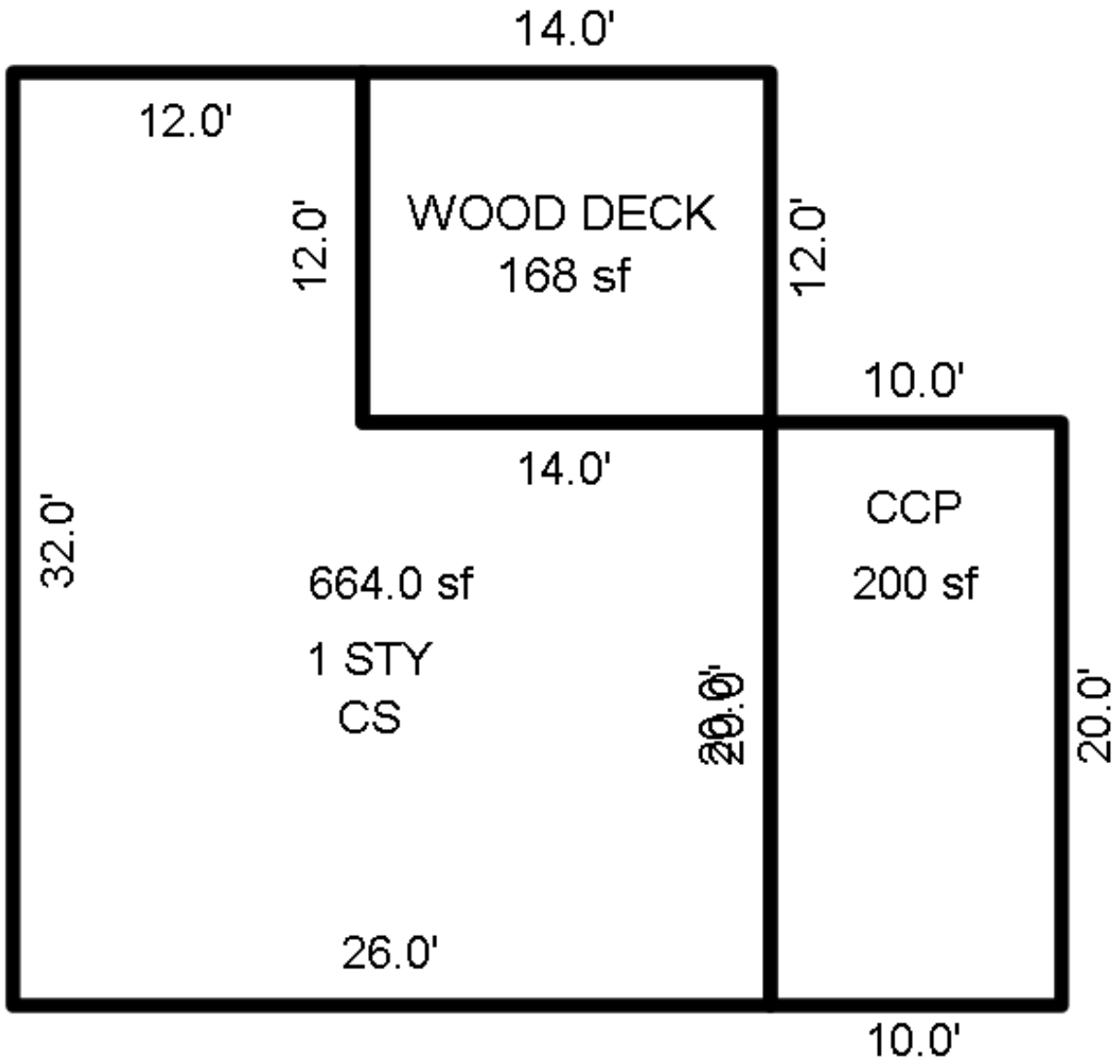
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	664		
			Total:	92,835	60,343

Other Additions/Adjustments

Exterior			
Brick Veneer	64	1,108	720
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			
CCP (1 Story)	200	5,300	3,445
Foundation: Shallow	200	-1,344	-874
Deck			
Treated Wood	168	3,718	2,417
Built-Ins			
Appliance Allow.	1	2,786	1,811
Totals:		116,637	75,814

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 144,047

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



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

Parcel Number: 45-006-740-070-00 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.
MCAULIFFE	SMITH	187,000	04/07/2000	WD	03-ARM'S LENGTH	287:930	OTHER	0.0

Property Address
6797 W HARBOR HWY

Owner's Name/Address
SMITH RONALD D
PO BOX 244
GLEN ARBOR MI 49636

Tax Description
L192 P629 L212 P265 L287 P930/88 L540 P278/00 L618 P303/01 LOT 70 & W 1/2 OF LOT 71 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/10/1994
MAP #: 34
2025 Est TCV 662,228 TCV/TFA: 604.22

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/19/1978	1978-3293	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
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

#70 & W1/2 OF # 71

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	100.00	300.00	0.9036	0.9113	3500	100		288,206
B 100' @ 3500/	50.00	300.00	0.9036	0.9113	3500	50	SURPLUS: 1/2 LOT71	72,05
150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	360,258

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	180,100	151,000	331,100			168,814C
2024	102,900	148,600	251,500			163,739C
2023	82,300	138,500	220,800			155,942C
2022	63,600	121,600	185,200			148,517C

*** 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	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

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:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1096 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

1096	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		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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
	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: 1,096
Total Base New : 242,488 E.C.F.
Total Depr Cost: 157,616 X 1.900
Estimated T.C.V: 299,470

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
144	WSEP (1 Story)
152	Treated Wood

(17) Garage

Year Built: 1979
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

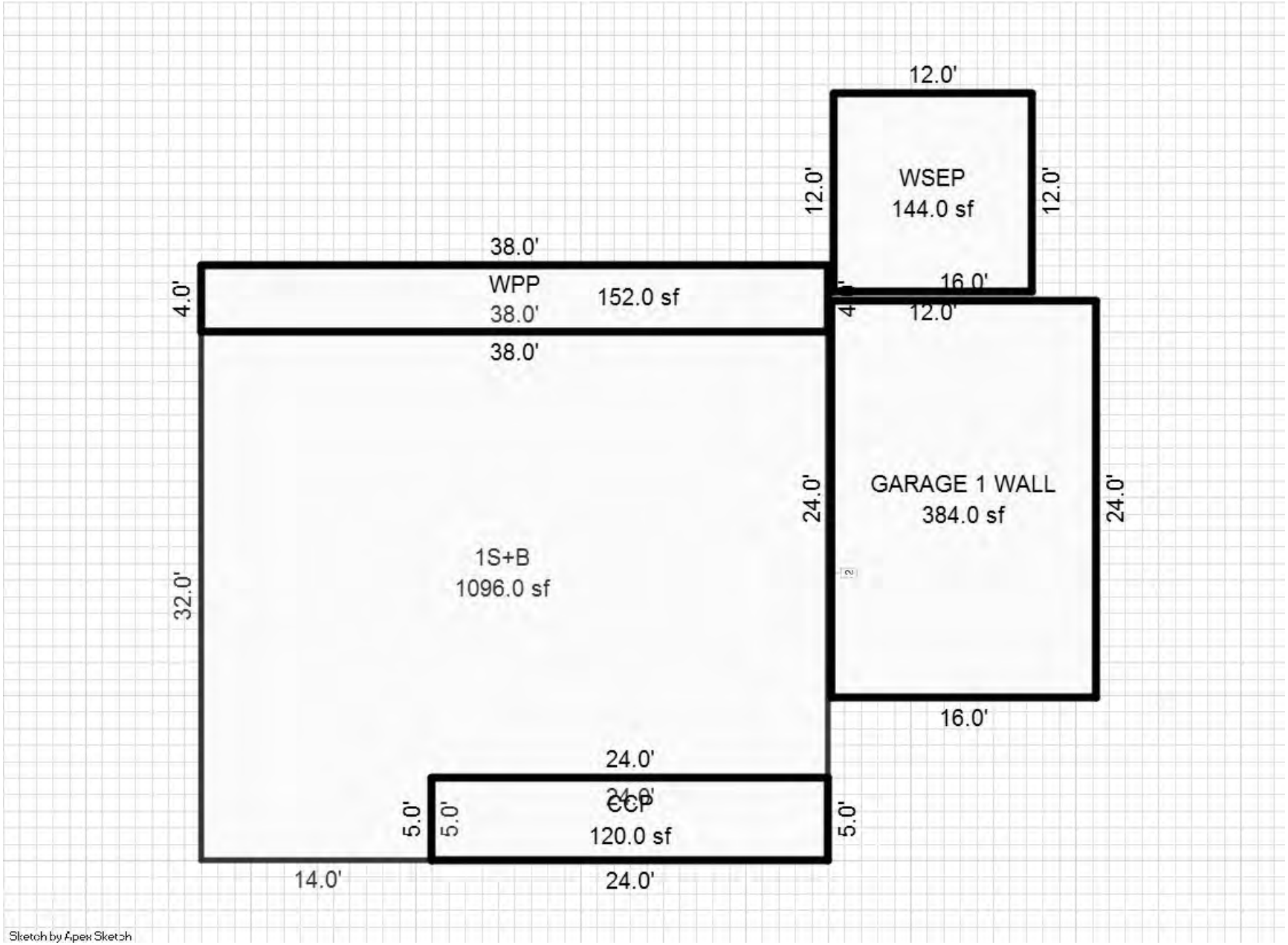
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1979
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1096 SF Floor Area = 1096 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,096		
			Total:	165,966	107,878
Other Additions/Adjustments					
Recreation Room			1096	21,339	13,870
Plumbing					
Average Fixture(s)			1	1,486	966
3 Fixture Bath			1	4,678	3,041
Water/Sewer					
1000 Gal Septic			1	4,899	3,184
Water Well, 100 Feet			1	5,849	3,802
Porches					
CCP (1 Story)			120	3,348	2,176
WSEP (1 Story)			144	7,988	5,192
Deck					
Treated Wood			152	3,481	2,263
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	16,977	11,035
Common Wall: 1 Wall			1	-2,235	-1,453
Door Opener			1	550	357
Built-Ins					
Appliance Allow.			1	2,786	1,811
Fireplaces					
Interior 1 Story			1	5,376	3,494

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

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

Parcel Number: 45-006-740-070-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-740-071-00 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.
MCAULIFFE	FIRST CHURCH OF CHRI	0	12/26/2000	WD	03-ARM'S LENGTH	563:998	OTHER	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

FIRST CHURCH OF CHRIST SCIENTIST
PO BOX 128
GLEN ARBOR MI 49636

Tax Description

L563 P998/00 E 1/2 LOT 71 PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R-2 (

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

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	50.00	300.00	1.1892	0.9113	3500	100		189,650
50 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	189,650

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

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	11/01/2017	INSPECTED
TPC	12/01/2016	INSPECTED

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

Parcel Number: 45-006-740-072-00 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

6753 W HARBOR HWY

Owner's Name/Address

FIRST CHURCH OF CHRIST SCIENTIST
PO BOX 128
GLEN ARBOR MI 49636

Class: COMMERCIAL-IMPROV Zoning: R-2 (

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
Mechanical	04/11/2024	PM23-1045	100% FINIS
Commercial, Add/Alter/Repa	10/02/2023	PB23-0445	100% FINIS
Electrical	09/19/2023	PE23-0673	100% FINIS
COMMERCIAL ADD/ALT	08/27/2023	LU23-231	100% FINIS

Tax Description

LOT 72 PIERCE STOCKING DEVELOPEMENT NO 1.
SEC 22 T29N R14W.

Comments/Influences

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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	11/06/2024	INSPECTED
TPC	04/10/2024	INSPECTED
TPC	11/14/2023	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 3500/	190.00	300.00	0.8517	0.9113	3500	100		516,168
190 Actual Front Feet, 1.31 Total Acres							Total Est. Land Value =	516,168

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: Auditoriums

Class: C
Floor Area: 2,529
Gross Bldg Area: 4,958
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght : 8

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

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 2529
Ave. Perimeter: 240
Has Elevators:

*** Basement Info ***
Area: 2530
Perimeter: 240
Type: Finished Basement
Heat: Forced Air Furnace

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 240

Base Rate for Upper Floors = 138.11
Finished Basement Basement, Base Rate for Basement = 80.63
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.06 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 15.82
Adjusted Square Foot Cost for Upper Floors = 163.17
Adjusted Square Foot Cost for Basement = 96.45

Total Floor Area: 2,529 Base Cost New of Upper Floors = 412,657
Basement Area: 2,530 Base Cost New of Basement = 244,019

Reproduction/Replacement Cost = 656,676
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 413,706

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 6: Theaters & Auditoriums

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0
Architectural Multiplier: 0.00
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(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

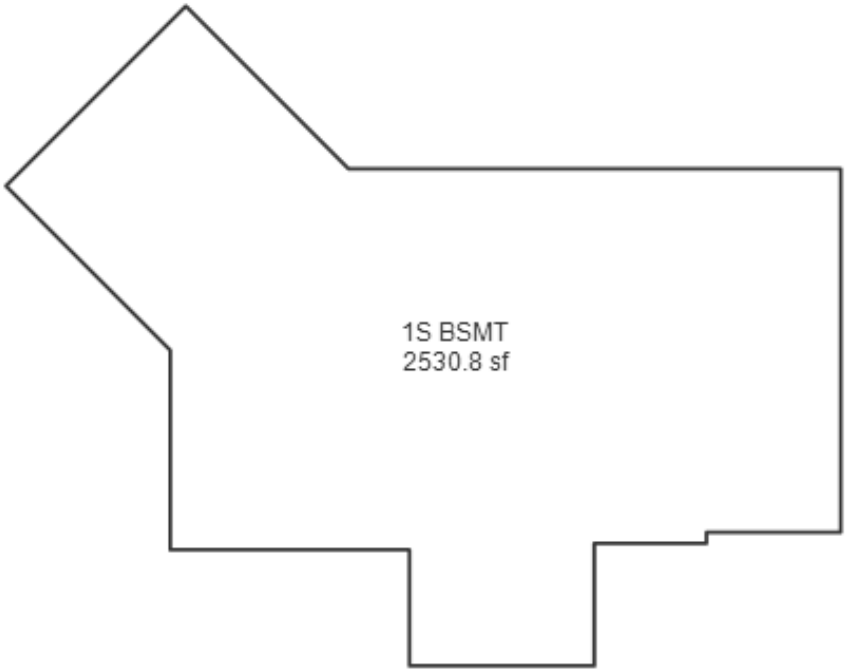
(14) Roof Cover:

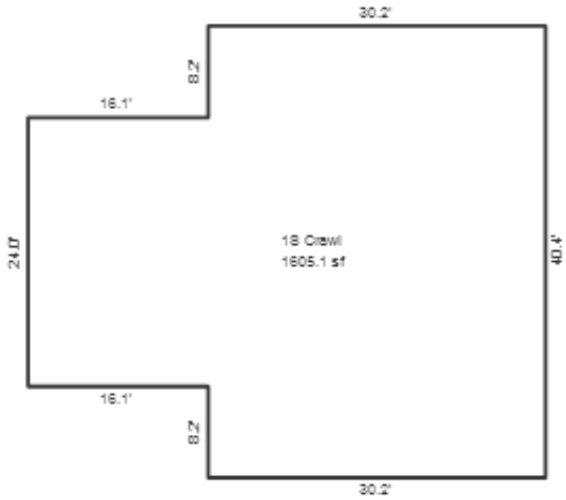
(39) Miscellaneous:

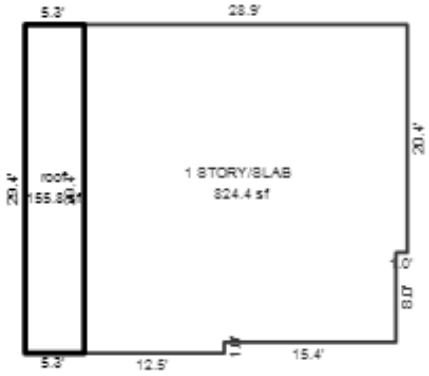
(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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







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

Desc. of Bldg/Section: NW BLDG, BOOKS
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 824
Gross Bldg Area: 4,958
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

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

2014 Year Built
Remodeled

Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 824
Ave. Perimeter
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 130.06

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.25 100%
Adjusted Square Foot Cost for Upper Floors = 154.31

Total Floor Area: 824 Base Cost New of Upper Floors = 127,151

Reproduction/Replacement Cost = 127,151
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 76,291

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 0

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

(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***

Desc. of Bldg/Section: SOUTH - OFFICE/CLASSROOMS
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 1,605
Gross Bldg Area: 4,958
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

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

2014 Year Built
Remodeled

Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 1605
Ave. Perimeter: 173
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 173

Base Rate for Upper Floors = 107.08

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.97 100%
Adjusted Square Foot Cost for Upper Floors = 127.05

Total Floor Area: 1,605 Base Cost New of Upper Floors = 203,915

Reproduction/Replacement Cost = 203,915
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 122,349

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 0

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

(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: 45-006-740-073-01 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.
MANNING & KAELSON TRUST	BIG DIPPER 586 LLC	0	05/04/2021	WD	29-SELLERS INTEREST IN A	2021003750	DEED	0.0
DAY MARGARET A	BIG DIPPER 586 LLC	0	06/12/2018	QC	09-FAMILY	1332P297	OTHER	0.0
MANNING DOUGLAS & KAELSON	BIG DIPPER 586 LLC	276,000	04/29/2016	MLC	03-ARM'S LENGTH	1259P518	PROPERTY TRANSFER	100.0
MANNING DOUGLAS MITCHELL	MANNING DOUGLAS & KAELSON	1	01/07/2014	QC	09-FAMILY	1189P183	PROPERTY TRANSFER	0.0

Property Address

6675 W WESTERN AVE

Owner's Name/Address

BIG DIPPER 586 LLC
PO BOX 193
GLEN ARBOR MI 49636

Tax Description

L276 P773 L330 P838 L397 P840/94 PRT GOVT LOT 4 & PRT LOT 73 BEG SW COR LOT 76 TH N 325.15 FT TH E 50 FT TH S 323.95 FT TH W 50 FT TO POB PIERCE STOCKING DEVELOPMENT NO 1. SEC 22 T29N R14W.

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 361,164 TCV/TFA: 261.71

Building Permit(s)	Date	Number	Status
Mechanical	04/19/2023	PM22-1120	100% FINIS
Commercial, Add/Alter/Repa	05/18/2016	PB16-0142	100% FINIS
Mechanical	05/16/2016	PM16-0294	
Electrical	05/16/2016	PE16-0209	

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 2000.2000 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	50.00	325.00	1.0000	0.0000	0	100*		0
2000 COMM $7.75/SQFT		16248 SqFt	7.75000		100		SIZE ADJUSTMENT - SMALL SITE	

* denotes lines that do not contribute to the total acreage calculation.

50 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 125,921

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	39.84	36	97	1,391
D/W/P: Asphalt Paving	2.77	4429	50	6,134
Total Estimated Land Improvements True Cash Value =				7,525

Who	When	What
TPC	11/02/2016	INSPECTED
TPC	05/04/2016	INSPECTED
TPC	11/28/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	63,000	117,600	180,600			161,862C
2024	65,000	108,700	173,700			156,996C
2023	65,000	102,800	167,800			149,520C
2022	65,000	77,400	142,400			142,400S

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County of Leelanau, Michigan

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

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

Class: D
Floor Area: 1,380
Gross Bldg Area: 1,380
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

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

1991	Year Built
2016	Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 1380
Ave. Perimeter: 170
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 170
Overall Building Height: 8

Base Rate for Upper Floors = 138.90

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.78 100%
Adjusted Square Foot Cost for Upper Floors = 166.68

Total Floor Area: 1,380 Base Cost New of Upper Floors = 230,018

Reproduction/Replacement Cost = 230,018
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 151,812

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 227,718
Replacement Cost/Floor Area= 166.68 Est. TCV/Floor Area= 165.01

(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		Coal		Hand Fired
	Oil		Stoker		Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

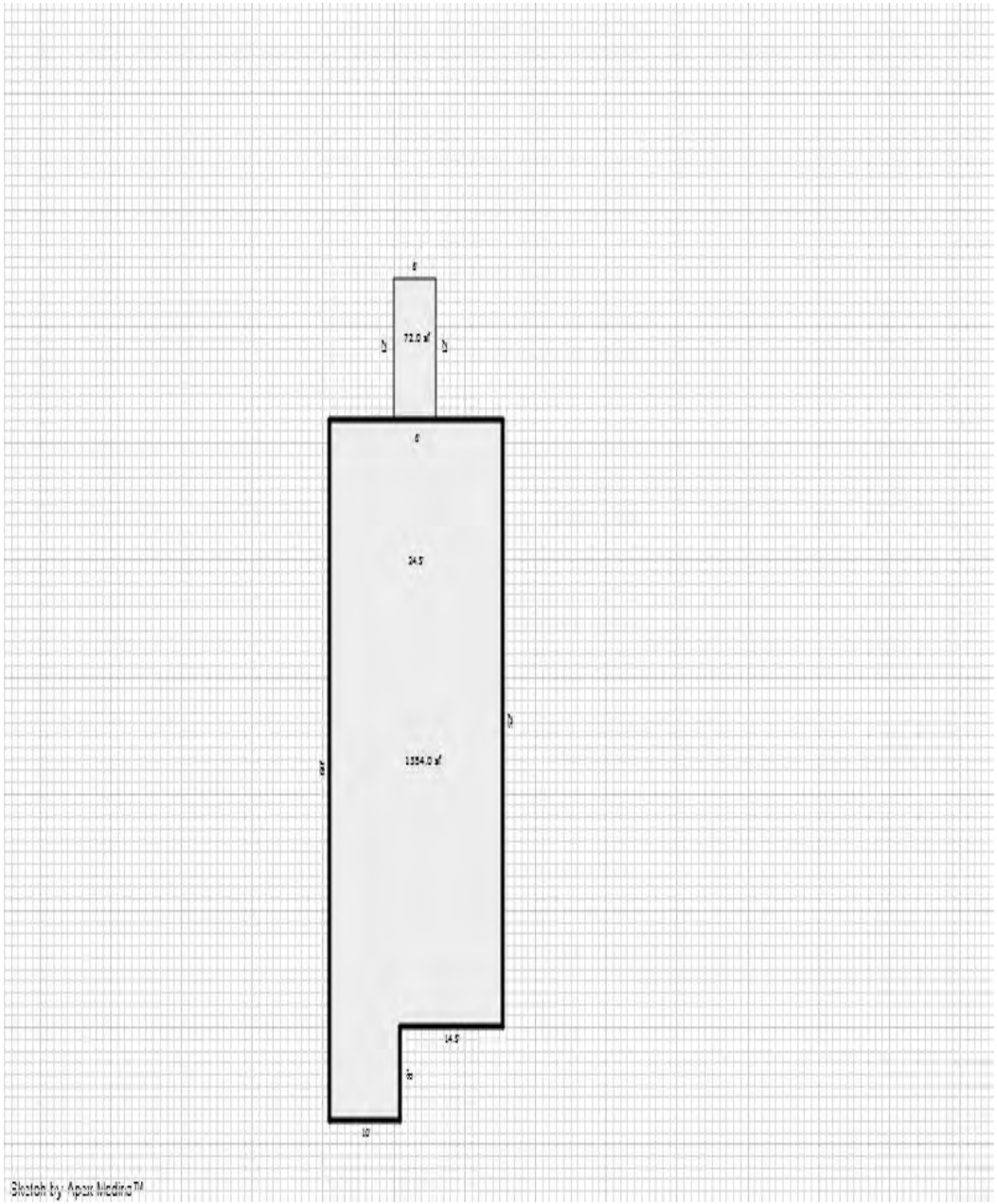
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 45-006-740-073-10 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.
HAMILTON JILL & THOMASMA	BRANDTICS LLC	1,475,000	12/21/2023	WD	03-ARM'S LENGTH	202400062	PROPERTY TRANSFER	100.0
HAMILTON JILL	THOMASMA DAVID III	0	12/15/2023	QC	21-NOT USED/OTHER	202400061	DEED	50.0
THOMASMA DAVID	HAMILTON JILL & THOMASMA	0	10/25/2019	QC	09-FAMILY	2019006114	OTHER	50.0
HAMILTON JILL	THOMASMA DAVID	0	09/28/2018	QC	09-FAMILY	1341P862	OTHER	100.0

Property Address
6671 W WESTERN AVE

Owner's Name/Address
BRANDTICS LLC
52 NURSERY RD
NEW CANAAN CT 06840

Class: COMMERCIAL-IMPROV Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 721,796 TCV/TFA: 267.23

Building Permit(s)	Date	Number	Status
Mechanical	09/28/2020	PM20-0590	100% FINIS
Plumbing	09/28/2020	PP20-0266	100% FINIS
ADDITION/ALTERATION	03/22/2020	LU20-04	100% FINIS
Electrical	02/18/2020	PE20-0071	100% FINIS

Tax Description
2012 L1105P173 COMMENCING AT THE SOUTHEAST CORNER OF LOT 74, RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO. 1; THENCE NORTH 00°01' 29" EAST (PREVIOUSLY DESCRIBED AS NORTH 0°02' EAST), 76;56. FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 79°39'03" WEST, 62.06 FEET; THENCE NORTH 11°04'38" WEST, 109.43 FEET; THENCE NORTH 01°12'47" WEST (PREVIOUSLY DESCRIBED AS NORTH 1°10' WEST), 54.33 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY M-109;. THENCE SOUTH 88°28'40" EAST, 83.32 FEET

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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	04/10/2024	INSPECTED
TPC	11/17/2021	INSPECTED
TPC	11/04/2020	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	83.32	140.99	1.0000	0.0000	0	100*		0
2000 COMM	$7.75/SQFT		11761 SqFt	7.75000	100		IN TOWN INFLUENCE	91,149

* denotes lines that do not contribute to the total acreage calculation.
83 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 91,149

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.33	608	50	708

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	93		100	0
SEPTIC TANK 1000 GAL	0.00	1	93		100	0
DRAIN FIELD	0.00	1	93		100	0
WOOD DECKS	5.25	483	50		100	1,268
Total Estimated Land Improvements True Cash Value =						1,976

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	45,600	315,300	360,900			315,898C
2024	35,300	271,100	306,400			306,400S
2023	35,300	224,700	260,000			260,000S
2022	35,300	222,500	257,800			253,706C

*** 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
1991	2020

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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

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: 1643 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 +5
Effec. Age: 20
Floor Area: 1,811
Total Base New : 313,333 E.C.F.
Total Depr Cost: 250,693 X 1.700
Estimated T.C.V: 426,178

(16) Porches/Decks

Area	Type
264	WGEP (1 Story)
329	Treated Wood
48	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:

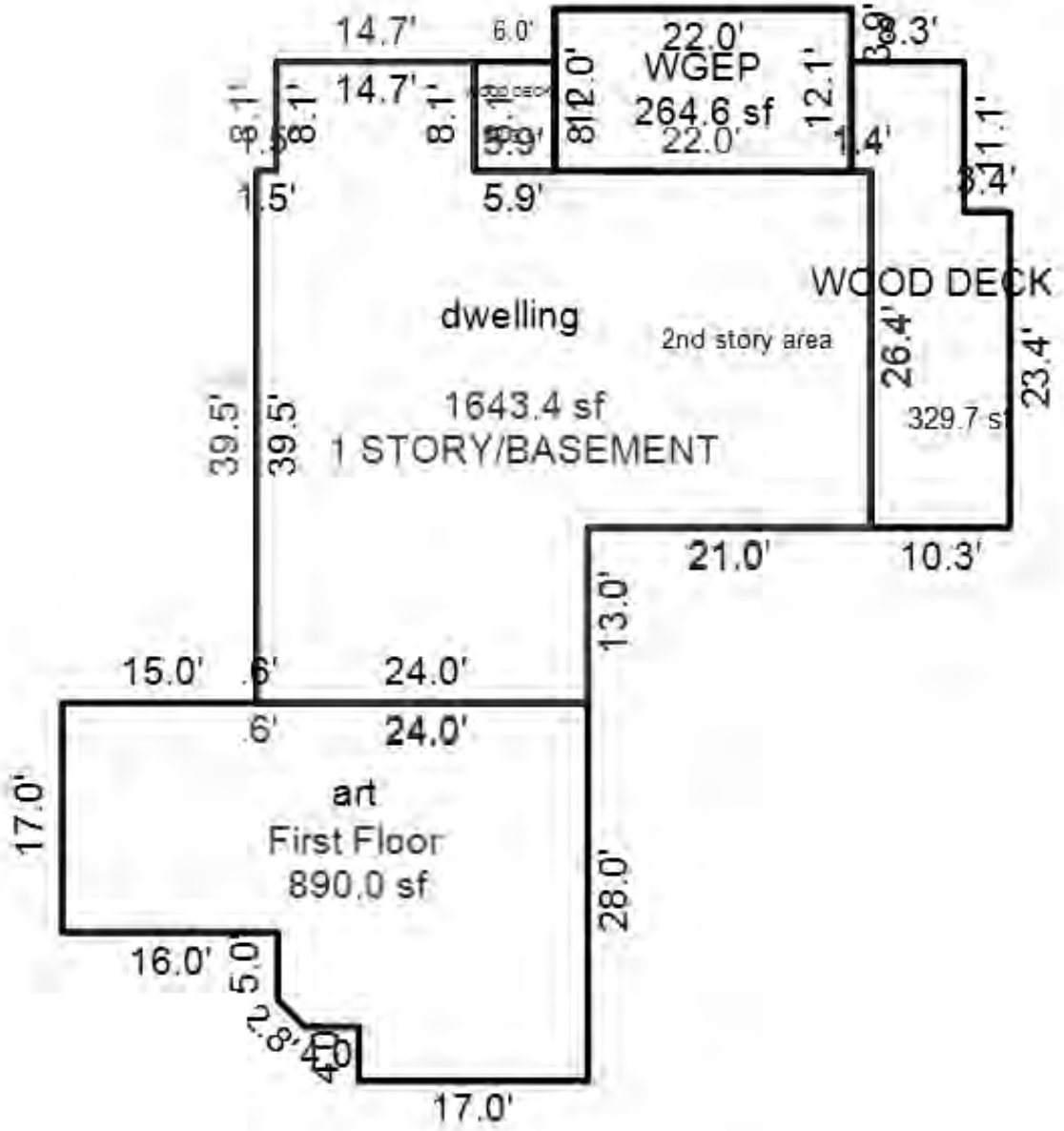
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1991
(11) Heating System: Forced Heat & Cool
Ground Area = 1643 SF Floor Area = 1811 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	1,643		
1 Story	Siding	Overhang	168		
			Total:	267,661	214,156
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			1	4,678	3,742
Water/Sewer					
1000 Gal Septic			1	4,899	3,919
Water Well, 100 Feet			1	5,849	4,679
Porches					
WGEP (1 Story)			264	18,448	14,758
Deck					
Treated Wood			329	5,784	4,627
Treated Wood			48	1,742	1,394
Built-Ins					
Appliance Allow.			1	2,786	2,229
			Totals:	313,333	250,693

Notes:
ECF (2201 COMMERCIAL) 1.700 => TCV: 426,178

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



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

Desc. of Bldg/Section: ART STUDIO
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 890
Gross Bldg Area: 890
Stories Above Grd: 1
Average Sty Hght : 11
Bsmnt Wall Hght : 12

Depr. Table : 2.5%
Effective Age : 15
Physical %Good: 68
Func. %Good : 100
Economic %Good: 100

1991 Year Built
2011 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 890
Ave. Perimeter: 132
Has Elevators:

*** Basement Info ***
Area: 890
Perimeter: 132
Type: Storage Basement
Heat: Space Heaters, Gas with Fan

* 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: 11 Perimeter: 132
Overall Building Height: 8

Base Rate for Upper Floors = 130.76
Storage Basement Basement, Base Rate for Basement = 61.96
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.38 100%
Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.96
Adjusted Square Foot Cost for Upper Floors = 155.14
Adjusted Square Foot Cost for Basement = 67.92

Total Floor Area: 890 Base Cost New of Upper Floors = 138,075
Basement Area: 890 Base Cost New of Basement = 60,448

Reproduction/Replacement Cost = 198,523
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
Total Depreciated Cost = 134,996

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 202,493
Replacement Cost/Floor Area= 223.06 Est. TCV/Floor Area= 227.52

(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

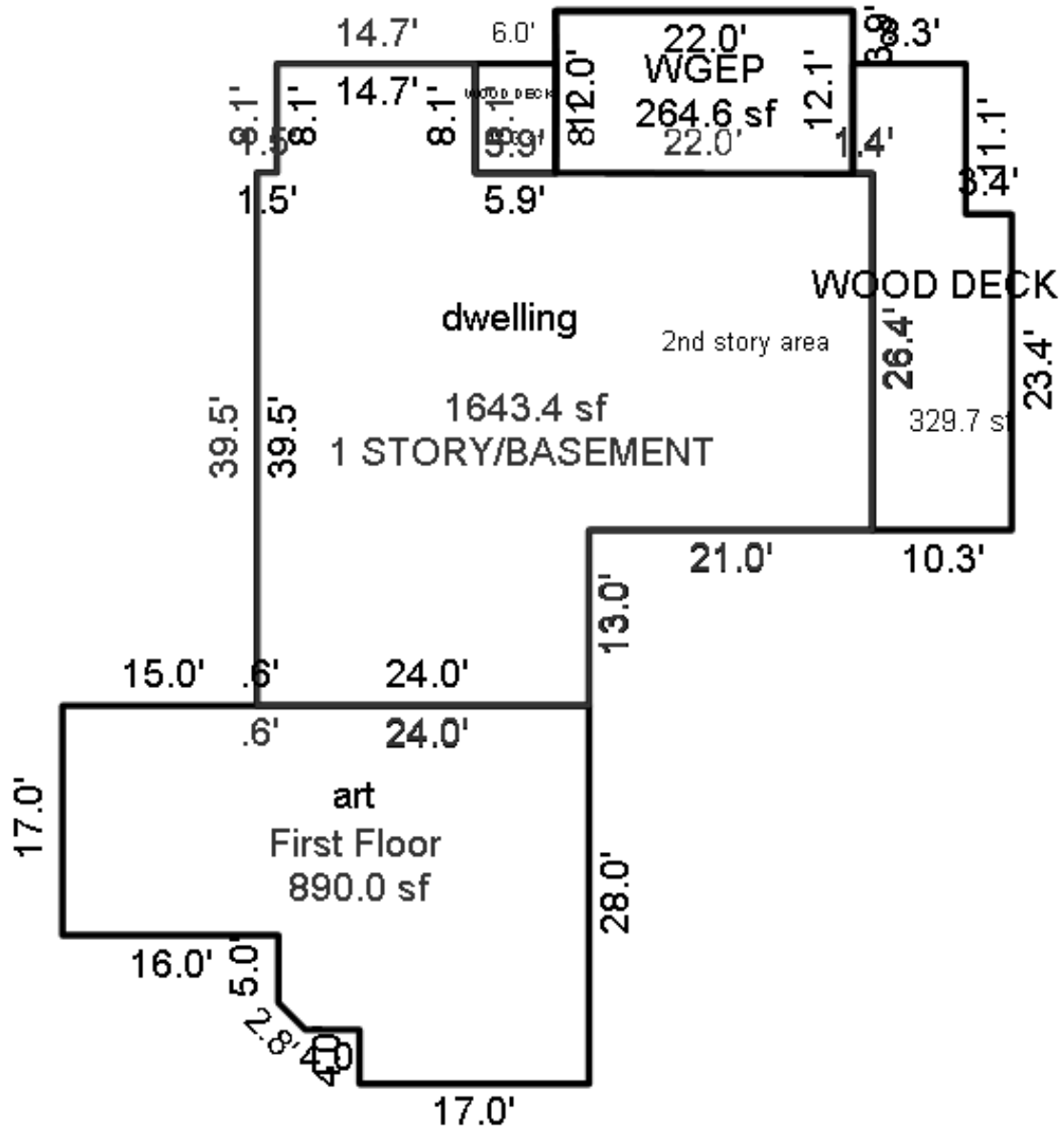
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 45-006-740-074-00 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.
DEVINNEY JAMES R & MARION	VAVRA DAVID S	1	02/01/2012	WD	03-ARM'S LENGTH	1111P462	DEED	0.0
DEVINNEY JAMES R & MARION	VAVRA DAVID S	435,000	12/06/2011	WD	03-ARM'S LENGTH	1105P176-177	PROPERTY TRANSFER	100.0
YOKI	DEVINNEY	165,000	08/02/1999	LC	16-LC PAYOFF	520:559	OTHER	0.0

Property Address

6697 W WESTERN AVE

Owner's Name/Address

VAVRA DAVID S
PO BOX 129
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 916,214 TCV/TFA: 288.12

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	05/12/2015	PB15-0129	100% FINIS
DECK/PORCH	05/08/2015	LU15-09	100% FINIS
Electrical	09/18/2008	PE08-0417	
Res. Garage, Attached	04/30/2008	PB08-0110	

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	116.15	284.04	0.9633	0.8989	2000	100		201,148
116 Actual Front Feet, 0.76 Total Acres							Total Est. Land Value =	201,148

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1100	0	0
D/W/P: Patio Blocks	15.72	144	0	0
D/W/P: 3.5 Concrete	6.63	133	0	0
Metal Prefab	20.80	80	50	832

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 =				3,332

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

Tax Description

2011 L1105P176: THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAUSTATE OF MICHIGAN TO WIT:A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST COMER OF LOT 74, RECORDED PLAT OF PIERCE STOCKING DEVELOPMENT NO. 1; THENCE NORTH 88°59'00" WEST, 262.70 FEET (PREVIOUSLY DESCRIBED AS NORTH 88°59' WEST, 262.12 FEET), ALONG THE

Who	When	What
TPC	10/28/2015	INSPECTED
WAS	01/24/2009	INSPECTED
WAS	01/11/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,600	357,500	458,100			289,439C
2024	70,400	370,200	440,600			280,737C
2023	55,300	344,700	400,000			267,369C
2022	60,300	302,500	362,800			254,638C

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*** 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
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	X	Large
	Avg.		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: 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: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1760 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

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
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 25
Floor Area: 3,180
Total Base New : 499,463 E.C.F.
Total Depr Cost: 374,597 X 1.900
Estimated T.C.V: 711,734

(16) Porches/Decks

Area	Type
153	WSEP (1 Story)
189	WCP (1 Story)
16	WCP (1 Story)
353	Treated Wood
58	Treated Wood
40	Treated Wood
346	Brzwy, FW

(17) Garage

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 991
% Good: 0
Storage Area: 247
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

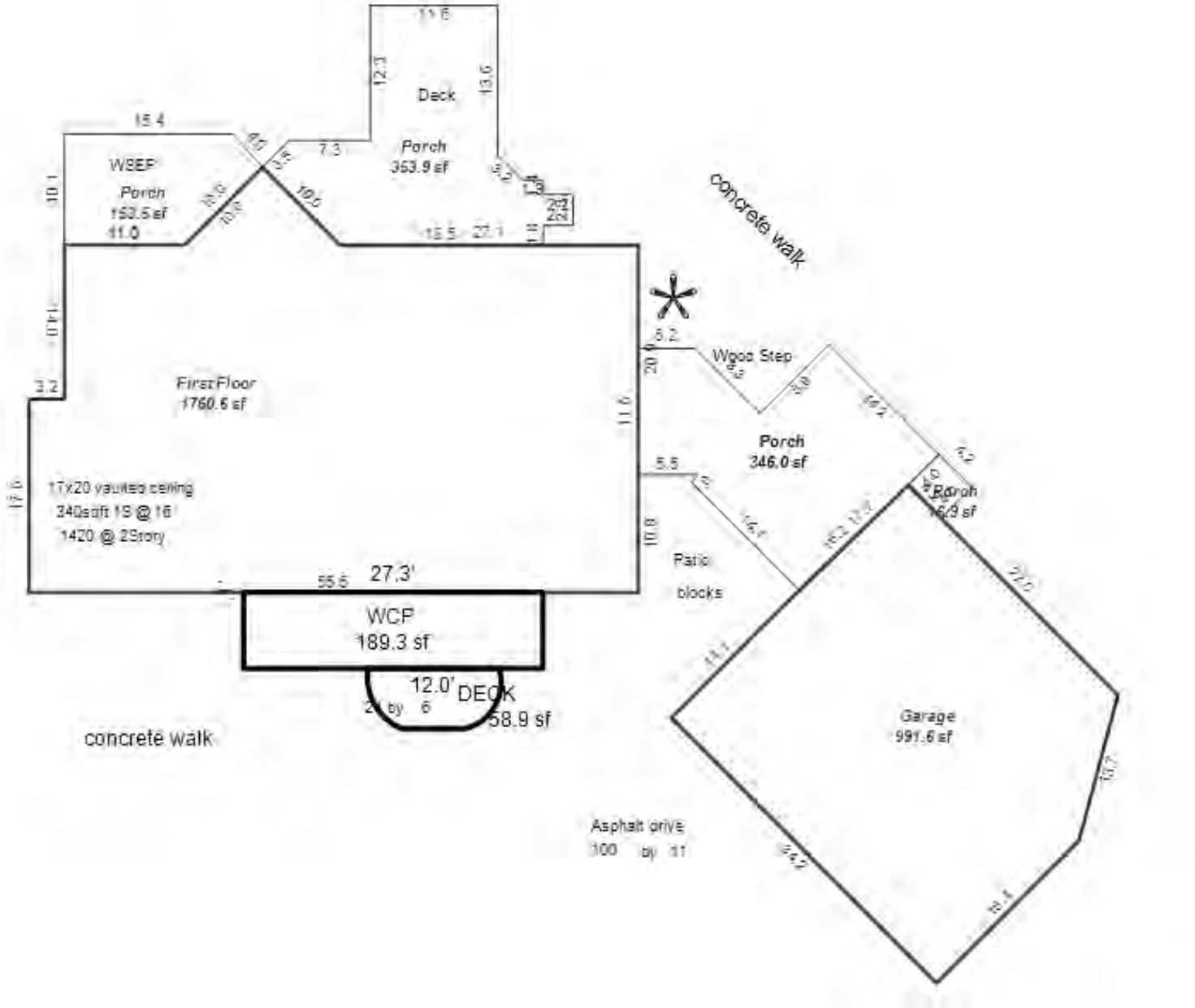
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1760 SF Floor Area = 3180 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,420		
1 Story	Siding	Crawl Space	340		
			Total:	380,795	285,599

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,114
3 Fixture Bath	2	9,357	7,018
Water/Sewer			
1000 Gal Septic	1	4,899	3,674
Water Well, 100 Feet	1	5,849	4,387
Porches			
WSEP (1 Story)	153	8,355	6,266
WCP (1 Story)	189	7,792	5,844
WCP (1 Story)	16	1,216	912
Deck			
Treated Wood	353	6,050	4,537
Treated Wood	58	1,934	1,450
Treated Wood	40	1,610	1,207
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	991	36,994	27,745
Storage Over Garage	247	3,418	2,563
Common Wall: 1/2 Wall	1	-1,352	-1,014
Door Opener	2	1,101	826

<<<<< 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: 45-006-740-075-01 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.
SUTHERLAND MARY W	SOFA KING TIRED LLC	597,000	11/14/2022	WD	03-ARM'S LENGTH	2022006757	PROPERTY TRANSFER	100.0
ANDERLIK	SUTHERLAND	122,200	07/01/1998	LC	16-LC PAYOFF	480:210	OTHER	0.0
ANDERLIK	PATTERSON	130,000	06/14/1996	LC	16-LC PAYOFF	435:843	OTHER	0.0

Property Address
5959 S FOREST HAVEN DR

Owner's Name/Address
SOFA KING TIRED LLC
710 SNYDER RD
EAST LANSING MI 48823

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 617,044 TCV/TFA: 286.33

Building Permit(s)	Date	Number	Status
Mechanical	03/08/2023	PM23-0220	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1500/	100.00	300.00	1.1892	0.9113	1500	100		162,557
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	162,557

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.33	64	50	1,130

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425
Total Estimated Land Improvements True Cash Value =				2,555

Tax Description
L435 P843 L455 P945 L480 P210/98 DC L780 P269 L780 P271 L780 P272/03 LOT 75 EXC PRT BEG SW COR SD LOT 75 TH N 29 DEG 18'55" E 24 FT TH S 75 DEG 08'10" E 42.37 FT TO S LN SD PLAT TH ALG S LN ON CURVE TO LEFT R-1104.21 FT I-01 DEG 56'37" CH-S 79 DEG 29'18" W 37.46 FT & S 78 DEG 31'00" W 16.4 FT TO POB PIERCE STOCKING DEVELOPMENT NO 1 ALSO PRT LOT 10 COM NW COR THEREOF TH N 78 DEG 31'00" E 9.05 FT TH N 78 DEG 31'00" E 16.20 FT TO P C OF A CVE TO RIGHT & ALG SD CVE RAD-1104.21 FT I-01 DEG 56'37" CH-N 79 DEG 29'18" E 37.46 FT FOR POB TH CONT ALG N LN OF PLAT & CVE TO RIGHT 93.75 FT RAD 11304.31 FT

	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	09/29/2023	INSPECTED
TPC	10/10/2022	INSPECTED
TPC	10/22/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	81,300	227,200	308,500			242,058C
2024	65,600	193,900	259,500			234,780C
2023	50,400	173,200	223,600			223,600S
2022	35,000	151,400	186,400			109,760C

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*** 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 201	1981

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	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	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
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:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2155 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

	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

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)
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

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
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
1	Direct-Vented Ga

Class: C +5
Effec. Age: 25
Floor Area: 2,155
Total Base New : 317,121 E.C.F.
Total Depr Cost: 237,859 X 1.900
Estimated T.C.V: 451,932

(16) Porches/Decks

Area	Type
27	WCP (1 Story)
261	Treated Wood
120	Treated Wood
72	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:

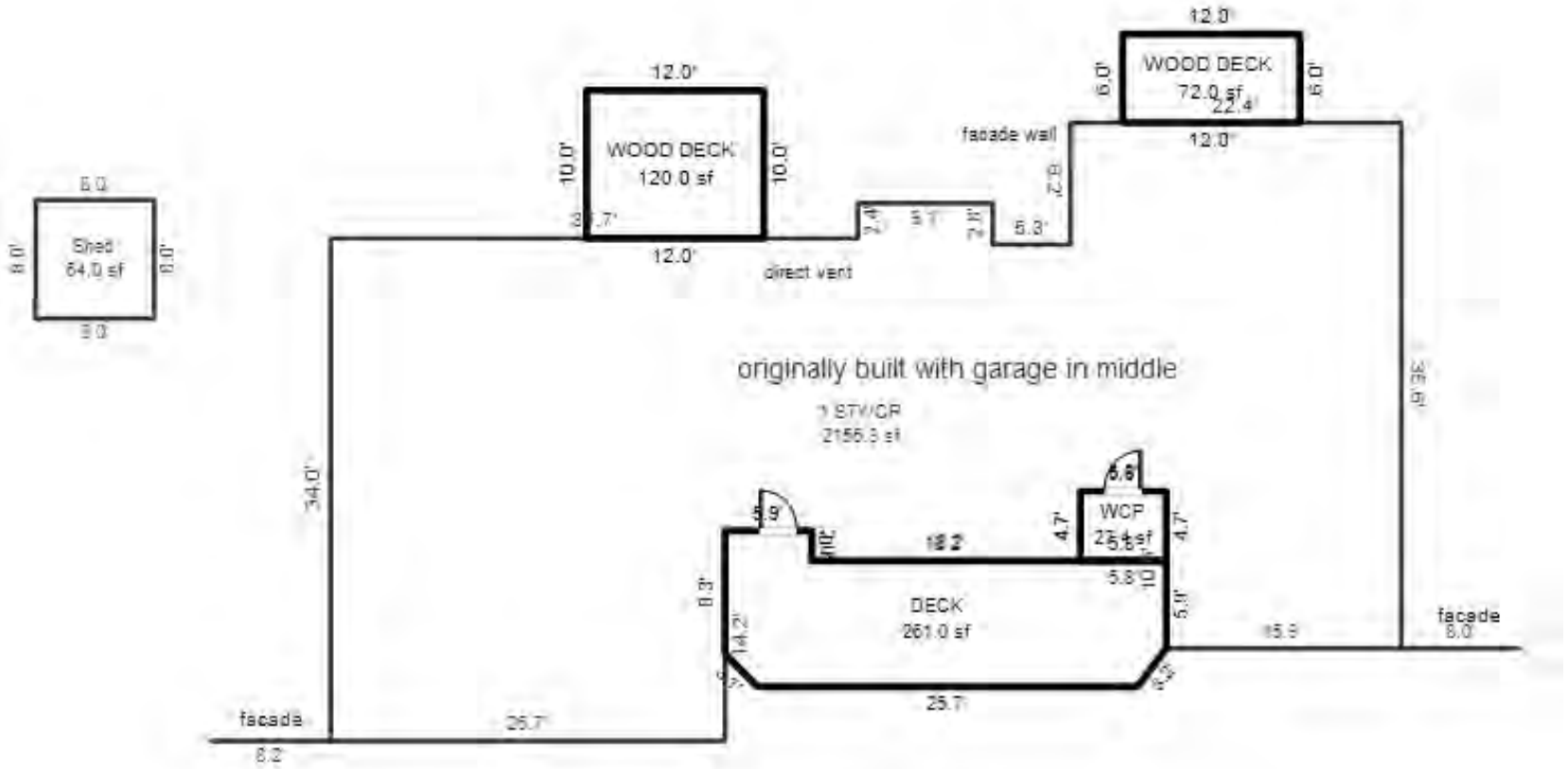
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1974
(11) Heating System: Electric Baseboard
Ground Area = 2155 SF Floor Area = 2155 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	2,155		
			Total:	275,368	206,546
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			2	2,972	2,229
3 Fixture Bath			1	4,678	3,508
Water/Sewer					
1000 Gal Septic			1	4,899	3,674
Water Well, 100 Feet			1	5,849	4,387
Porches					
WCP (1 Story)			27	2,080	1,560
Deck					
Treated Wood			261	4,967	3,725
Treated Wood			120	2,968	2,226
Treated Wood			72	2,155	1,616
Built-Ins					
Appliance Allow.			2	5,572	4,179
Fireplaces					
Wood Stove			1	2,570	1,927
Direct-Vented Gas			1	3,043	2,282
			Totals:	317,121	237,859

Notes: ORGINAL CONSTRUCTION AS 2 UNITS WITH GARAGE BETWEEN
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 451,932

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



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

Parcel Number: 45-006-740-076-00 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.
FORD GEORGE F	INGOLD THOMAS & SUSAN	280,000	04/29/2022	WD	09-FAMILY	2022002942	PROPERTY TRANSFER	100.0
PARDEE PAULINE P	FORD GEORGE F	0	07/03/1986	WD	16-LC PAYOFF	269-543	DEED	0.0
PARDEE PAULINE P	FORD GEORGE F	6,700	05/20/1977	LC	16-LC PAYOFF		DEED	0.0

Property Address
6669 W WESTERN AVE

Owner's Name/Address
INGOLD THOMAS & SUSAN
PO BOX 362
GLEN ARBOR MI 49636

Class: COMMERCIAL-IMPROV Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 902,862 TCV/TFA: 330.60

Building Permit(s)	Date	Number	Status
Mechanical	04/10/2023	PM23-0299	100% FINIS
Plumbing	03/13/2023	PP23-0094	100% FINIS
Mechanical	03/08/2023	PM23-0222	100% FINIS
Res. Single Family Dwellin	11/21/2022	PB22-0564	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

Tax Description
L269P545 THAT PART OF GOV LOT 4 SEC 22 T 29 N R 14 W PARCEL 1 DESCRIBED AS: COMM AT THE NE CNR OF LOT 76 OF THE PLAT OF PIERCE STOCKING DEVELOPMENT NO 1 THENCE ALONG THE SOUTHERLY LINE OF HWY M-109, N 88.58.00 W 67.62 FEET TO THE POB THEN ALONG SAID LINE, N 01.10.00 WEST 24.21 FEET THENCE ALONG SAID LINE NORTH 88.27.00 W 31.92 FEET THENCE SOUTH 00.02.00 WEST 65.95 FEET THENCE ALONG THE NORTHERLY LINE OF SAID LOT 76 SOUTH 88.27.00 EAST 33.30 FEET THENCE ALONG THE LINE OF SAID LOT 76 NORTH 01.10.00 WEST

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	307.99	1.0000	0.0000	0	100*	OUTSIDE MAIN AREA	0
2000 COMM $7.75/SQFT		30797 SqFt	7.75000		100			238,676

* denotes lines that do not contribute to the total acreage calculation.
100 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 238,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch Mult	Cash Value
WATER WELL 4"-6"	0.00	1	92	100	0
SEPTIC TANK 750 GAL	0.00	1	92	100	0
DRAIN FIELD	0.00	1	92	100	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	119,300	332,100	451,400			418,292C
2024	92,400	338,200	430,600			405,715C
2023	92,400	185,900	278,300			278,300S
2022	92,400	128,100	220,500			116,656C

Who	When	What
TPC	04/10/2024	INSPECTED
TPC	06/21/2023	INSPECTED
TPC	12/09/2022	INSPECTED

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*** 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
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	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: 0 S.F.
Crawl: 1082 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
	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: 1,082
Total Base New : 198,438 E.C.F.
Total Depr Cost: 196,453 X 1.700
Estimated T.C.V: 333,970

(16) Porches/Decks

Area	Type
169	WPP

(17) Garage

Year Built: 2023
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 495
% 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 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 1082 SF Floor Area = 1082 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

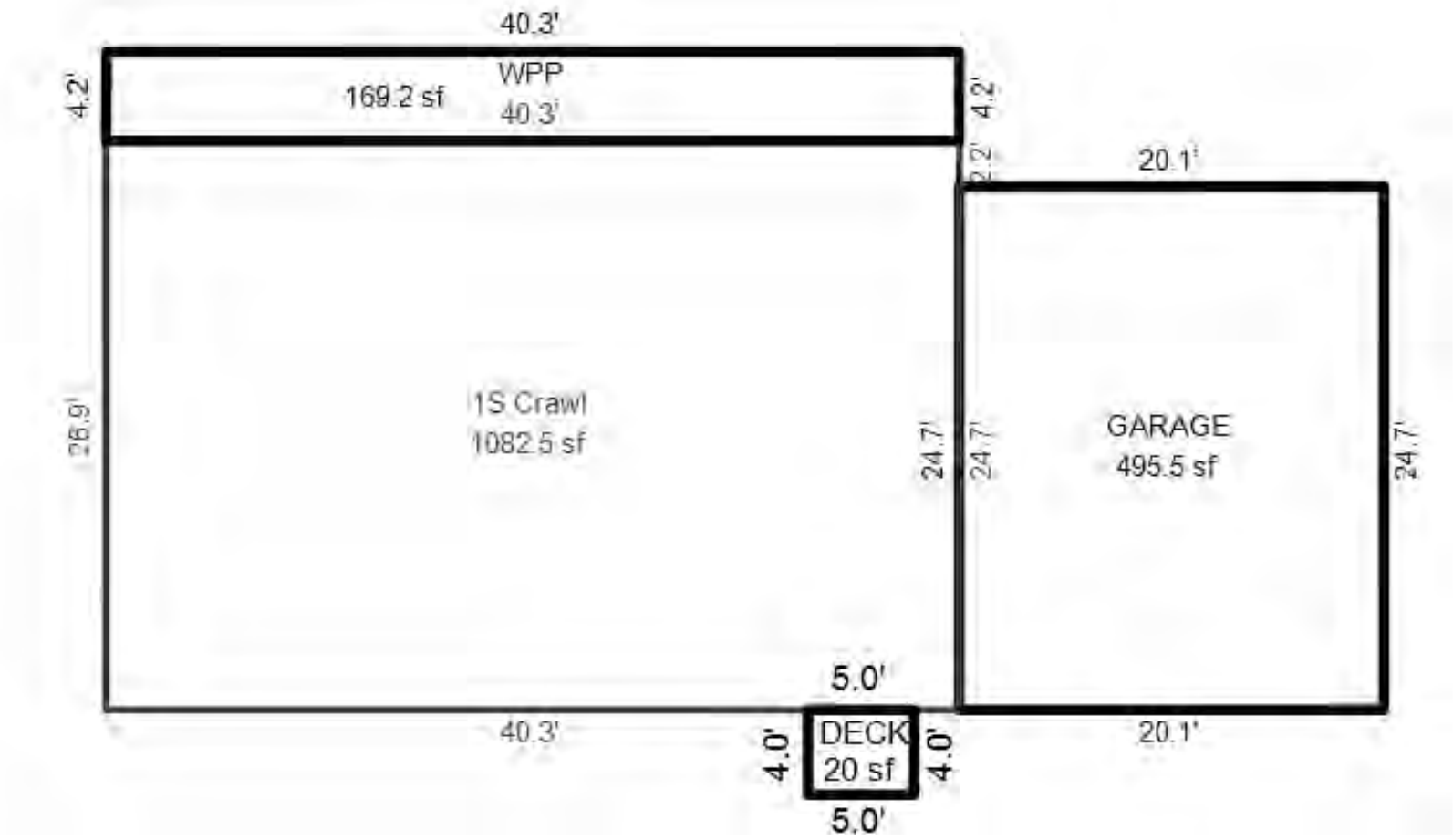
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,082		
			Total:	148,396	146,913

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,471
2 Fixture Bath	1	3,130	3,099
Water/Sewer			
1000 Gal Septic	1	4,899	4,850
Water Well, 150 Feet	1	8,655	8,568
Porches			
WPP	169	4,184	4,142
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	495	27,057	26,786
Common Wall: 1 Wall	1	-2,705	-2,678
Door Opener	1	550	544
Built-Ins			
Appliance Allow.	1	2,786	2,758
Totals:		198,438	196,453

Notes:
ECF (2201 COMMERCIAL) 1.700 => TCV: 333,970

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



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

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

Class: D
Floor Area: 1,649
Gross Bldg Area: 1,649
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 12
Physical %Good: 76
Func. %Good : 100
Economic %Good: 100

1987 Year Built
2018 Remodeled

Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Hot Water, Baseboard/Radiato 100
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 1649
Ave. Perimeter: 190
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 190

Base Rate for Upper Floors = 141.05

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 30.62 100%
Adjusted Square Foot Cost for Upper Floors = 171.67

Total Floor Area: 1,649 Base Cost New of Upper Floors = 283,084

Reproduction/Replacement Cost = 283,084
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0
Total Depreciated Cost = 215,144

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
GENERATOR	5000.00	1	100	5,000

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 330,216
Replacement Cost/Floor Area= 174.70 Est. TCV/Floor Area= 200.25

(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

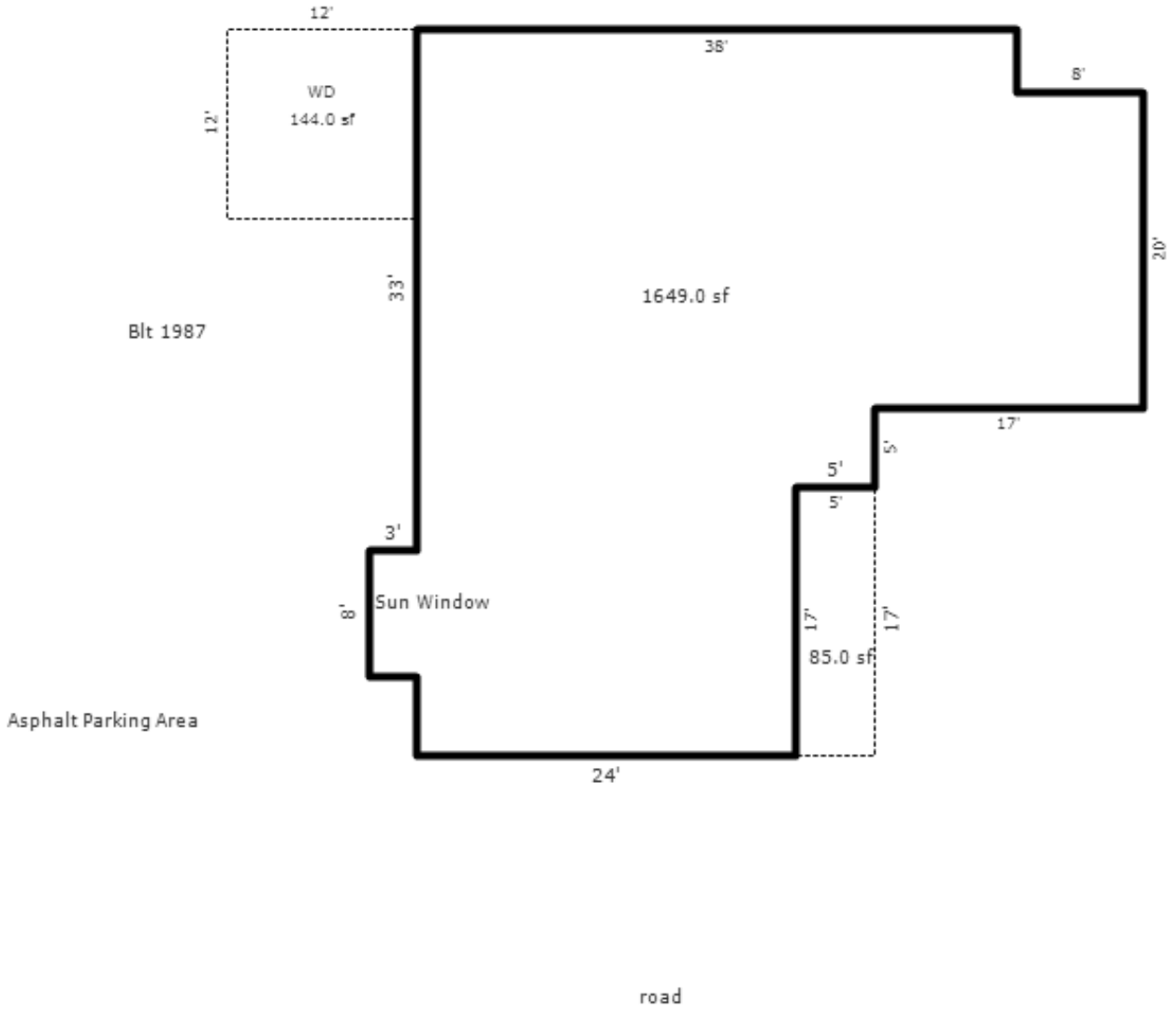
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 45-006-751-001-00 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

W HARBOR HWY

Owner's Name/Address

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

Tax Description

L214 P319/80 L198 P902/78 L193 P728/77 L164 P189 L163 P853/72 L189 P423 L189 P658 L166 P493 L162 P645 LOTS 1-25 BLK 1 EXC LOTS 7 9 10 14-17 ENTIRE BLOCKS 2 3 4 & 5 PLAT OF PINE HAVEN SEC 21 T29N R14W. 52.167 A M/L

Comments/Influences

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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	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"	200001000.00	2272.40	0.5566	1.4751	20000	100		16,421,335

1000 Actual Front Feet, 52.17 Total Acres Total Est. Land Value = 16,421,335

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: 45-006-751-007-00 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.
GLEN HAVEN PROPERTIES 2 L	SECORD DAVID C & SUZANNE	0	10/07/2019	QC	09-FAMILY	2019005880	PROPERTY TRANSFER	99.0
GLEN HAVEN PROPERTIES 2 L	SECORD DAVID C & SUZANNE	1	09/22/2011	QC	09-FAMILY	1099-191 QCD	PROPERTY TRANSFER	1.0
GLEN HAVEN PROPERTIES LLC	GLEN HAVEN PROPERTIES 2 L	973,700	04/28/2011	WD	09-FAMILY	1085-817	PROPERTY TRANSFER	100.0
SECORD DAVID C & SUZANNE	GLEN HAVEN PROPERTIES 2 L	1	04/28/2011	WD	03-ARM'S LENGTH	1087-55	PROPERTY TRANSFER	0.0

Property Address

7874 W D H DAY PARK RD

Owner's Name/Address

SECORD DAVID C & SUZANNE S
PO BOX 133
GLEN ARBOR MI 49636

Tax Description

L444 P722/97 L829 P177/04 LOT 7 BLOCK 1
PLAT OF PINE HAVEN. SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 12/04/2019
MAP #: 29
2025 Est TCV 2,439,768 TCV/TFA: 1697.8

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/17/2020	PB20-0365	100% FINIS
Electrical	10/19/2020	PE20-0541	100% FINIS
Mechanical	10/14/2020	PM20-0675	100% FINIS
Plumbing	10/07/2020	PP20-0287	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	11/09/2020	INSPECTED
TPC	12/06/2019	INSPECTED
TPC	11/20/2013	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	467.00	0.9898	0.9932	20000	100	1,966,150
100 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	1,966,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.60	30	50	249
Wood Frame	29.39	98	50	1,440

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 =				3,189

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	983,100	236,800	1,219,900			801,460C
2024	884,800	232,900	1,117,700			777,362C
2023	786,500	175,500	962,000			740,345C
2022	585,800	154,200	740,000			705,091C

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*** 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
1963	2021

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

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: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1437 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
	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 +5
Effec. Age: 35
Floor Area: 1,437
Total Base New : 268,068 E.C.F.
Total Depr Cost: 174,233 X 2.700
Estimated T.C.V: 470,429

(16) Porches/Decks

Area	Type
60	CPP
187	WCP (1 Story)
254	Treated Wood
628	Treated Wood

(17) Garage

Year Built: 1991
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 537
% 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 1963
(11) Heating System: Forced Heat & Cool
Ground Area = 1437 SF Floor Area = 1437 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

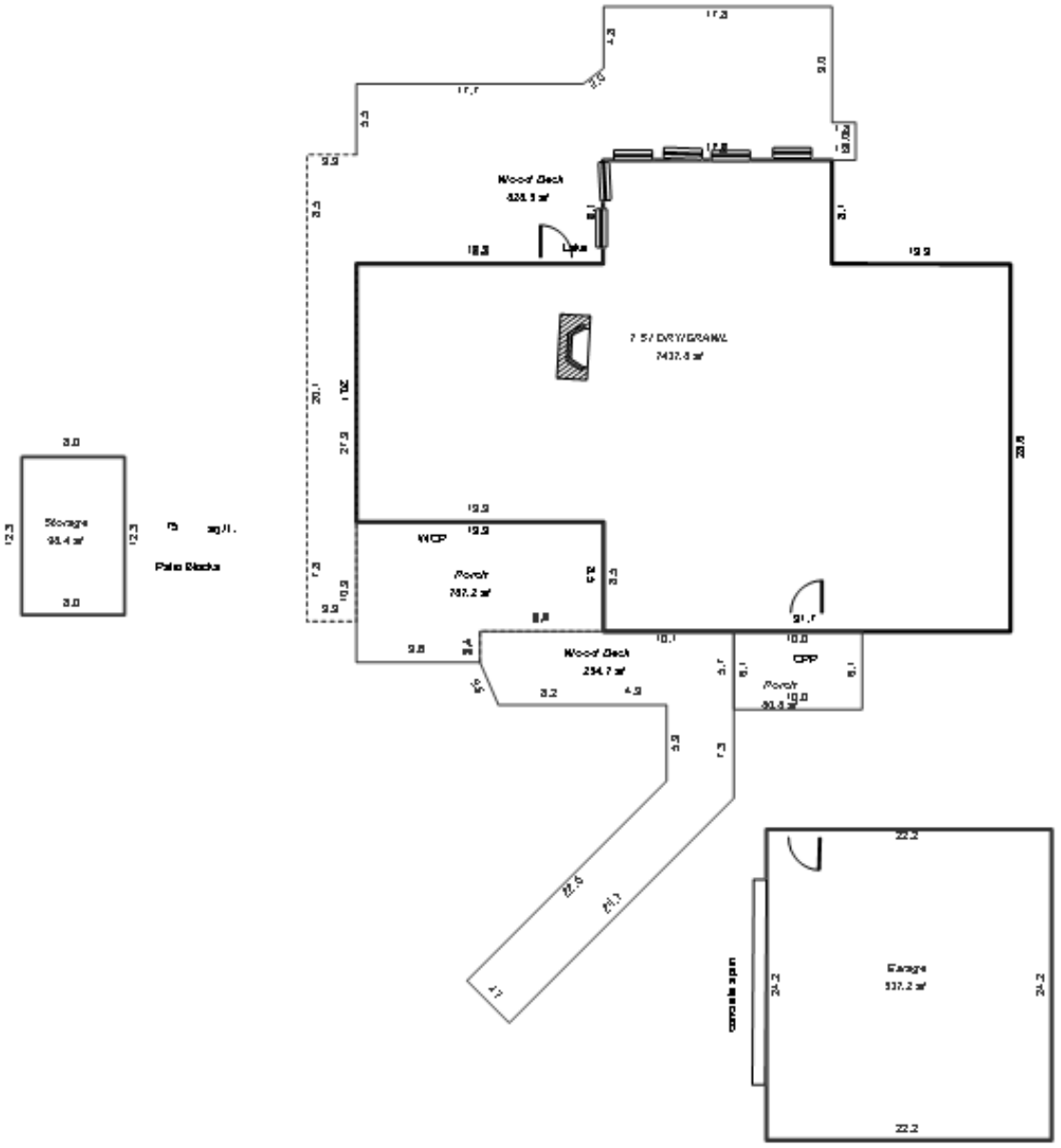
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,437		
			Total:	200,309	130,190

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	966
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			
CPP	60	1,409	916
WCP (1 Story)	187	7,738	5,030
Deck			
Treated Wood	254	4,877	3,170
Treated Wood	628	8,830	5,739
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	537	21,378	13,896
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Interior 1 Story	1	5,376	3,494
Local Cost Items			
GENERATOR	1	1	1 *

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

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

Parcel Number: 45-006-751-007-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-751-009-00 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.

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

Tax Description

L292 P510-512/88 LOT 9 BLK 1 PLAT OF PINE HAVEN. SEC 21 T29N R14W.

Comments/Influences

	Improved	X	Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	466.96	0.9898	0.9931	20000	100	1,966,111
	100 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =	1,966,111

	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	04/28/2017	INSPECTED

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

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

Parcel Number: 45-006-751-010-00 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.
RIVARD MICHAEL L & ANNE C	RIVARD FAMILY TRUST	0	01/17/2020	WD	09-FAMILY	2020001038	PROPERTY TRANSFER	0.0
BENEDICT DAVID E & MILLS	RIVARD MICHAEL L & ANNE C	900,000	12/21/2012	WD	03-ARM'S LENGTH	1148P675	PROPERTY TRANSFER	100.0
BENEDICT DAVID E & MILLS	BENEDICT DAVID	0	02/18/2009	QC	09-FAMILY	2009 1001-39QC	DEED	60.0
BENEDICT GRAHAM A TRUST	BENEDICT DAVID E & MILLS	0	01/13/2009	QC	09-FAMILY	2009 1001_39QC	DEED	100.0

Property Address
7814 W D H DAY PARK RD

Owner's Name/Address
RIVARD FAMILY TRUST
PO BOX 531
GLEN ARBOR MI 49636

Tax Description
L1148P675 Lot 10, Block 1, Plat of Pine Haven, according to the plat thereof as recorded in Liber 2 of Plats, Pages 47 and 48. Situated in the Township of Glen Arbor, County of Leelanau, State of Michigan. 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 of record, if any.
2010 COMBINATION - - 10% - 01,02 & 03

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/06/2019
MAP #: 29
2025 Est TCV 3,385,092 TCV/TFA: 1464.1

Building Permit(s)	Date	Number	Status
Mechanical	01/31/2022	PM22-0066	100% FINIS
Res. Add/Alter/Repair	09/18/2017	PB17-0556	100% FINIS
Res. Utility Structure	10/04/2016	PB16-0422	100% FINIS
GARAGE	09/20/2016	LU16-24	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/10/2022	INSPECTED
TPC	11/14/2017	INSPECTED
TPC	11/02/2016	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	456.00	0.9898	0.9873	20000	100	1,954,469

100 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 1,954,469

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	19.89	60	0	0
D/W/P: Crushed Rock	2.64	600	0	0
D/W/P: Patio Blocks	21.12	83	0	0
D/W/P: Flagstone/Sand	29.65	60	0	0
Wood Frame	36.07	216	100	7,791

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 = 10,291

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	977,200	715,300	1,692,500			888,179C
2024	879,500	703,500	1,583,000			861,474C
2023	781,800	530,000	1,311,800			820,452C
2022	581,000	464,300	1,045,300			781,383C

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*** 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
	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
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
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: 721 S.F.
Crawl: 600 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

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

Class: B -5
Effec. Age: 9
Floor Area: 2,312
Total Base New : 578,083 E.C.F.
Total Depr Cost: 526,049 X 2.700
Estimated T.C.V: 1,420,332

(16) Porches/Decks

Area	Type
84	WCP (1 Story)
258	WSEP (1 Story)
233	WCP (1 Story)
500	Treated Wood
37	Wood Balcony
60	Wood Balcony

(17) Garage

Year Built: 2014
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 795
% Good: 0
Storage Area: 728
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B -5 Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 1321 SF Floor Area = 2312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	721		
1.75 Story	Siding	Crawl Space	600		
			Total:	389,604	354,533

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,337	3,037
3 Fixture Bath	1	10,527	9,580
Water/Sewer			
2000 Gal Septic	1	12,006	10,925
Water Well, 100 Feet	1	6,593	6,000
Porches			
WCP (1 Story)	84	6,245	5,683
WSEP (1 Story)	258	18,432	16,773
WCP (1 Story)	233	12,997	11,827
Deck			
Treated Wood	500	8,410	7,653
Balcony			
Wood Balcony	37	2,068	1,882
Wood Balcony	60	3,353	3,051
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	795	56,771	51,662
Storage Over Garage	728	15,878	14,449
Door Opener	2	1,541	1,402

<<<<< 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: 45-006-751-014-00 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.
MURPHEY FAMILY TRUST	MURPHEY FAMILY COTTAGE LL	0	12/15/2010	QC	03-ARM'S LENGTH	2010 1074-644T	PROPERTY TRANSFER	0.0
MURPHEY FAMILY COTTAGE LL		0	12/15/2010	QC	09-FAMILY	2010 1074-650Q	DEED	0.0

Property Address
7738 W D H DAY PARK RD

Owner's Name/Address
MURPHEY FAMILY COTTAGE LLC
4002 UNDERWOOD ST
CHEVY CHASE MD 20815

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 29
2025 Est TCV 2,614,053 TCV/TFA: 1575.6

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/06/2016	PB16-0242	100% FINIS
Mechanical	07/13/2015	PM15-0330	
Res. Add/Alter/Repair	04/15/2015	PB15-0077	100% FINIS
SHED	04/13/2015	LU15-07	100% FINIS

Tax Description
LOT 14 15 16 & 17 BLOCK 1 PLAT OF PINE HAVEN SEC 21 T29N R14W. 2011 ROLL COMBINED PER EQ REQUEST L308 P679&680 L314 P7-9/90 LOT 14 BLOCK 1 UND 1/3 INT TO MELCHERS CAROLYN MURPHEY & MURPHEY KATHLEEN ANN & MURPHEY JAMES HERBERT & MURPHEY DAN MICHAEL & MURPHEY JOHN DENNIS PLAT OF PINE HAVEN SEC 21 T29N R14W.

Comments/Influences
CONSERVATION EASEMENT

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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	11/02/2016	INSPECTED
TPC	01/04/2016	INSPECTED
TPC	01/02/2015	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	414.85	0.9898	0.9642	20000	100	1,908,799
100 Actual Front Feet, 0.95 Total Acres							Total Est. Land Value =	1,908,799

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.64	17	0	0
D/W/P: Flagstone/Sand	26.31	400	0	0
Fencing: Wire Mesh, #9	4.00	96	0	0

Residential Local Cost Land Improvements

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	954,400	352,600	1,307,000			511,341C
2024	859,000	346,600	1,205,600			495,967C
2023	763,500	261,600	1,025,100			472,350C
2022	562,000	226,000	788,000			449,858C

*** 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
1963 197	2014

Condition: Average

Room List

	Basement
8	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
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
3	Front Overhang
3	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: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1659 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
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

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
	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: 1,659
Total Base New : 396,786 E.C.F.
Total Depr Cost: 259,409 X 2.700
Estimated T.C.V: 700,404

(16) Porches/Decks

Area	Type
740	CCP (1 Story)
115	WCP (1 Story)
82	WCP (1 Story)
387	CCP (1 Story)
235	Treated Wood
92	Treated Wood

(17) Garage

Year Built: 1977
Car Capacity: 1.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 603
% 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 1963
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1659 SF Floor Area = 1659 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

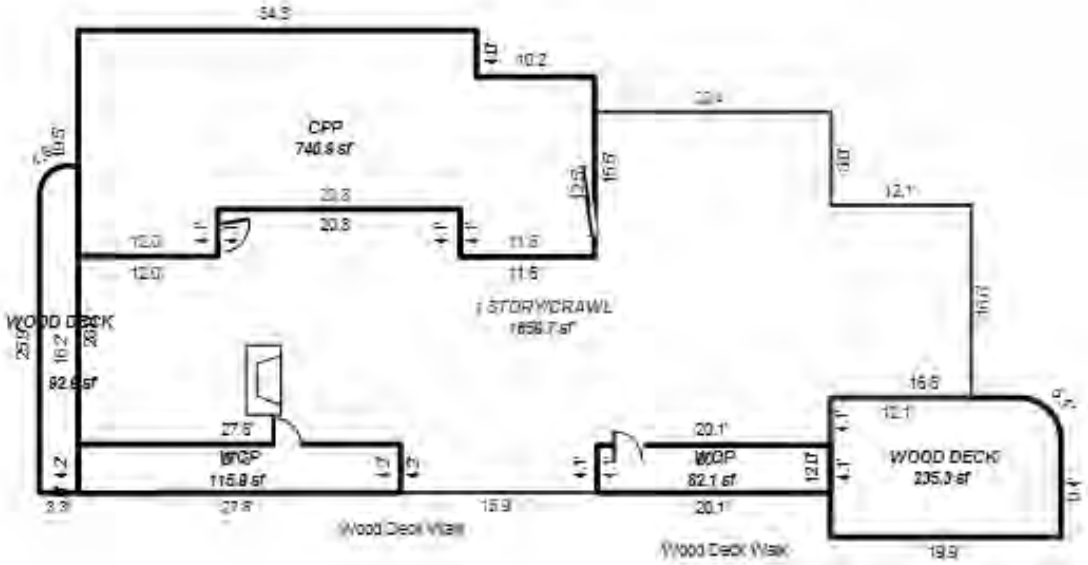
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,659		
			Total:	263,089	171,007

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
Separate Shower	1	2,786	1,811
Water/Sewer			
1000 Gal Septic	1	5,676	3,689
Water Well, 100 Feet	1	6,289	4,088
Porches			
WCP (1 Story)	115	6,882	4,473
WCP (1 Story)	82	5,527	3,593
CCP (1 Story)	387	12,531	8,145
CCP (1 Story)	740	28,771	18,701
Deck			
Treated Wood	235	4,928	3,203
Treated Wood	92	2,619	1,702
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	603	30,626	19,907
Door Opener	1	688	447
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: 45-006-760-001-00 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

W HARBOR HWY

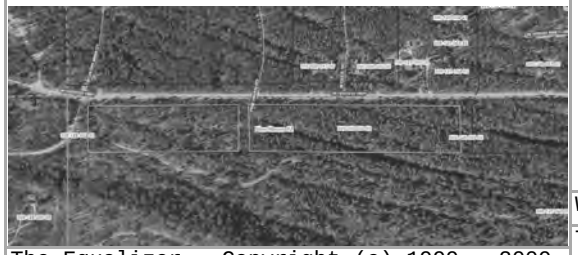
Owner's Name/Address

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

Tax Description

LOTS 1 THRU 16 PLAT OF PINE HAVEN NO. 2 .
SEC 28 T29N R14W. 16.887 A M/L

Comments/Influences



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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	04/28/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	976.25	312.00	0.4538	0.9203	2000	100		815,423
C 100' @ 2000/	1381.50	312.00	0.4538	0.9203	2000	100		1,153,912
2358 Actual Front Feet, 16.89 Total Acres							Total Est. Land Value =	1,969,335

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: 45-006-762-001-00 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.
HEINZMAN JAMES & MARY	HEINZMAN JAMES & MARY LIV	0	01/21/2008	PTA	09-FAMILY	967/170	DEED	0.0
BEGO EUGENE & GLORIA	HEINZMAN JAMES & MARY	190,000	10/15/2004	WD	03-ARM'S LENGTH	827:461	OTHER	100.0
KENNEDY	BEGO	71,500	01/26/1998	WD	03-ARM'S LENGTH	464:385	OTHER	0.0
BAYBERRY	HERALD ET AL	62,900	07/20/1990	WD	03-ARM'S LENGTH	313:495	OTHER	0.0

Property Address
1 PINNACLE PL

Owner's Name/Address
HEINZMAN JAMES & MARY LIVING TRUST
13706 E KATHLEEN LN
GRAND LEDGE MI 48837

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Tax Description
L312 P827 L464 P385/98 L827 P461/04 UNIT 1-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5 BATH
THREE LEVELS

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	37,900	77,900			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

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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: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,368
Total Base New : 210,824 E.C.F.
Total Depr Cost: 46,393 X 1.900
Estimated T.C.V: 88,147

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,824	46,393

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-001-10 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.

Property Address

1 PINNACLE PL

Owner's Name/Address

WILSON M SUE
5686 SEVEN OAKS CT
MINNETONKA MN 55345

Tax Description

L313 P202 UNIT 1-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

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Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units		85000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	37,900	77,900			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,368
Total Base New : 210,824 E.C.F.
Total Depr Cost: 46,393 X 1.900
Estimated T.C.V: 88,147

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,824	46,393

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-001-20 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.
CYRULEWSKI JIMMY DAVID TR	UPPER LEVEL HOLDINGS LLC	120,000	10/28/2022	WD	03-ARM'S LENGTH	2022006324	PROPERTY TRANSFER	100.0
CYRULEWSKI JIM & MEGAN	CYRULEWSKI JIMMY DAVID TR	0	02/14/2020	QC	09-FAMILY	2020001039	PROPERTY TRANSFER	0.0
MURPHY ANNE SEYMOUR	CYRULEWSKI JIM & MEGAN	86,900	06/29/2019	WD	03-ARM'S LENGTH	1367P145	PROPERTY TRANSFER	100.0
HONN KENNETH VAUGHN	MURPHY ANNE SEYMOUR	80,600	12/07/2018	WD	03-ARM'S LENGTH	1348P362	PROPERTY TRANSFER	100.0

Property Address
1 PINNACLE PL

Owner's Name/Address
UPPER LEVEL HOLDINGS LLC
1107 LONGFELLOW AVE
ROYAL OAK MI 48067

Tax Description
L313 P338 UNIT 1-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5 BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			57,483C
2024	40,000	37,900	77,900			55,755C
2023	20,000	33,100	53,100			53,100S
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,368
Total Base New : 210,824 E.C.F.
Total Depr Cost: 46,393 X 1.900
Estimated T.C.V: 88,147

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,824	46,393

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-001-30 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.
HERALD JOHN A & KATHLEEN	HERALD JOHN A & KATHLEEN	1	02/14/2013	QC	09-FAMILY	1154P352	OTHER	0.0
KLIPPSTEIN RICHARD J & JU	HERALD JOHN A & KATHLEEN	48,000	05/11/2011	WD	09-FAMILY	1089-728	DEED	50.0
KLIPPSTEIN RICHARD J & JU	KLIPPSTEIN RICHARD J & JU	1	12/08/2000	QC	09-FAMILY	563-355	DEED	0.0
BAYBERRY PROPERTIES INC	HERALD J & K & KLIPPSTEIN	1	07/20/1990	WD	03-ARM'S LENGTH	313-495	DEED	0.0

Property Address

1 PINNACLE PL

Owner's Name/Address

HERALD JOHN A & KATHLEEN TRUST
15657 DORCHESTER CT
NORTHVILLE MI 48168

Tax Description

L563 P355/00 L313 P495/90 UNIT 1-D BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 KLIPPSTEIN REVOCABLE TRUST - RICHARD J & JUDITH A TRUSTEES SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units		85000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	37,900	77,900			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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	Elec. Ceil. Radiant
	Radiant (in-floor)
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	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
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	Extra Sink
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	Ceramic Tile Wains
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(14) Water/Sewer

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

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(15) Built-ins

1	Appliance Allow.
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
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	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: 12
Floor Area: 1,368
Total Base New : 210,824 E.C.F.
Total Depr Cost: 46,393 X 1.900
Estimated T.C.V: 88,147

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
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Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,824	46,393

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-002-00 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.
MCHUGH JOHN J III	MCHUGH SUSAN B	0	02/22/2017	QC	06-COURT JUDGEMENT	1288P788	OTHER	0.0
LOGAN	MCHUGH	74,000	06/24/1998	WD	03-ARM'S LENGTH	479:591	PROPERTY TRANSFER	0.0
BENNER	LOGAN	58,500	07/24/1992	WD	03-ARM'S LENGTH	346:1	OTHER	0.0
BAYBERRY PROP	HOBBS	58,900	07/17/1990	WD	03-ARM'S LENGTH	313:254	OTHER	0.0

Property Address

2 PINNACLE PL B

Owner's Name/Address

MCHUGH SUSAN B
29 SHENANDOAH CIRCLE
SYLVANIA OH 43560

Tax Description

L312 P450 L346 P1 L479 P591/98 UNIT 2-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

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			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

Parcel Number: 45-006-762-002-10 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.
BUTKOVICH SUSAN R & JOSEP	BUTKOVICH SUSAN RICK TRUS	1	03/22/2014	WD	09-FAMILY	1194P710	PROPERTY TRANSFER	0.0
FITZGERALD ROBERT E	BUTKOVICH SUSAN R & JOSEP	95,000	03/21/2014	WD	03-ARM'S LENGTH	1194P64	PROPERTY TRANSFER	100.0
THEODORE	FITZGERALD	73,000	11/29/1999	WD	03-ARM'S LENGTH	531:131	PROPERTY TRANSFER	0.0

Property Address

2 PINNACLE PL A

Owner's Name/Address

BUTKOVICH SUSAN RICK TRUST
BUTKOVICH SUSAN RICK TRUSTEE
22800 HIGHBANK
FRANKLIN MI 48025

Tax Description

L312 P739 L531 P131/99 L554 P70/00 L731 P90/03 UNIT 2-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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	Mobile Home
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	A-Frame

X	Wood Frame

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Yr Built	Remodeled
1986	0

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	Brick
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	Avg.	X	Avg.
	Few		Small

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

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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.	

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Kitchen:
Other:
Other:

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Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 457 S.F.
Height to Joists: 0.0

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	Conc. Block
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	Recreation SF
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	Walkout Doors (B)
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Joists:
Unsupported Len:
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	Wood		Coal		Steam

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1	Public Sewer
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	Jacuzzi repl.Tub
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55	Treated Wood

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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 FRACTIONAL SHR Cls BC Blt 1986
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			Total:	177,126	38,976
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Parcel Number: 45-006-762-002-20 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.
ROWLAND RALPH A & KATHLEE	JOHNSON DAVID B & TERESA	126,500	08/13/2008	WD	03-ARM'S LENGTH	985/710	DEED	100.0
RUDY	ROWLAND	149,900	08/03/2001	WD	03-ARM'S LENGTH	594:827	PROPERTY TRANSFER	0.0

Property Address

2 PINNACLE PL C

Owner's Name/Address

JOHNSON DAVID B & TERESA M
10647 BUNKER HWY
EATON RAPIDS MI 48827

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Tax Description

L313 P208 L594 P827/01 UNIT 2-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
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	Single Family
	Mobile Home
X	Town Home
	Duplex
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X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	0

Condition: Average

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	1st Floor
	2nd Floor
3	Bedrooms

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Patio Doors
Storms & Screens

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	Hip		Mansard
	Flat		Shed

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Chimney: Brick

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	Insulation
0	Front Overhang
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Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

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ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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Parcel Number: 45-006-762-002-30 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.
SCHRAM JOHN & CAROL	BLINKHORN SCOTT & CAROLIN	81,500	02/13/2019	WD	03-ARM'S LENGTH	1352P921	PROPERTY TRANSFER	100.0
DUGE JEAN A & SWANSON LIN	SCHRAM JOHN & CAROL	94,500	10/30/2012	WD	03-ARM'S LENGTH	1142P282	PROPERTY TRANSFER	100.0
DUGE JEAN A & SWANSON LIN	DUGE & SWANSON	0	07/07/2010	QC	03-ARM'S LENGTH	2010 1052-280T	DEED	0.0
KERSTIENS DONALD E & NINA	DUGE JEAN A & SWANSON LIN	0	07/07/2010	QC	03-ARM'S LENGTH	2010 1052-280T	DEED	100.0

Property Address

2 PINNACLE PL D

Owner's Name/Address

BLINKHORN SCOTT & CAROLINE TRUST
13457 GREEN ST
GRAND HAVEN MI 49417

Tax Description

L313 P254 L450 P839/97 L518 P156 DC L851 P931/05 UNIT 2-D BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

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THREE LEVELS

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School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 175,691 TCV/TFA: 128.15

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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X	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
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	Topography of Site
	Level
	Rolling
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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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 216,936 E.C.F.
Total Depr Cost: 47,732 X 1.900
Estimated T.C.V: 90,691

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	182,875	40,238
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	216,936	47,732

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 90,691

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

Parcel Number: 45-006-762-003-00 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.
HUSTED DONALD E & CHERYL	HUSTED DONALD E & CHERYL	1	11/10/2016	QC	09-FAMILY	1294P695	OTHER	0.0
LONERGAN	HUSTED	105,000	07/21/2000	WD	03-ARM'S LENGTH	549:989	PROPERTY TRANSFER	0.0
WEADOCK	LONERGAN	69,000	10/31/1997	WD	03-ARM'S LENGTH	460:302	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES	KOSKY	58,900	07/27/1990	WD	03-ARM'S LENGTH	313:777	OTHER	0.0

Property Address

3 PINNACLE PL

Owner's Name/Address

HUSTED DONALD E & CHERYL D TRUST
48635 HILLCREST CT
PLYMOUTH MI 48170

Tax Description

L312 P929 L460 P302 L549 P989/00 UNIT 3-D BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units		85000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

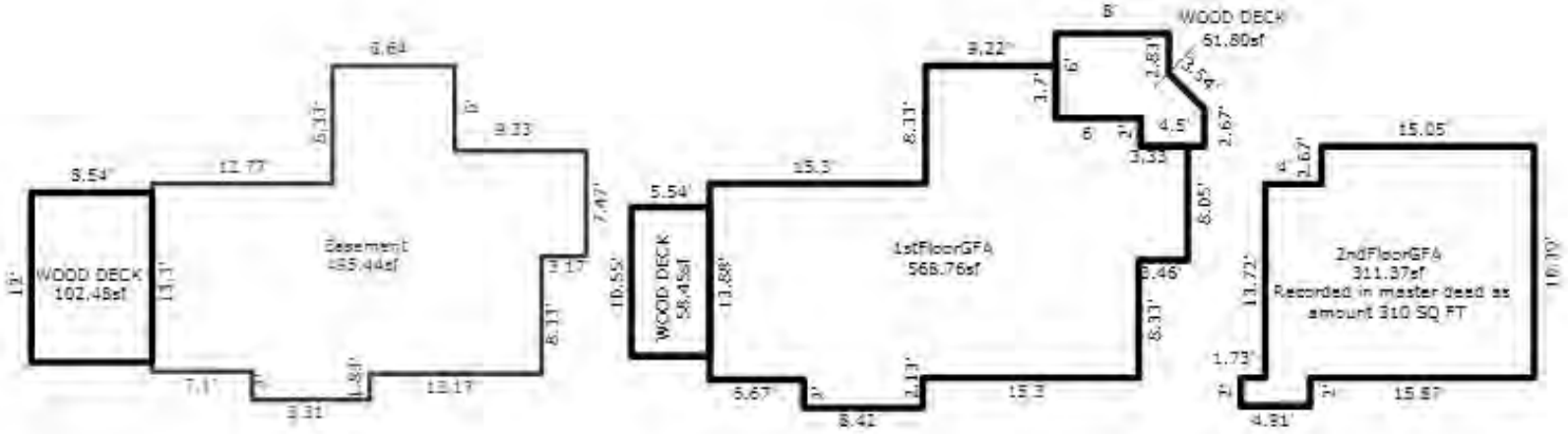
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING A



UNIT 3

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

Parcel Number: 45-006-762-003-10 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.
MCDONALD SCOTT G & DENSE	ROTH GARY B & SUZANNE TRU	122,000	10/27/2022	WD	03-ARM'S LENGTH	2022006313	PROPERTY TRANSFER	100.0
HIEFTJE ROBERT M & LAURIE	MCDONALD SCOTT G & DENSE	87,375	05/17/2018	WD	03-ARM'S LENGTH	1330P361	PROPERTY TRANSFER	100.0
PEMBERTON NORMA J	HIEFTJE ROBERT M & LAURIE	97,000	10/23/2013	WD	03-ARM'S LENGTH	1182P451	PROPERTY TRANSFER	100.0

Property Address

3 PINNACLE PL

Owner's Name/Address

ROTH GARY B & SUZANNE TRUST
1317 PATTERSON AVE SE
GRAND RAPIDS MI 49546

Tax Description

L313 P87 UNIT 3-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12		1 Units	85000.00	000	100		Fractional Appurtenance	
		0.00 Total Acres					Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			57,483C
2024	40,000	38,000	78,000			55,755C
2023	20,000	33,100	53,100			53,100S
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
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	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
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Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
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Treated Wood			55	1,986	437
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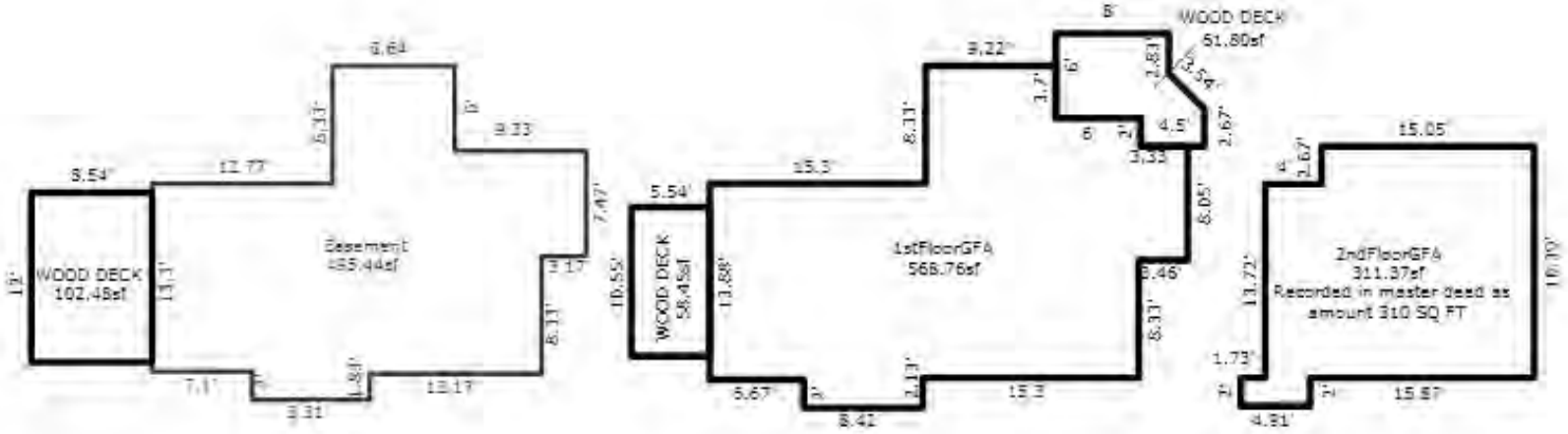
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING A



UNIT 3

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

Parcel Number: 45-006-762-003-20 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.
DAILEY PAUL & GLENDA	AGER MICHAEL ROBERT TRUST	90,000	01/09/2018	WD	03-ARM'S LENGTH	1318P231	PROPERTY TRANSFER	100.0
TICHON LIVING TRUST	DAILEY PAUL & GLENDA	92,000	08/06/2012	WD	03-ARM'S LENGTH	1132P386	PROPERTY TRANSFER	100.0
TICHON JOHN M & SARA J	TICHON LIVING TRUST	0	01/23/2008	WD	03-ARM'S LENGTH	970/163	DEED	0.0
LANGE	TICHON	59,900	08/07/1998	WD	03-ARM'S LENGTH	483:671	PROPERTY TRANSFER	0.0

Property Address

3 PINNACLE PL

Owner's Name/Address

AGER MICHAEL ROBERT TRUST
2192 LONE WOLF LN
CANTON MI 48188

Tax Description

L313 P306 L483 P671/98 UNIT 3-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

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

Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
School: GLEN LAKE COMMUNITY SCH DIST					
P.R.E. 0%					
MAP #: 17,19					
2025 Est TCV 173,293 TCV/TFA: 126.40					

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units		85000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

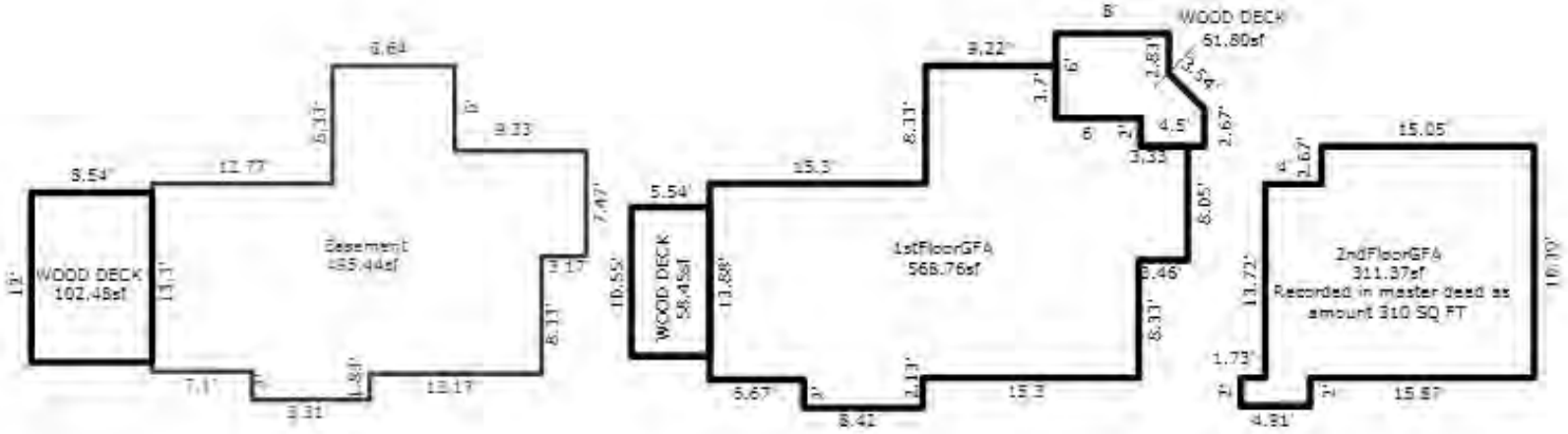
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING A



UNIT 3

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

Parcel Number: 45-006-762-003-30 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.
KOSKY TERRENCE J	PINNACLE PLACE LLC	0	04/10/2019	QC	03-ARM'S LENGTH	1357P3	OTHER	100.0
BAYBERRY PROPERTIES INC	KOSKY TERRENCE J & FRANCE	58,900	07/27/1990	WD	03-ARM'S LENGTH	313P777	DEED	100.0

Property Address
3 PINNACLE PL

Owner's Name/Address
PINNACLE PLACE LLC
1571 S RENAUD
GROSSE PTE WOODS MI 48236

Tax Description
L313 P777 UNIT 3-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5 BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	10/26/2022	INSPECTED
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

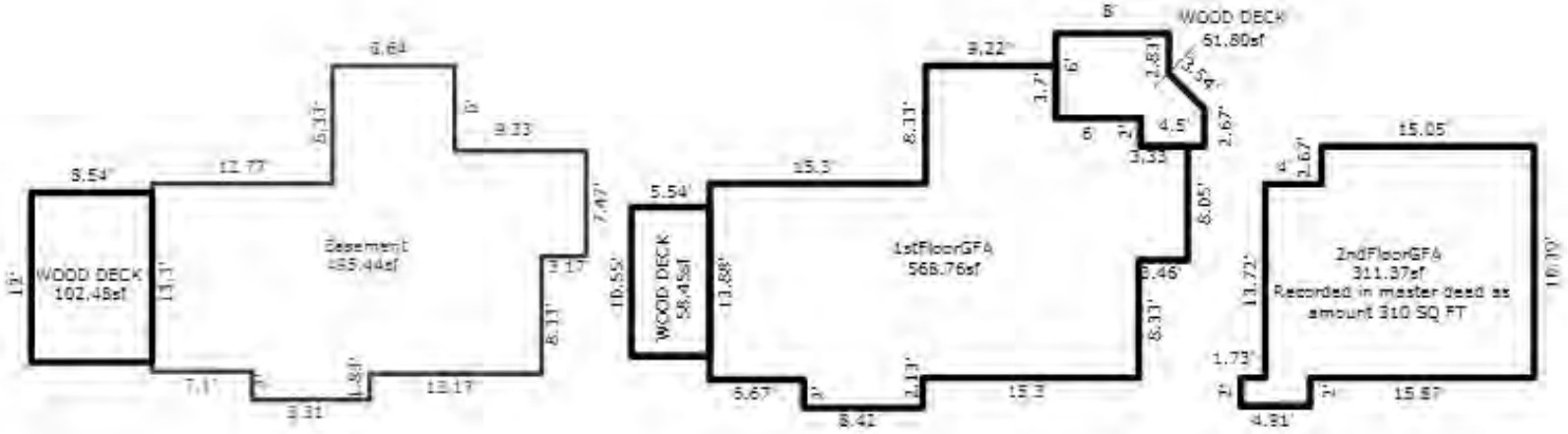
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING A



UNIT 3

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

Parcel Number: 45-006-762-004-00 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.
HARKER DAVID E & JENNIFER	GIETZEN JEFF & HEATHER	182,500	10/10/2023	WD	03-ARM'S LENGTH	2023004588	PROPERTY TRANSFER	100.0
HARKER DAVID E & JENNIFER	HARKER DAVID E & JENNIFER	0	10/23/2012	QC	09-FAMILY	1143P444	PROPERTY TRANSFER	0.0
NAOUM JOSEPH B & LYNN STE	HARKER DAVID E & JENNIFER	115,000	08/31/2012	WD	03-ARM'S LENGTH	1135P135	PROPERTY TRANSFER	100.0
ST.JOHN	NAOUM	200,000	09/01/2002	WD	03-ARM'S LENGTH	662:965	OTHER	0.0

Property Address

4 PINNACLE PL

Owner's Name/Address

GIETZEN JEFF & HEATHER
7483 RED OSIER DR
BYRON CENTER MI 49315

Tax Description

L313 P88 L406 P809/95 L662 P965/02 UNIT 4-A BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 174,142 TCV/TFA: 129.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,600	87,100			80,727C
2024	40,000	38,300	78,300			78,300S
2023	22,500	33,400	55,900			48,615C
2022	17,500	28,800	46,300			46,300S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	2012

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: 449 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 1,347
Total Base New : 208,454 E.C.F.
Total Depr Cost: 46,917 X 1.900
Estimated T.C.V: 89,142

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	174,393	39,252
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	492
3 Fixture Bath			1	6,880	1,548
2 Fixture Bath			1	4,610	1,037
Deck					
Treated Wood			55	1,986	447
Treated Wood			55	1,986	447
Water/Sewer					
Public Water			1	1,927	434
Public Sewer			1	1,927	434
Built-Ins					
Appliance Allow.			1	4,003	901
Fireplaces					
Interior 2 Story			1	8,554	1,925
			Totals:	208,454	46,917

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 89,142

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

Parcel Number: 45-006-762-004-10 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.
ZBIKOWSKI JOSEPH J & TRUD	ZBIKOWSKI JOSEPH J & TRUD	0	11/08/2012	WD	03-ARM'S LENGTH	1143P510	PROPERTY TRANSFER	0.0
MAY JERRY A & DEBORAH ORR	ZBIKOWSKI JOSEPH J & TRUD	105,000	06/01/2012	WD	03-ARM'S LENGTH	1125P759	PROPERTY TRANSFER	100.0
MARINOS	MAY	110,000	04/24/2000	WD	03-ARM'S LENGTH	541:327	PROPERTY TRANSFER	0.0
HUNT	MARINOS	82,000	11/04/1997	WD	03-ARM'S LENGTH	458:152	OTHER	0.0

Property Address

4 PINNACLE PL C

Owner's Name/Address

ZBIKOWSKI JOSEPH J & TRUDE A TRUST
1558 OLD LANTERN COURT
CALEDONIA MI 49316

Tax Description

L313 P539 L458 P152 L541 P327/00 UNIT 4-C BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

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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 #: 17,19

2025 Est TCV 174,142 TCV/TFA: 129.28

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

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

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

Who	When	What
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,600	87,100			52,627C
2024	40,000	38,300	78,300			51,045C
2023	22,500	33,400	55,900			48,615C
2022	17,500	28,800	46,300			46,300S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	2012

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: 449 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 1,347
Total Base New : 208,454 E.C.F.
Total Depr Cost: 46,917 X 1.900
Estimated T.C.V: 89,142

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	174,393	39,252
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	492
3 Fixture Bath			1	6,880	1,548
2 Fixture Bath			1	4,610	1,037
Deck					
Treated Wood			55	1,986	447
Treated Wood			55	1,986	447
Water/Sewer					
Public Water			1	1,927	434
Public Sewer			1	1,927	434
Built-Ins					
Appliance Allow.			1	4,003	901
Fireplaces					
Interior 2 Story			1	8,554	1,925
			Totals:	208,454	46,917

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 89,142

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

Parcel Number: 45-006-762-004-20 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.
BRENNEMAN HIGH W & CATHER	WALZ DANIEL A & PAYNE-WAL	118,000	10/19/2012	WD	03-ARM'S LENGTH	1141P476	PROPERTY TRANSFER	100.0
FINCHER RUSSELL D & MARGA	BRENNEMAN HIGH W & CATHER	120,000	11/21/2008	WD	03-ARM'S LENGTH	2008 992/785	DEED	100.0
FLANAGAN	FINCHER	125,000	11/27/2000	WD	03-ARM'S LENGTH	561:42	OTHER	0.0
BUSSEY	FLANAGAN	85,000	11/10/1997	WD	03-ARM'S LENGTH	458:318	PROPERTY TRANSFER	0.0

Property Address

4 PINNACLE PL

Owner's Name/Address

WALZ DANIEL A & PAYNE-WALZ DEBRA L
1023 YORKSHIRE
GROSSE POINTE MI 48230

Tax Description

L313 P927 L458 P318/97 L561 P42-44/00
UNIT 4-D BLDG A PINNACLE PLACE
CONDOMINIUM REC IN L302 P549-604 SEC 14
T29N R14W.

Comments/Influences

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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 #: 17,19

2025 Est TCV 176,548 TCV/TFA: 131.07

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

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

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

Who	When	What
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	45,800	88,300			53,536C
2024	40,000	39,300	79,300			51,927C
2023	22,500	34,400	56,900			49,455C
2022	17,500	29,600	47,100			47,100S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	2012

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: 449 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 1,347
Total Base New : 214,103 E.C.F.
Total Depr Cost: 48,183 X 1.900
Estimated T.C.V: 91,548

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	180,042	40,518
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	492
3 Fixture Bath			1	6,880	1,548
2 Fixture Bath			1	4,610	1,037
Deck					
Treated Wood			55	1,986	447
Treated Wood			55	1,986	447
Water/Sewer					
Public Water			1	1,927	434
Public Sewer			1	1,927	434
Built-Ins					
Appliance Allow.			1	4,003	901
Fireplaces					
Interior 2 Story			1	8,554	1,925
			Totals:	214,103	48,183

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 91,548

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

Parcel Number: 45-006-762-004-30 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.
ROGERS STEVE	ROGERS STEVE J & RUSSELL-	1	12/06/2017	WD	03-ARM'S LENGTH	1315P517	PROPERTY TRANSFER	0.0
HARKER JENNIFER N & DAVID	ROGERS STEVE	108,000	08/28/2017	WD	03-ARM'S LENGTH	1304P404	PROPERTY TRANSFER	100.0
CARTWRIGHT MARY LOUISE TR	HARKER JENNIFER N & DAVID	122,500	08/18/2014	WD	03-ARM'S LENGTH	1206P637	PROPERTY TRANSFER	100.0
CARTWRIGHT THOMAS H & MAR	CARTWRIGHT MARY LOUISE TR	0	11/13/2010	QC	09-FAMILY	2010 1070-210Q	PROPERTY TRANSFER	0.0

Property Address

4 PINNACLE PL B

Owner's Name/Address

ROGERS STEVE J & RUSSELL-ROGERS J
3875 CRYSTAL VALLEY DR
HOWELL MI 48843

Tax Description

L366 P986/93 UNIT 4-B BLDG A PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 174,142 TCV/TFA: 129.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units		85000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,600	87,100			52,627C
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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	2012

Condition: Average

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	Basement
	1st Floor
	2nd Floor
3	Bedrooms

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	Aluminum/Vinyl
	Brick
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	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: 449 S.F.
Height to Joists: 0.0

(8) Basement

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	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

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Unsupported Len:
Cntr.Sup:

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	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

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1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
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	Oven
	Microwave
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	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
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	Two Sided
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55	Treated Wood

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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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/25/22.5
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Public Water			1	1,927	434
Public Sewer			1	1,927	434
Built-Ins					
Appliance Allow.			1	4,003	901
Fireplaces					
Interior 2 Story			1	8,554	1,925
			Totals:	208,454	46,917

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 89,142

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

Parcel Number: 45-006-762-005-00 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.
MAZZOCCO GAYLE L	MAZZOCCO GAYLE L	10	03/28/2018	QC	09-FAMILY	1325P729	PROPERTY TRANSFER	0.0
CHAPIN	MAZZOCCO	91,000	05/30/2000	WD	03-ARM'S LENGTH	544:558	PROPERTY TRANSFER	0.0
BAYBERRY	TCL TRADE CENTER	64,900	07/23/1990	WD	03-ARM'S LENGTH	313:494	OTHER	0.0

Property Address

5 PINNACLE PL A

Owner's Name/Address

MAZZOCCO GAYLE L
1514 NORTHWOOD BLVD
ROYAL OAK MI 48073

Tax Description

L313 P493 L544 P558/00 UNIT 5-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 137,645 TCV/TFA: 100.84

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	07/03/2023	INSPECTED
TPC	02/01/2022	INSPECTED
TPC	11/25/2019	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1	Units	50000.00000	100	Fractional Appurtenance	
			0.00	Total Acres			Total Est. Land Value =	50,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	43,800	68,800			46,376C
2024	40,000	37,700	77,700			44,982C
2023	20,000	32,900	52,900			42,840C
2022	12,500	28,300	40,800			40,800S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 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

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,365
Total Base New : 209,647 E.C.F.
Total Depr Cost: 46,129 X 1.900
Estimated T.C.V: 87,645

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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:

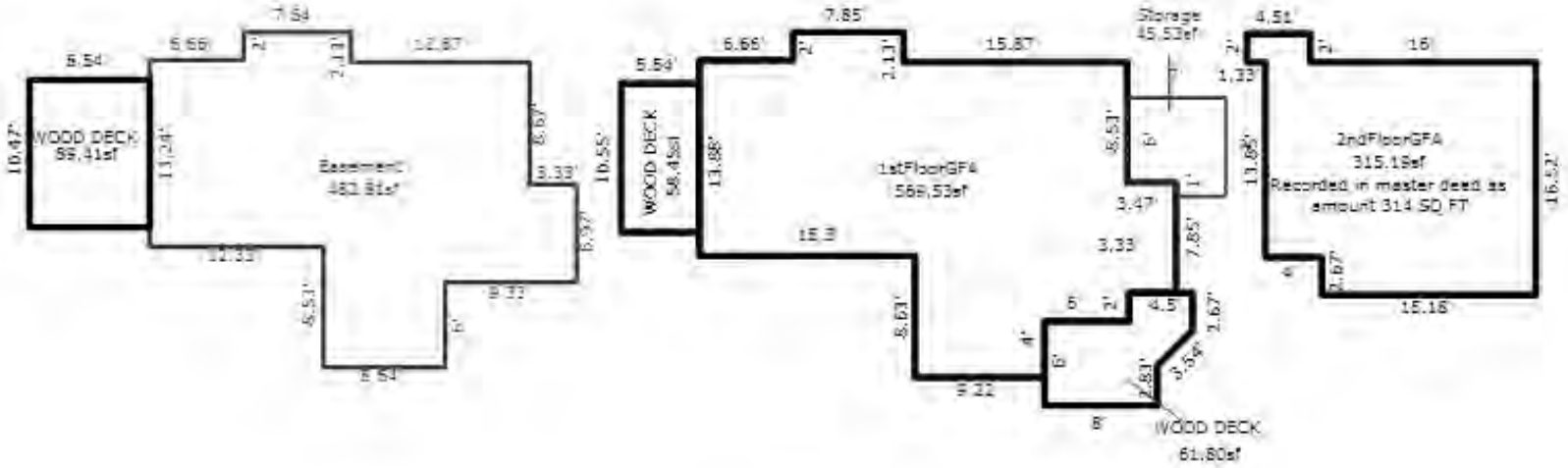
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 455 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	455		
			Total:	174,996	38,505
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,647	46,129

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,645

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

BUILDING B



UNIT 5

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

Parcel Number: 45-006-762-005-10 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.
DUEMIER NATHANIEL	DECOURCY BRANDON P & SANE	118,000	09/09/2022	WD	03-ARM'S LENGTH	2022005415	DEED	100.0
NAOUM JOSEPH B & LYNN S	DUEMIER NATHANIEL	94,000	11/01/2013	WD	03-ARM'S LENGTH	1183P938	PROPERTY TRANSFER	100.0
TLC CROUP INC	NAOUM	64,900	02/07/1997	WD	03-ARM'S LENGTH	438:766	OTHER	0.0

Property Address
5 PINNACLE PL C

Owner's Name/Address
DECOURCY BRANDON P & SANELA
2056 FAIRMONT DR
ROCHESTER MI 48306

Tax Description
L313 P494 L438 P766/97 UNIT 5-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5BATH
THREE LEVELS

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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 #: 17,19
2025 Est TCV 137,645 TCV/TFA: 100.84

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1 Units		50000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	50,000

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

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

Who	When	What
TPC	07/03/2023	INSPECTED
TPC	02/01/2022	INSPECTED
TPC	11/25/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	43,800	68,800			57,266C
2024	40,000	37,700	77,700			55,545C
2023	20,000	32,900	52,900			52,900S
2022	12,500	28,300	40,800			40,800S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 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

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,365
Total Base New : 209,647 E.C.F.
Total Depr Cost: 46,129 X 1.900
Estimated T.C.V: 87,645

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 455 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	455		
			Total:	174,996	38,505
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
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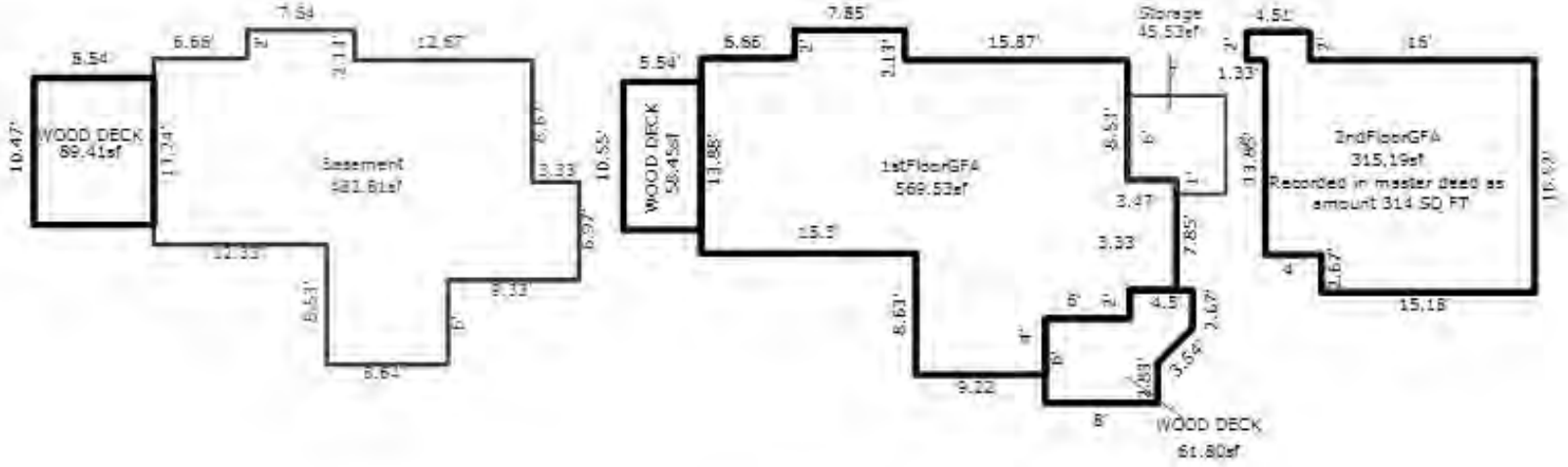
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,647	46,129

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,645

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

BUILDING B



UNIT 5

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

Parcel Number: 45-006-762-005-20 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.
BLOEDOW DANIEL W & BARBAR	OATMAN MICHAEL G & MAUREE	76,000	10/08/2020	WD	03-ARM'S LENGTH	2020006651	PROPERTY TRANSFER	100.0
BAXTER	BLOEDOW	105,000	11/17/2000	WD	03-ARM'S LENGTH	560:622	PROPERTY TRANSFER	0.0
SANDLIN	BAXTER	72,900	12/27/1995	WD	03-ARM'S LENGTH	415:800	PROPERTY TRANSFER	0.0
BAYBERRY PROP	SANDLIN	59,900	09/27/1993	WD	03-ARM'S LENGTH	371:938	OTHER	0.0

Property Address

5 PINNACLE PL B

Owner's Name/Address

OATMAN MICHAEL G & MAUREEN C
6817 CARLYLE CROSSING
WEST BLOOMFIELD MI 48322

Tax Description

L371 P938 L415 P800-801/95 L560 P622/00
UNIT 5-B BLDG B PINNACLE PLACE
CONDOMINIUM REC IN L302 P549-604 SEC 14
T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 137,645 TCV/TFA: 100.84

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1 Units	50000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			50,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	07/03/2023	INSPECTED
TPC	02/01/2022	INSPECTED
TPC	11/25/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

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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:

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(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 455 S.F.
Height to Joists: 0.0

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	Concrete Floor

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	Living SF
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Cntr.Sup:

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	Wood Furnace

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No./Qual. of Fixtures

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	Vent Fan
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	Unvented Hood
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	Intercom
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	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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	Two Sided
	Exterior 1 Story
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Effec. Age: 12
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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:

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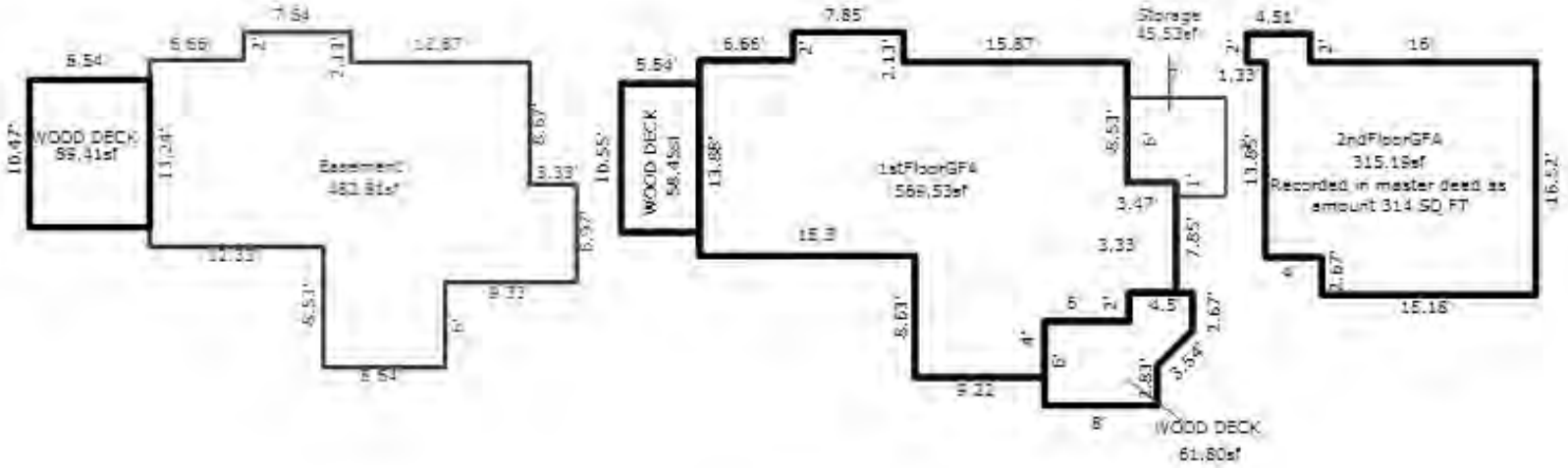
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,647	46,129

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,645

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

BUILDING B



UNIT 5

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

Parcel Number: 45-006-762-005-30 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.
EPPERSON BRADLEY JAY & MI	ELLYSON PHILLIP R & DAWN	145,000	09/06/2024	WD	03-ARM'S LENGTH	2024004322	PROPERTY TRANSFER	100.0
PEARSON JANE D	EPPERSON BRADLEY JAY & MI	105,000	03/30/2022	WD	03-ARM'S LENGTH	2022001978	PROPERTY TRANSFER	100.0
FRAKES JOHN M & JOYCE S	PEARSON JANE D	85,000	07/20/2012	WD	03-ARM'S LENGTH	1130P419	PROPERTY TRANSFER	100.0
BAYBERRY PROP	FRAKES	59,900	03/01/1994	WD	03-ARM'S LENGTH	383:715	OTHER	0.0

Property Address

5 PINNACLE PL D

Owner's Name/Address

ELLYSON PHILLIP R & DAWN M
20031 LEHMAN RD
MANCHESTER MI 48158

Tax Description

L383 P715/94 UNIT 5-D BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 137,645 TCV/TFA: 100.84

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1	Units	50000.00000	100	Fractional Appurtenance	
			0.00	Total Acres			Total Est. Land Value =	50,000

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

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

Who	When	What
TPC	07/03/2023	INSPECTED
TPC	02/01/2022	INSPECTED
TPC	11/25/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	43,800	68,800			68,800S
2024	40,000	37,700	77,700			55,545C
2023	20,000	32,900	52,900			52,900S
2022	12,500	28,300	40,800			40,800S

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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: FRACTIONAL SHR

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: 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

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,365
Total Base New : 209,647 E.C.F.
Total Depr Cost: 46,129 X 1.900
Estimated T.C.V: 87,645

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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:

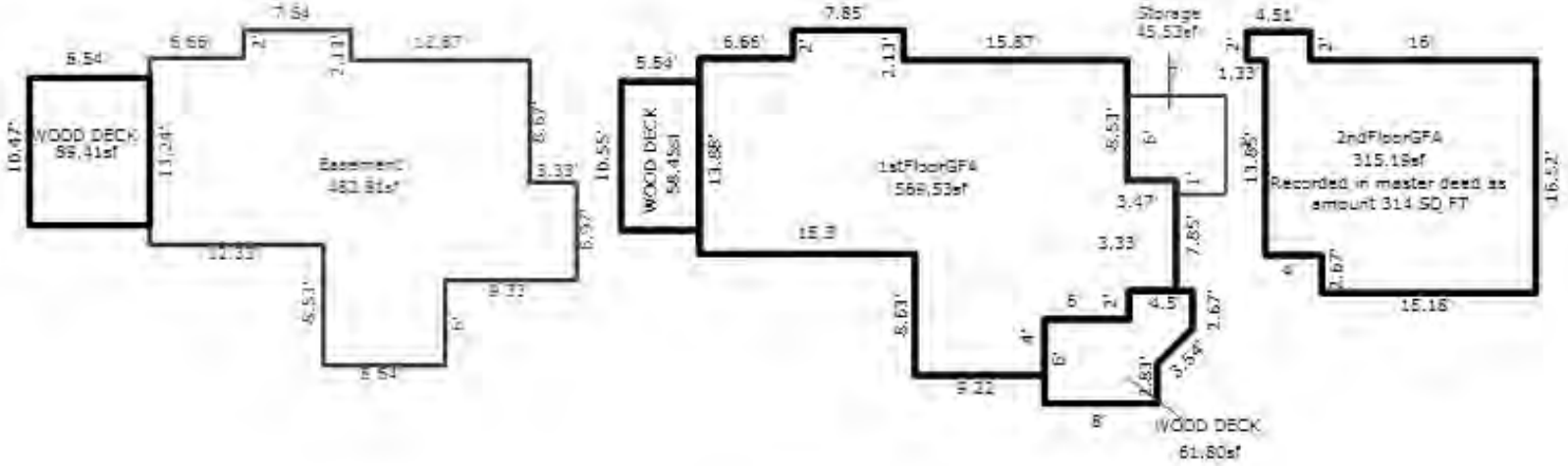
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 455 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	455		
			Total:	174,996	38,505
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,647	46,129

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,645

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

BUILDING B



UNIT 5

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

Parcel Number: 45-006-762-006-00 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.
NIGHTINGALE CHAD & EMILY	MILLAR MATTHEW W	98,000	01/07/2022	WD	03-ARM'S LENGTH	2022000229	PROPERTY TRANSFER	100.0
MARTIN RICHARD W & SANCHE	NIGHTINGALE CHAD & EMILY	75,000	06/07/2019	WD	03-ARM'S LENGTH	1362P596	PROPERTY TRANSFER	100.0
MARTIN RICHARD W	SMAGA JOJN A & LINDA	160,000	04/29/2005	WD	03-ARM'S LENGTH		REALTOR	100.0
LARSON	MARTIN	69,900	09/14/1999	WD	03-ARM'S LENGTH	523:432	OTHER	0.0

Property Address

6 PINNACLE PL

Owner's Name/Address

MILLAR MATTHEW W
9767 WOODLANDS DR
FISHERS IN 46037-9311

Tax Description

L313 P703 L523 P432/99 UNIT 6-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 137,788 TCV/TFA: 100.72

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	07/03/2023	INSPECTED
TPC	01/09/2022	INSPECTED
TPC	01/16/2021	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1 Units		50000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	50,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	43,900	68,900			57,266C
2024	40,000	37,700	77,700			55,545C
2023	20,000	32,900	52,900			52,900S
2022	12,500	28,400	40,900			40,900S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,368
Total Base New : 209,968 E.C.F.
Total Depr Cost: 46,204 X 1.900
Estimated T.C.V: 87,788

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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:

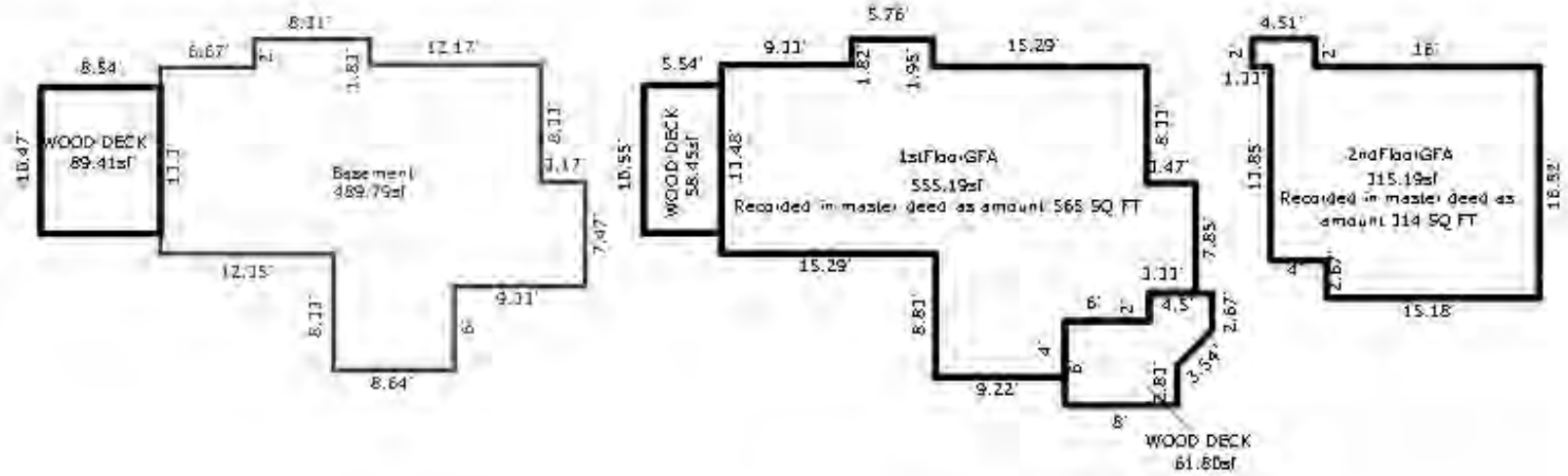
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	175,317	38,580
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,968	46,204

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,788

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

BUILDING B



UNIT 6

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

Parcel Number: 45-006-762-006-10 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.
SCHRAM HEATHER & THOMAS	STOCKER BEAT D & LINDA E	86,000	03/05/2021	WD	03-ARM'S LENGTH	2021002033	PROPERTY TRANSFER	100.0
SMAGA JOHN A & LINDA L	SCHRAM HEATHER & THOMAS	97,900	07/03/2014	WD	03-ARM'S LENGTH	1202P806	PROPERTY TRANSFER	100.0
MARTIN RICHARD W	SMAGA JOHN A & LINDA L	160,000	04/29/2005	WD	03-ARM'S LENGTH	852:24	OTHER	100.0
ALEXANDER	MARTIN	67,550	08/07/2000	WD	03-ARM'S LENGTH	551:616	PROPERTY TRANSFER	0.0

Property Address

6 PINNACLE PL

Owner's Name/Address

STOCKER BEAT D & LINDA E
4284 WHITE PINE CIR
SAINT JOSEPH MI 49085

Tax Description

L314 P20 L551 P616/00 L852 P24/05 UNIT 6-D BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 137,788 TCV/TFA: 100.72

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1 Units		50000.00000	100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	50,000

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

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

Who	When	What
TPC	07/03/2023	INSPECTED
TPC	01/09/2022	INSPECTED
TPC	01/16/2021	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	43,900	68,900			46,489C
2024	40,000	37,700	77,700			45,092C
2023	20,000	32,900	52,900			42,945C
2022	12,500	28,400	40,900			40,900S

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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: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,368
Total Base New : 209,968 E.C.F.
Total Depr Cost: 46,204 X 1.900
Estimated T.C.V: 87,788

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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:

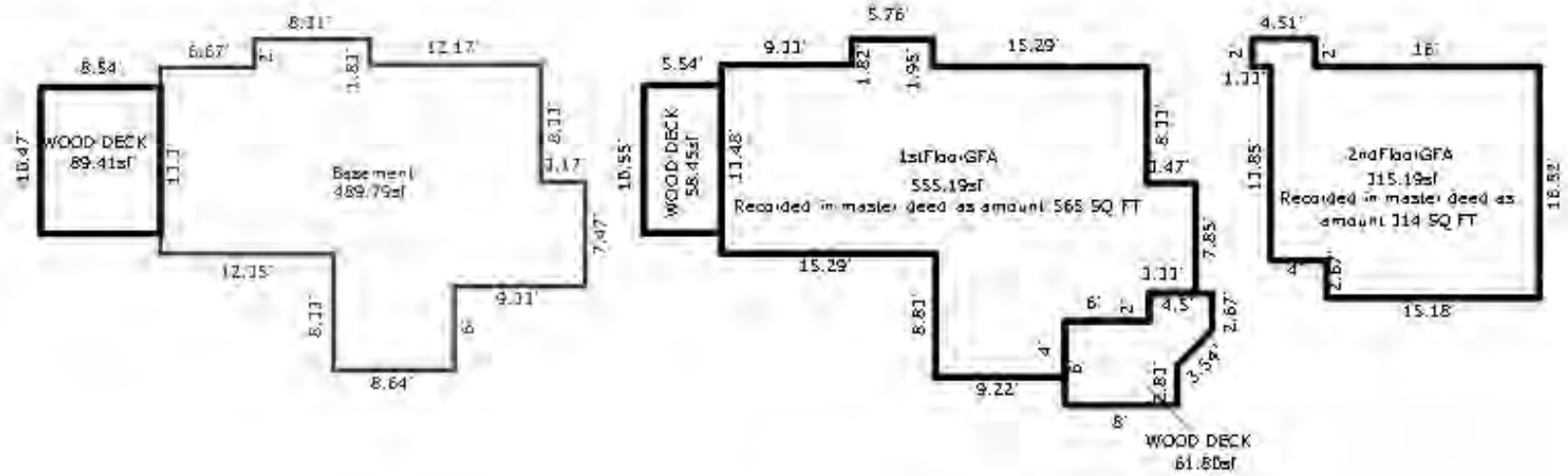
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	175,317	38,580
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,968	46,204

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,788

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

BUILDING B



UNIT 6

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

Parcel Number: 45-006-762-006-20 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.
NEACE JEFFREY EARL	UNRUH CLAUDIA J	139,900	10/01/2024	WD	03-ARM'S LENGTH	2024004733	PROPERTY TRANSFER	100.0
COSTELLO TIMOTHY C & KIMB	NEACE JEFFREY EARL	75,000	08/19/2020	WD	03-ARM'S LENGTH	2020005309	PROPERTY TRANSFER	0.0
SMITH WILLIAM G TRUST	COSTELLO TIMOTHY C & KIMB	94,000	10/15/2013	WD	03-ARM'S LENGTH	1182P32	PROPERTY TRANSFER	100.0
ANDERSON-PROCTOR	SMITH	61,000	09/12/1997	WD	03-ARM'S LENGTH	453:44	OTHER	0.0

Property Address

6 PINNACLE PL

Owner's Name/Address

UNRUH CLAUDIA J
1738 E MELTON RD
BIRMINGHAM MI 48009

Tax Description

L390 P321 L391 P520 L453 P044 L535 P966
UNIT 6-B BLDG B PINNACLE PLACE
CONDOMINIUM REC IN L302 P549-604 SEC 14
T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 137,788 TCV/TFA: 100.72

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	07/03/2023	INSPECTED
TPC	01/09/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1	Units	50000.00000	100	Fractional Appurtenance	
			0.00	Total Acres			Total Est. Land Value =	50,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	43,900	68,900			68,900S
2024	40,000	37,700	77,700			45,092C
2023	20,000	32,900	52,900			42,945C
2022	12,500	28,400	40,900			40,900S

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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: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,368
Total Base New : 209,968 E.C.F.
Total Depr Cost: 46,204 X 1.900
Estimated T.C.V: 87,788

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	175,317	38,580
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
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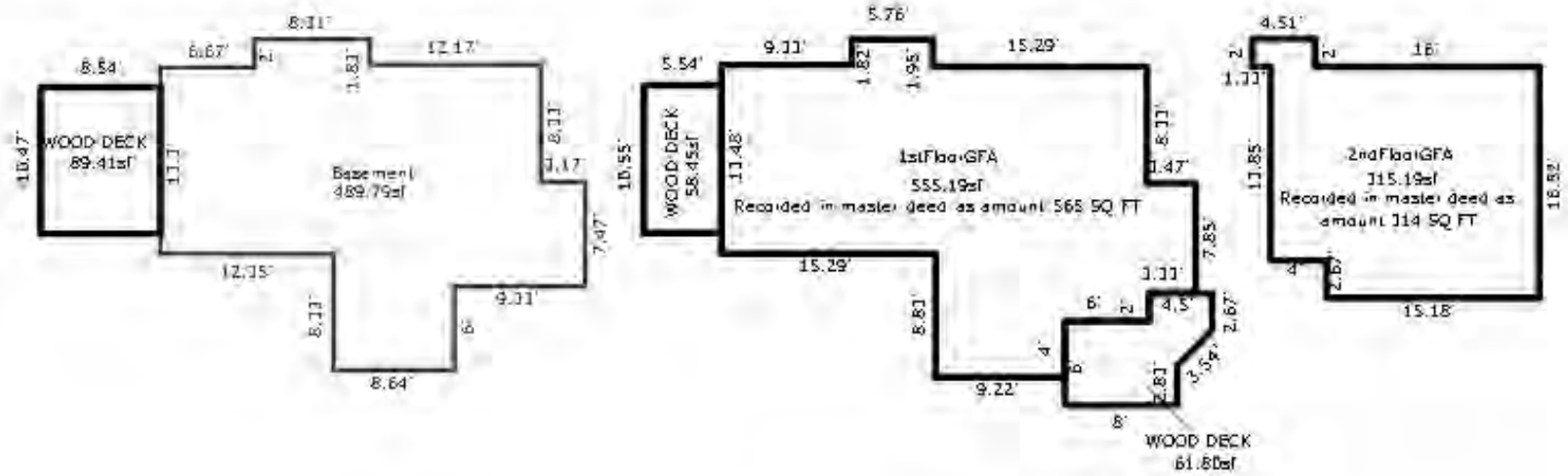
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,968	46,204

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,788

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

BUILDING B



UNIT 6

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

Parcel Number: 45-006-762-006-30 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.
RUBINGH TREVOR A & LINDA	JOHNSON THERESE MASZATICS	140,000	10/11/2024	WD	03-ARM'S LENGTH	2024005139	PROPERTY TRANSFER	100.0
RUBINGH TREVOR A & LINDA	RUBINGH TREVOR A & LINDA	0	04/24/2024	QC	15-LADY BIRD	2024001797	DEED	0.0
KALTZ JOSEPH & KELLIE	RUBINGH TREVOR & LINDA	120,000	10/19/2022	WD	03-ARM'S LENGTH	2022005974	PROPERTY TRANSFER	100.0
JARDINE CHARLES M & JEANN	KALTZ JOSEPH & KELLIE	93,000	04/21/2021	WD	03-ARM'S LENGTH	2021003500	PROPERTY TRANSFER	100.0

Property Address

6 PINNACLE PL

Owner's Name/Address

JOHNSON THERESE MASZATICS
5720 PAINT VALLEY DR
ROCHESTER MI 48306

Tax Description

L368 P564 L514 P585/99 UNIT 6-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
School: GLEN LAKE COMMUNITY SCH DIST					
P.R.E. 0%					
MAP #: 17,19					
2025 Est TCV 137,788 TCV/TFA: 100.72					

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1	Units	50000.00000	100	Fractional Appurtenance	
			0.00	Total Acres			Total Est. Land Value =	50,000

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

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

Who	When	What
TPC	02/26/2024	INSPECTED
TPC	07/03/2023	INSPECTED
TPC	01/09/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	43,900	68,900			68,900S
2024	40,000	37,700	77,700			55,545C
2023	20,000	32,900	52,900			52,900S
2022	12,500	28,400	40,900			40,900S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
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	Garbage Disposal
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	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,368
Total Base New : 209,968 E.C.F.
Total Depr Cost: 46,204 X 1.900
Estimated T.C.V: 87,788

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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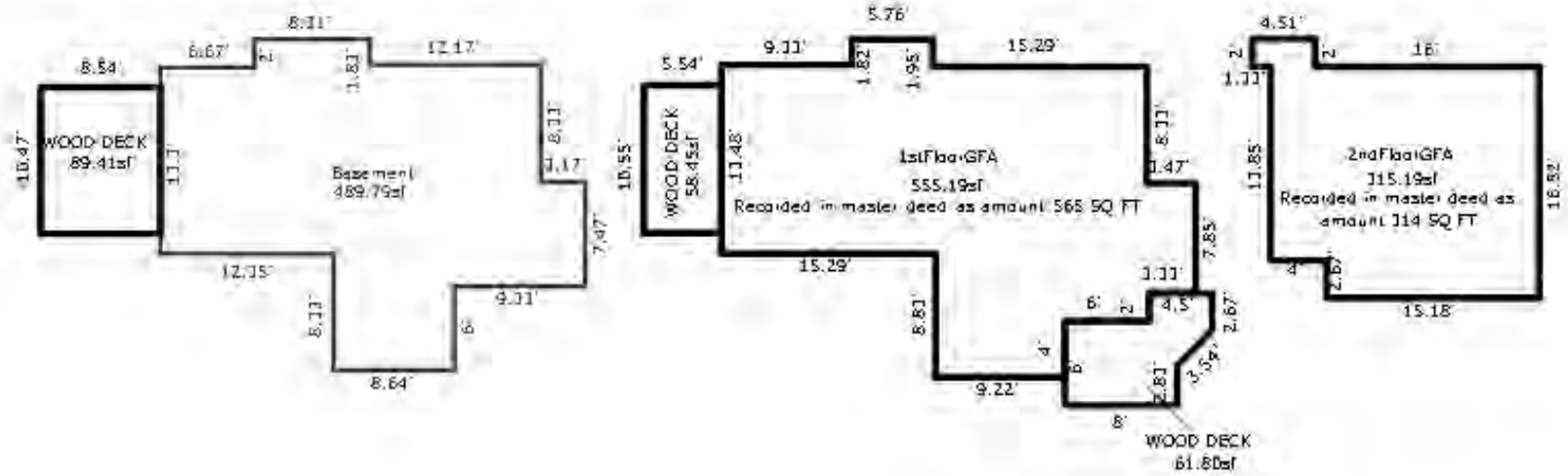
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	209,968	46,204

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,788

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

BUILDING B



UNIT 6

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

Parcel Number: 45-006-762-007-00 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.
EMERICK & MURASKY FAMILY	WETZEL TONY & LORI	116,000	08/05/2022	WD	03-ARM'S LENGTH	2022005023	PROPERTY TRANSFER	100.0
REDFIELD DAVID H & JEAN M	EMERICK & MURASKY FAMILY	80,500	07/17/2019	WD	03-ARM'S LENGTH	1366P127	PROPERTY TRANSFER	100.0
DALTON	REDFIELD	122,000	03/07/2001	WD	03-ARM'S LENGTH	571:519	OTHER	0.0
WELLER	DALTON ET AL	65,900	08/27/1999	WD	03-ARM'S LENGTH	521:637	PROPERTY TRANSFER	0.0

Property Address

7 PINNACLE PL

Owner's Name/Address

WETZEL TONY & LORI
2140 CREGLOW DR
JACKSON MI 49203

Tax Description

L419 P693 L521 P637/99 L571 P519/01 UNIT 7-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 138,394 TCV/TFA: 101.17

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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			0.00	Total Acres			Total Est. Land Value =	50,000

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

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

Who	When	What
TPC	06/24/2022	INSPECTED
TPC	03/20/2021	INSPECTED
TPC	01/15/2019	INSPECTED

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2024	40,000	38,000	78,000			55,860C
2023	20,000	33,200	53,200			53,200S
2022	12,500	28,600	41,100			41,100S

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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: FRACTIONAL SHR

Yr Built	Remodeled
1986	0

Condition: Average

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Wood Sash
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Vinyl Sash
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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:

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Basement: 0 S.F.
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Joists:
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Cntr.Sup:

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	Forced Air w/ Ducts
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	Wall/Floor Furnace
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	Wood Furnace

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(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: 12
Floor Area: 1,368
Total Base New : 211,414 E.C.F.
Total Depr Cost: 46,523 X 1.900
Estimated T.C.V: 88,394

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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:

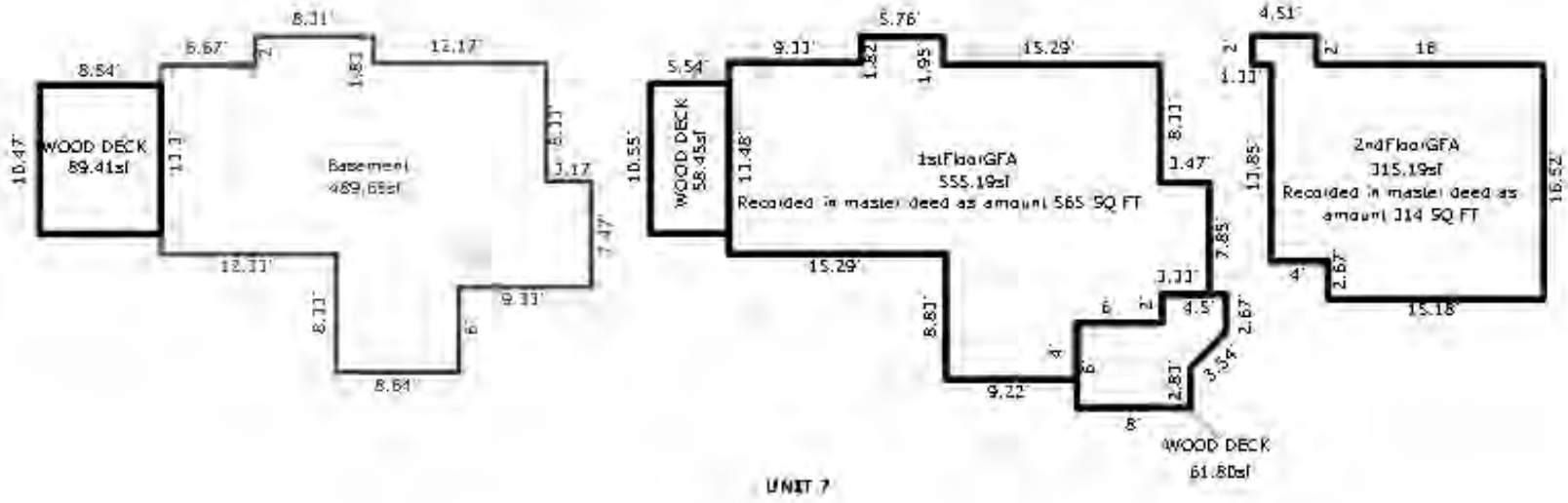
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,414	46,523

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,394

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

BUILDING B



UNIT 7

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

Parcel Number: 45-006-762-007-10 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.
UNIVERSITY OF NOTRE DAME	DESSY NESTOR T & HEATHER	95,000	08/20/2021	WD	03-ARM'S LENGTH	2021006854	PROPERTY TRANSFER	100.0
PEPE STEVEN D TRUST	UNIVERSITY OF NOTRE DAME	1	06/18/2021	WD	21-NOT USED/OTHER	2021005090	OTHER	100.0
PEPE STEVEN D	PEPE STEVEN D TRUST	0	03/23/2020	QC	09-FAMILY	2020002293	OTHER	0.0
PEPE JANET L	PEPE STEVEN D	0	07/05/2008	QC	09-FAMILY	980/991	DEED	0.0

Property Address

7 PINNACLE PL

Owner's Name/Address

DESSY NESTOR T & HEATHER E
1679 RIDGECREST
ROCHESTER MI 48306

Tax Description

UNIT 7-A BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

2014 COMBINED FRACTIONS-11
3BED/2.5BATH
THREE LEVELS
FOR 2014: ONE PARCEL: COMBINE -11 WITH -10.
762-007-12 COMBINED

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 138,394 TCV/TFA: 101.17

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
TPC	03/20/2021	INSPECTED
TPC	01/15/2019	INSPECTED
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1	Units	50000.00000	100	Fractional Appurtenance	
			0.00	Total Acres			Total Est. Land Value =	50,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	44,200	69,200			46,716C
2024	40,000	38,000	78,000			45,312C
2023	20,000	33,200	53,200			43,155C
2022	12,500	28,600	41,100			41,100S

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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: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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.
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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 12
Floor Area: 1,368
Total Base New : 211,414 E.C.F.
Total Depr Cost: 46,523 X 1.900
Estimated T.C.V: 88,394

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
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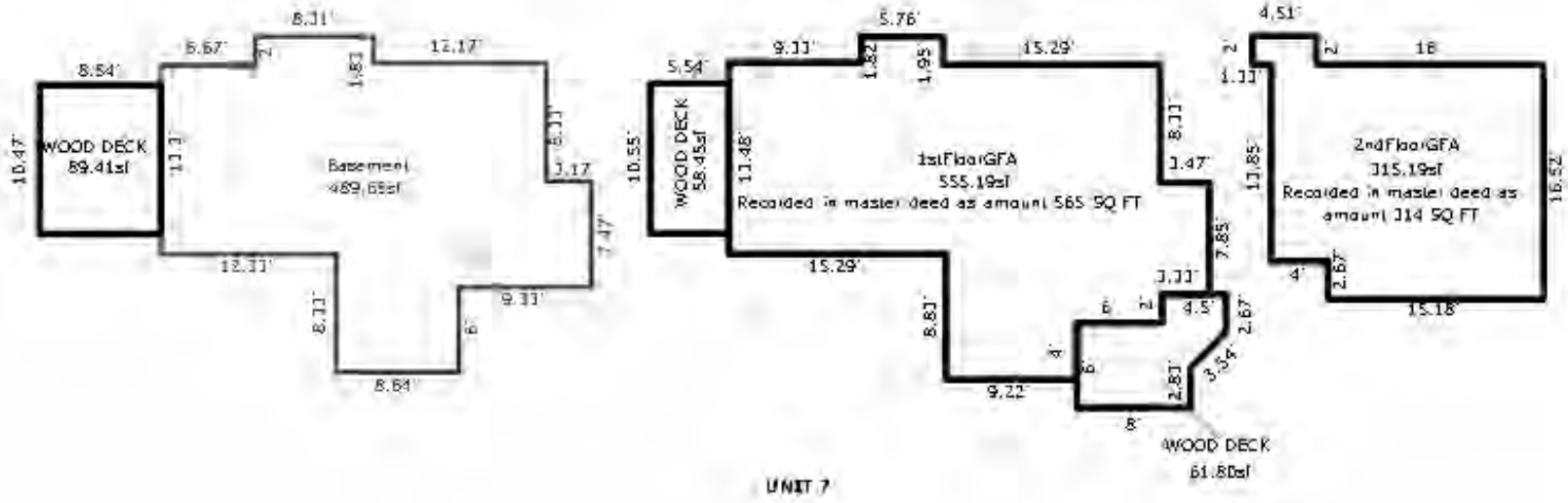
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,414	46,523

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,394

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

BUILDING B



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

Parcel Number: 45-006-762-007-20 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.
DANZEISEN KEVIN & WENDI	ALBOSTA KEVIN & COLLEEN T	111,000	07/18/2022	WD	03-ARM'S LENGTH	2022004145	PROPERTY TRANSFER	100.0
PARUCH DENNIS J & DEBORAH	DANZEISEN KEVIN & WENDI	98,000	09/08/2021	WD	03-ARM'S LENGTH	2021007164	PROPERTY TRANSFER	100.0
KEMPLE MARK	PARUCH DENNIS J & DEBORAH	92,000	06/25/2021	WD	03-ARM'S LENGTH	2021005387	PROPERTY TRANSFER	100.0
HUNT JOHN R TRUST	KEMPLE MARK	94,000	04/16/2021	WD	03-ARM'S LENGTH	2021003443	PROPERTY TRANSFER	100.0

Property Address

7 PINNACLE PL D

Owner's Name/Address

ALBOSTA KEVIN & COLLEEN T
4233 AUTUMN RIDGE DR
SAGINAW MI 48603

Tax Description

L314 P376 L370 P449 L460 P760/97 UNIT 7-D BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 138,394 TCV/TFA: 101.17

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA BLDG B 5,6,7			1	Units	50000.00000	100	Fractional Appurtenance	
			0.00	Total Acres			Total Est. Land Value =	50,000

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

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

Who	When	What
TPC	04/16/2022	INSPECTED
TPC	03/20/2021	INSPECTED
TPC	01/15/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	44,200	69,200			57,591C
2024	40,000	38,000	78,000			55,860C
2023	20,000	33,200	53,200			53,200S
2022	12,500	28,600	41,100			41,100S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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1	Public Sewer
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	2000 Gal Septic

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	Jacuzzi repl.Tub
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	Microwave
	Standard Range
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	Sauna
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1	Interior 2 Story
	2nd/Same Stack
	Two Sided
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Class: BC
Effec. Age: 12
Floor Area: 1,368
Total Base New : 211,414 E.C.F.
Total Depr Cost: 46,523 X 1.900
Estimated T.C.V: 88,394

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Area	Type
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(17) Garage

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

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Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
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Building Areas

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Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,394

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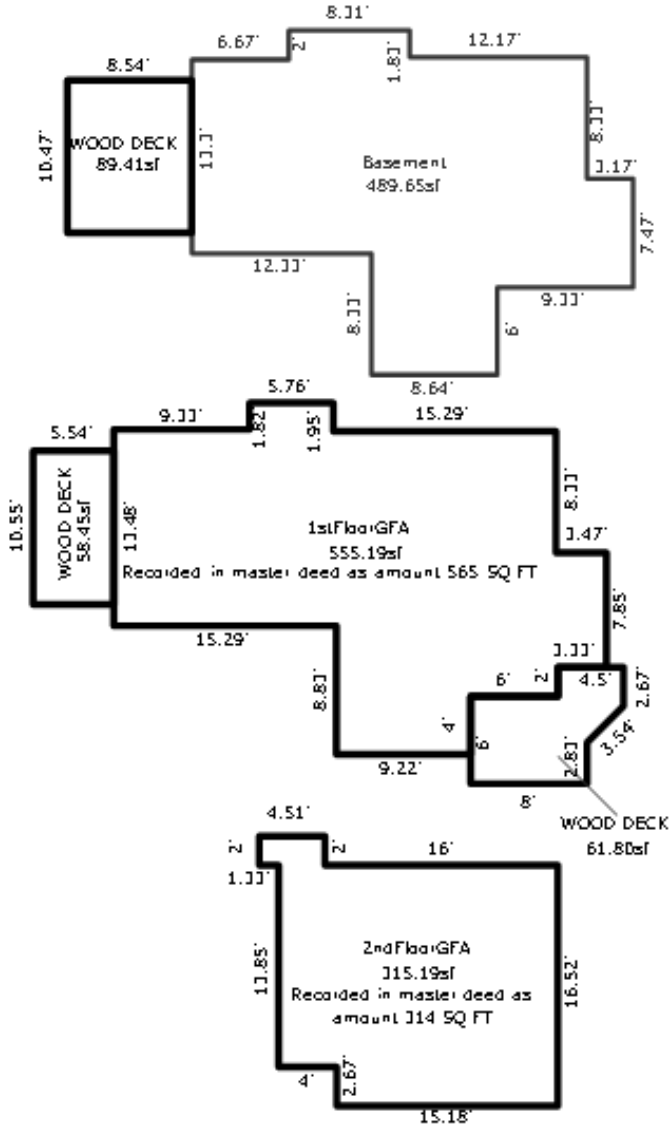
BUILDING B

UNIT 7



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

Parcel Number: 45-006-762-007-30 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.
REDFIELD DAVID H & JEAN	VAN ETTEN JAMES B & BLANC	74,500	08/21/2020	WD	03-ARM'S LENGTH	2020005257	PROPERTY TRANSFER	100.0
REYERS DANIEL JAY & MARGA	REDFIELD DAVID H	88,000	06/03/2011	WD	03-ARM'S LENGTH	1087-621	PROPERTY TRANSFER	100.0
VORHAND SUSAN	REYERS DANIEL JAY & MARGA	173,000	06/05/2003	WD	03-ARM'S LENGTH	735:518	OTHER	100.0
TEMPLIN	VORHAND	149,900	11/26/2001	WD	03-ARM'S LENGTH	616:345	OTHER	0.0

Property Address

7 PINNACLE PL 7B

Owner's Name/Address

VAN ETTEN JAMES B & BLANCK MICHAEL
4553 OAKHURST RIDGE RD
CLARKSTON MI 48348

Tax Description

L370 P442 L476 P614/98 L616 P345/01 L735 P518/03 UNIT 7-B BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 138,394 TCV/TFA: 101.17

Building Permit(s)	Date	Number	Status

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

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	Rolling
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	Swamp
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Building Type

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	Mobile Home
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	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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1986	0

Condition: Average

Room List

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	2nd Floor
3	Bedrooms

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	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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,368
Total Base New : 211,414 E.C.F.
Total Depr Cost: 46,523 X 1.900
Estimated T.C.V: 88,394

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Economic Depreciation because of: FRACTIONAL SHR
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899

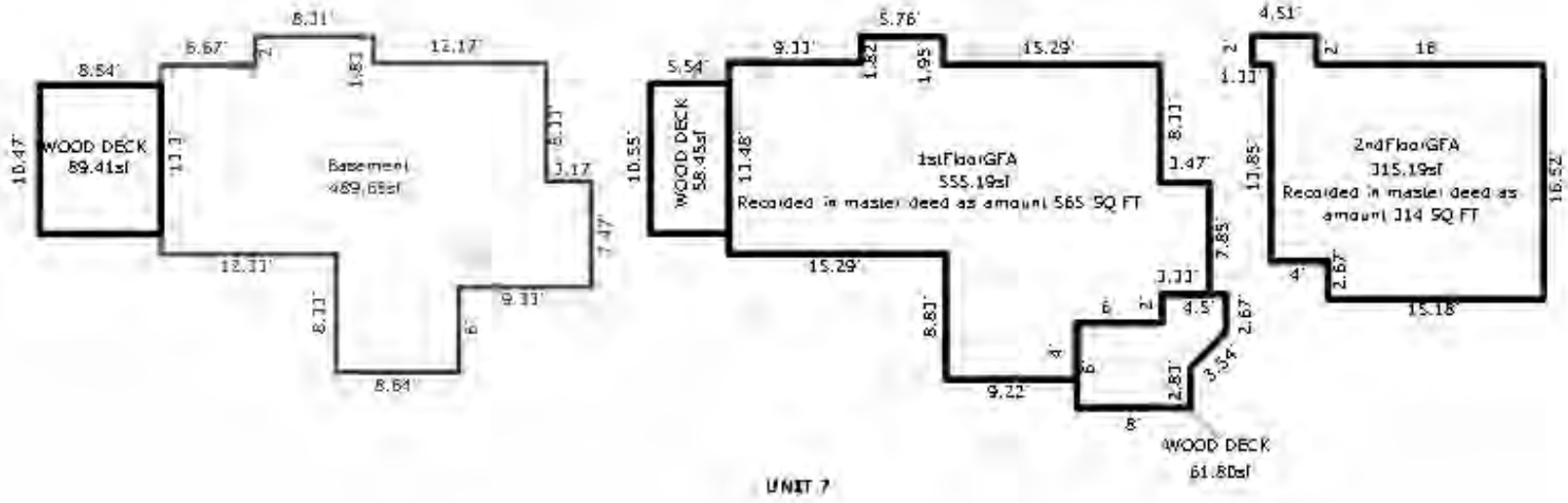
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	481
3 Fixture Bath	1	6,880	1,514
2 Fixture Bath	1	4,610	1,014
Deck			
Treated Wood	72	2,281	502
Treated Wood	72	2,281	502
Water/Sewer			
Public Water	1	1,927	424
Public Sewer	1	1,927	424
Built-Ins			
Appliance Allow.	1	4,003	881
Fireplaces			
Interior 2 Story	1	8,554	1,882
	Totals:	211,414	46,523

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,394

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

BUILDING B



UNIT 7

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

Parcel Number: 45-006-762-008-00 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.
BREMER GARY C & SUSAN K	BREMER GARY C & SUSAN K L	0	09/21/2015	WD	09-FAMILY	1240P515	OTHER	0.0
AGER WILLIAM F & BARBARA	BREMER GARY C & SUSAN K	37,500	04/19/1993	WD	32-SPLIT VACANT	366P016	DEED	0.0
BAYBERRY PROPERTIES INC	AGER WILLIAM F & BARBARA	73,900	08/07/1990	WD	03-ARM'S LENGTH	313:910	OTHER	0.0

Property Address

8 PINNACLE PL A

Owner's Name/Address

AGER WILLIAM F & BARBARA J &
BREMER GARY C & SUSAN K
4770 DUNBARTON CT
ANN ARBOR MI 48103

Tax Description

L313 P910 L361 P16/93 UNIT 8-A BLDG B
PINNACLE PLACE CONDOMINIUM REC IN L302
P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 173,107 TCV/TFA: 127.10

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			85,000

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

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

Who	When	What
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			52,287C
2024	40,000	37,900	77,900			50,715C
2023	22,500	33,100	55,600			48,300C
2022	17,500	28,500	46,000			46,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 454 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,362
Total Base New : 210,761 E.C.F.
Total Depr Cost: 46,372 X 1.900
Estimated T.C.V: 88,107

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 454 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	454		
			Total:	176,110	38,748

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	481
3 Fixture Bath	1	6,880	1,514
2 Fixture Bath	1	4,610	1,014
Deck			
Treated Wood	72	2,281	502
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Water/Sewer			
Public Water	1	1,927	424
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Built-Ins			
Appliance Allow.	1	4,003	881
Fireplaces			
Interior 2 Story	1	8,554	1,882
	Totals:	210,761	46,372

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,107

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

Parcel Number: 45-006-762-008-10 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.
BONE KEVIN S & BESSIE M	BONE BESSIE MARIKIS TRUST	0	10/11/2005	WD	09-FAMILY	884:602	OTHER	0.0
OLSON	BONE	92,000	01/21/2000	WD	03-ARM'S LENGTH	534:465	PROPERTY TRANSFER	0.0

Property Address
8 PINNACLE PL C

Owner's Name/Address
BONE BESSIE MARIKIS TRUST AGREEMENT
3642 LAWNDALE RD
SAGINAW MI 48603

Tax Description
L313 P918 L534 P465/00 L884 P602/05 UNIT 8-C BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,107 TCV/TFA: 127.10

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			52,287C
2024	40,000	37,900	77,900			50,715C
2023	22,500	33,100	55,600			48,300C
2022	17,500	28,500	46,000			46,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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

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Other:

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	Walkout Doors (A)

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Joists:
Unsupported Len:
Cntr.Sup:

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	Wood		Coal		Steam

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	Heat Pump
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	Central Air
	Wood Furnace

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1	2 Fixture Bath
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Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,107

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

Parcel Number: 45-006-762-008-20 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.
TENEYCK WILLIAM & SALLY F	PIET	79,500	05/25/1994	WD	03-ARM'S LENGTH	387:511	OTHER	0.0
BAYBERRY PROPERTIES INC	TENEYCK WILLIAM B & SALLY	73,900	08/06/1990	WD	03-ARM'S LENGTH	313P926	DEED	0.0

Property Address
8 PINNACLE PL D

Owner's Name/Address
ANDERSON ANN MARIA TRUST
1140 MARIGOLD LN
HOLLAND MI 49424-2614

Tax Description
L387 P824/94 L387 P511 L507 P721/99 UNIT 8-D BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5BATH
THREE LEVELS

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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 #: 17,19
2025 Est TCV 173,107 TCV/TFA: 127.10

Building Permit(s)	Date	Number	Status

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

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

Who	When	What
WAS	01/01/2008	INSPECTED

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

Building Type

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	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	0

Condition: Average

Room List

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	1st Floor
	2nd Floor
3	Bedrooms

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	Aluminum/Vinyl
	Brick
	Insulation

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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: 454 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,362
Total Base New : 210,761 E.C.F.
Total Depr Cost: 46,372 X 1.900
Estimated T.C.V: 88,107

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 454 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	454		
			Total:	176,110	38,748
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,761	46,372

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,107

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

Parcel Number: 45-006-762-008-30 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.
HIGGINSON GEORGE E & ELEA	RUSSELL MICHAEL & BONNIE	100,000	09/01/2016	WD	03-ARM'S LENGTH	1272P633	PROPERTY TRANSFER	100.0
LANE	HIGGINSON	140,000	04/03/2001	WD	03-ARM'S LENGTH	576:419	PROPERTY TRANSFER	0.0
NAUER RICHARD L & KATHLEE	LANE JON M & BARBARA A	87,000	08/11/1995	WD	03-ARM'S LENGTH	408:492	PROPERTY TRANSFER	0.0
VANALST BECKY S	NAUER RICHARD L & KATHLEE	80,000	10/24/1990	WD	03-ARM'S LENGTH	331P159	DEED	0.0

Property Address

8 PINNACLE PL B

Owner's Name/Address

RUSSELL MICHAEL & BONNIE
7805 TEN MILE RD NE
ROCKFORD MI 49341

Tax Description

L331 P159 L408 P492/95 L576 P419/01 UNIT 8-B BLDG B PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,107 TCV/TFA: 127.10

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			52,287C
2024	40,000	37,900	77,900			50,715C
2023	22,500	33,100	55,600			48,300C
2022	17,500	28,500	46,000			46,000S

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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: FRACTIONAL SHR

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: 454 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,362
Total Base New : 210,761 E.C.F.
Total Depr Cost: 46,372 X 1.900
Estimated T.C.V: 88,107

(16) Porches/Decks

Area	Type
72	Treated Wood
72	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 454 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	454		
			Total:	176,110	38,748
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			72	2,281	502
Treated Wood			72	2,281	502
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,761	46,372

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,107

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

Parcel Number: 45-006-762-009-00 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.
SAWYER JAMES R	SAWYER JAMES R & LINDA R	0	05/21/2021	QC	09-FAMILY	2021004833	PROPERTY TRANSFER	0.0
TREXLER JUDITH C TRUST	SAWYER JAMES R	75,000	11/04/2019	WD	03-ARM'S LENGTH	2019006382	PROPERTY TRANSFER	100.0
PADGITT	TREXLER	91,500	06/30/2000	WD	03-ARM'S LENGTH	548:187	PROPERTY TRANSFER	0.0
BAYBERRY PROP	SONNINO	69,900	10/16/1990	WD	03-ARM'S LENGTH	316:725	OTHER	0.0

Property Address

9 PINNACLE PL 9D

Owner's Name/Address

SAWYER JAMES R & LINDA R
1053 W GEDDES AVE
LITTLETON CO 80120

Tax Description

L314 P378 L548 P187/00 L601 P568/01 UNIT 9-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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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 #: 17,19

2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	08/20/2023	INSPECTED
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	37,900	77,900			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,368
Total Base New : 210,824 E.C.F.
Total Depr Cost: 46,393 X 1.900
Estimated T.C.V: 88,147

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,824	46,393

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-009-10 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.
BARNHART DANIEL J	ROGERS JILL M & TERRY A	160,000	10/06/2023	WD	03-ARM'S LENGTH	2023004413	PROPERTY TRANSFER	100.0
ADLER BARRY D LYNN ERICKS	BARNHART BRUCE A JR	115,000	10/28/2008	WD	03-ARM'S LENGTH	2008 990/737WD	DEED	100.0
ZIMMER	ADLER	120,000	02/27/2001	WD	03-ARM'S LENGTH	570:409	PROPERTY TRANSFER	0.0
SCHULD & JOLIE	ZIMMER	75,000	12/21/1994	WD	03-ARM'S LENGTH	398:296	OTHER	0.0

Property Address

9 PINNACLE PL 9C

Owner's Name/Address

ROGERS JILL M & TERRY A
1375 SOARING HEIGHT DR
DAYTON OH 45440

Tax Description

L315 P171 L398 P296/94 L570 P409/01 UNIT 9-C BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

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

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

Who	When	What
TPC	08/20/2023	INSPECTED
WAS	01/01/2008	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12		1 Units	85000.00	000	100		Fractional Appurtenance	
		0.00 Total Acres					Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			80,314C
2024	40,000	37,900	77,900			77,900S
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,368
Total Base New : 210,824 E.C.F.
Total Depr Cost: 46,393 X 1.900
Estimated T.C.V: 88,147

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,824	46,393

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-009-20 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.
CLAYTON FORSYTH REALTY LL	BARNHART DANIEL	82,500	10/07/2016	WD	03-ARM'S LENGTH	1275P505	PROPERTY TRANSFER	100.0
BARNHART BRUCE A JR ESTAT	CLAYTON FORSYTH REALTY LL	0	01/31/2015	WD	06-COURT JUDGEMENT	1230P24	DEED	0.0
WHYBREW	BARNHART	167,000	11/01/2002	WD	03-ARM'S LENGTH	679:539	PROPERTY TRANSFER	0.0
CHESS	WHYBREW	34,000	11/19/1999	WD	03-ARM'S LENGTH	532:749	OTHER	0.0

Property Address

9 PINNACLE PL 9B

Owner's Name/Address

BARNHART DANIEL
951 GLENWOOD AVE SE APT 902
ATLANTA GA 30316

Tax Description

L453 P237 L532 P749 L679 P539/02 L844 P660/05 UNIT 9-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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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 #: 17.19

2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	08/20/2023	INSPECTED
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	37,900	77,900			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,368
Total Base New : 210,824 E.C.F.
Total Depr Cost: 46,393 X 1.900
Estimated T.C.V: 88,147

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 456 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	456		
			Total:	176,763	38,899
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
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Treated Wood			55	1,986	437
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Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	210,824	46,393

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-009-30 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.
BAYBERRY PROP	CORRINGTON	59,900	03/29/1994	WD	03-ARM'S LENGTH	383:446	OTHER	0.0

Property Address

9 PINNACLE PL 9A

Owner's Name/Address

NEILL SUSAN P
452 LAKE FOREST RD
ROCHESTER MI 48309

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,147 TCV/TFA: 126.57

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Tax Description

L383 P446 L501 P028/99 UNIT 9-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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

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

Who	When	What
TPC	08/25/2023	INSPECTED
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	37,900	77,900			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

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	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

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No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

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1	Average Fixture(s)
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1	2 Fixture Bath
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1	Public Sewer
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	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
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	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
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	Self Clean Range
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Class: BC
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Area	Type
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Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
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Roof:

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Public Sewer			1	1,927	424
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Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,147

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

Parcel Number: 45-006-762-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

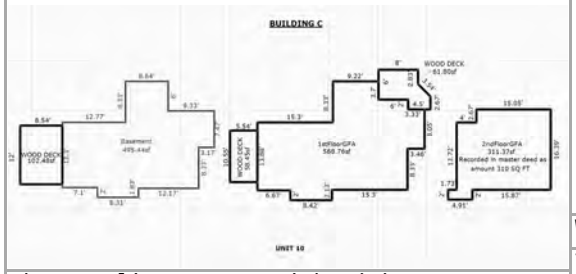
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYER JAMES L & JEANETTE M	MONTICELLI DENNIS & JENNI	171,900	11/20/2023	WD	03-ARM'S LENGTH	2023005100	PROPERTY TRANSFER	100.0
HAGEN BRUCE P & CYNTHIA J	DYER JAMES L & JEANETTE M	87,000	09/25/2020	WD	03-ARM'S LENGTH	2020006517	PROPERTY TRANSFER	100.0
GUPTA SHAM	HAGEN BRUCE P & CYNTHIA J	96,000	10/22/2012	WD	03-ARM'S LENGTH	1142P78	PROPERTY TRANSFER	100.0
GORMAN	GUPTA	64,900	09/15/1998	WD	03-ARM'S LENGTH	487:493	PROPERTY TRANSFER	0.0

Property Address
10 PINNACLE PL 10D

Owner's Name/Address
MONTICELLI DENNIS & JENNIFER
52239 FERNDALE DR
NORTHVILLE MI 48167

Tax Description
L315 P213 L346 P107 L487 P493/98 UNIT 10-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
MTT 357040, NO CHANGE, FINAL OPINION
PROPOSED OPINION: DENY - 2008, 2009,2010
3BED/2.5BATH
THREE LEVELS



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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 #: 17,19
2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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			0.00 Total Acres		Total Est. Land Value =			85,000

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

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

Who	When	What
TPC	09/22/2023	INSPECTED
TPC	11/13/2021	INSPECTED
TPC	07/13/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			80,418C
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2023	20,000	33,100	53,100			43,050C
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*** Information herein deemed reliable but not guaranteed***

Building Type

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	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
1986	0

Condition: Average

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	2nd Floor
3	Bedrooms

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	Aluminum/Vinyl
	Brick
	Insulation

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	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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

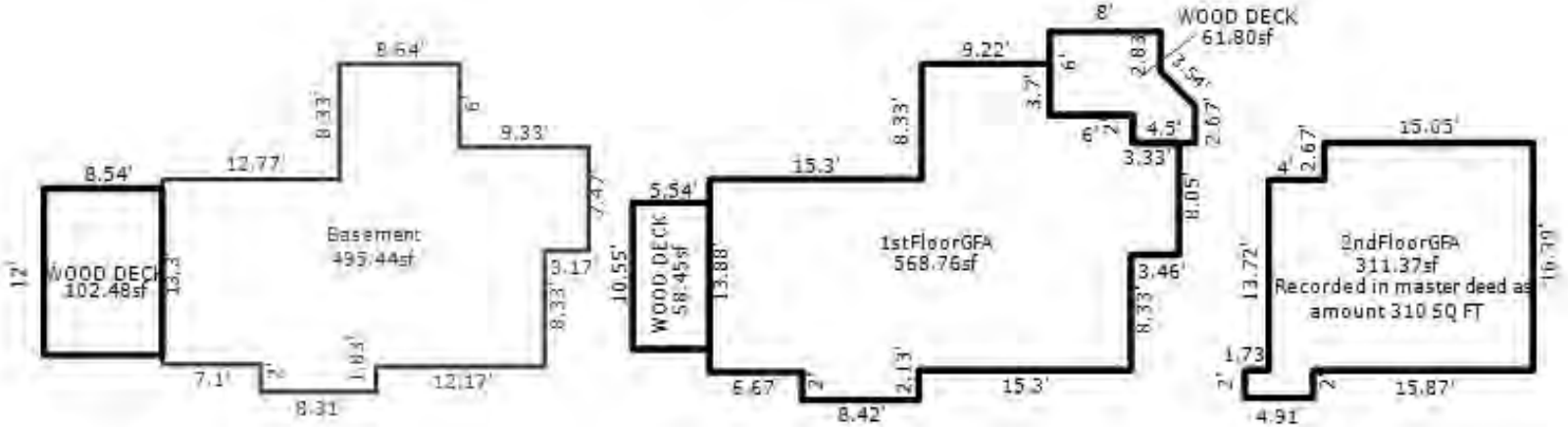
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING C



UNIT 10

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

Parcel Number: 45-006-762-010-10 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.
F&J PROPERTIES GROUP LLC	PETROSKEY DENNIS & KATHRY	104,000	11/13/2021	WD	03-ARM'S LENGTH	2021009784	PROPERTY TRANSFER	100.0
WEEMES TRUST & F&J PROPER	F&J PROPERTIES GROUP LLC	0	10/11/2018	QC	09-FAMILY	1343P841	OTHER	50.0
HART	WEEMES TRUST ET AL	90,000	06/30/2000	WD	03-ARM'S LENGTH	548:190	PROPERTY TRANSFER	0.0
OLIVER	HART	63,900	08/25/1997	WD	03-ARM'S LENGTH	451:763	OTHER	0.0

Property Address

10 PINNACLE PL

Owner's Name/Address

PETROSKEY DENNIS & KATHRYN S
4737 14TH ST NORTH
ARLINGTON VA 22205

Tax Description

L318 P715 L451 P763 L548 P190/00 UNIT
10-B BLDG C PINNACLE PLACE CONDOMINIUM
REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

Who	When	What
TPC	09/22/2023	INSPECTED
TPC	11/13/2021	INSPECTED
TPC	07/13/2020	INSPECTED

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

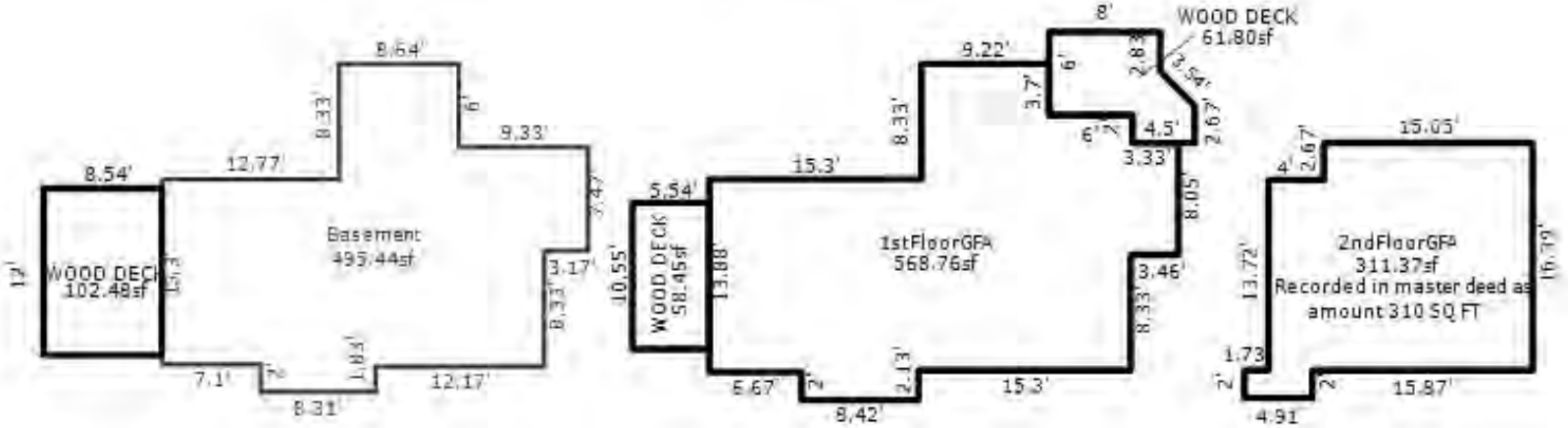
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING C



UNIT 10

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

Parcel Number: 45-006-762-010-20 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.
ESSIG DAVID W & MARIE E H	SENFF ANDREW J & KRISTEN	109,900	01/20/2022	WD	03-ARM'S LENGTH	2022000471	PROPERTY TRANSFER	100.0
ESSIG DAVID W	ESSIG MARIE E	0	11/15/2012	AFF	07-DEATH CERTIFICATE	1177P441	DEED	0.0
LERCH RICHARD A & SUSAN A	ESSIG DAVID W & MARIE E H	69,000	10/31/1997	WD	03-ARM'S LENGTH	457:856	PROPERTY TRANSFER	0.0

Property Address
10 PINNACLE PL

Owner's Name/Address
SENFF ANDREW J & KRISTEN
614 OXFORD ST
WORTHINGTON OH 43085

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

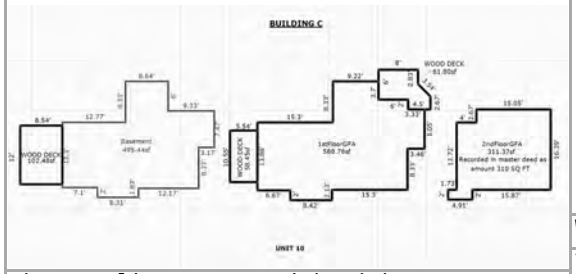
Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			85,000

Tax Description
L318 P716 L457 P856/97 UNIT 10-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
THREE LEVELS
3BED/2.5BATH
THREE LEVELS

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

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



Who	When	What
TPC	09/22/2023	INSPECTED
TPC	11/13/2021	INSPECTED
TPC	07/13/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			57,483C
2024	40,000	38,000	78,000			55,755C
2023	20,000	33,100	53,100			53,100S
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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	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
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	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
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(14) Water/Sewer

1	Public Water
1	Public Sewer
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	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
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	Vent Fan
	Hot Tub
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	Vented Hood
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	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
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Class: BC
Effec. Age: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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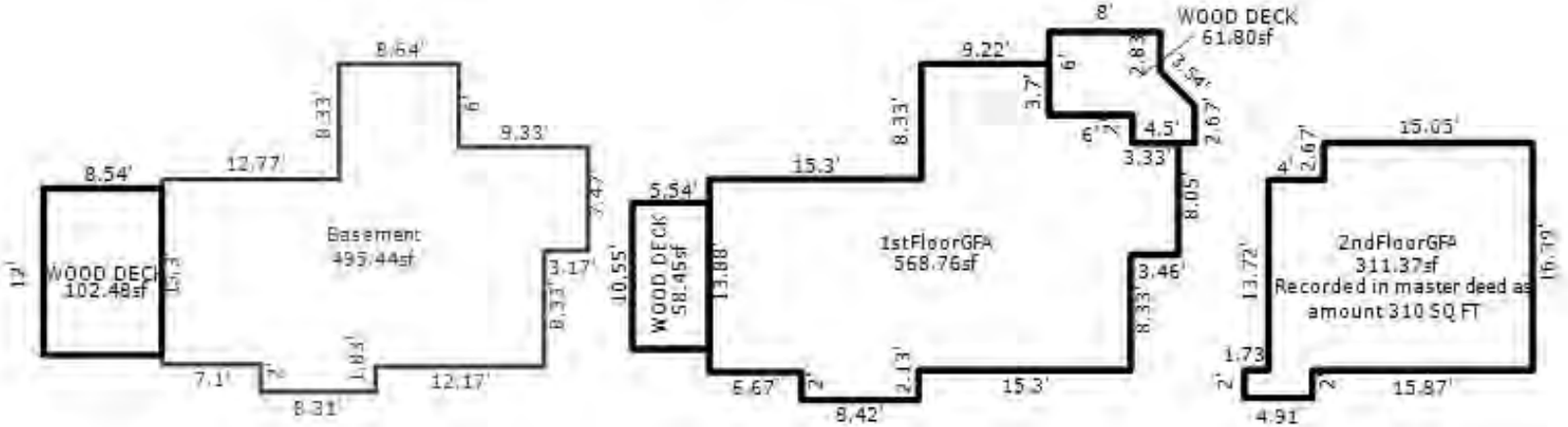
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING C



UNIT 10

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

Parcel Number: 45-006-762-010-30 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.
MCMAHON MICHAEL & MARY BE	MCMAHON MICHAEL & MARY BE	0	02/07/2023	WD	15-LADY BIRD	2023000707	PROPERTY TRANSFER	0.0
BAYBERRY PROP	MAHON	58,000	08/08/1992	WD	03-ARM'S LENGTH	347:746	OTHER	0.0

Property Address
10 PINNACLE PL

Owner's Name/Address
MCMAHON MICHAEL & MARY BETH
6674 FARMS END S E
GRAND RAPIDS MI 49546

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Tax Description
L347 P746/92 UNIT 10-C BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3/2.5 1/4 INT
3BED/2.5BATH
THREE LEVELS

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	09/22/2023	INSPECTED
TPC	11/13/2021	INSPECTED
TPC	07/13/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			46,603C
2024	40,000	38,000	78,000			45,202C
2023	20,000	33,100	53,100			43,050C
2022	12,500	28,500	41,000			41,000S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

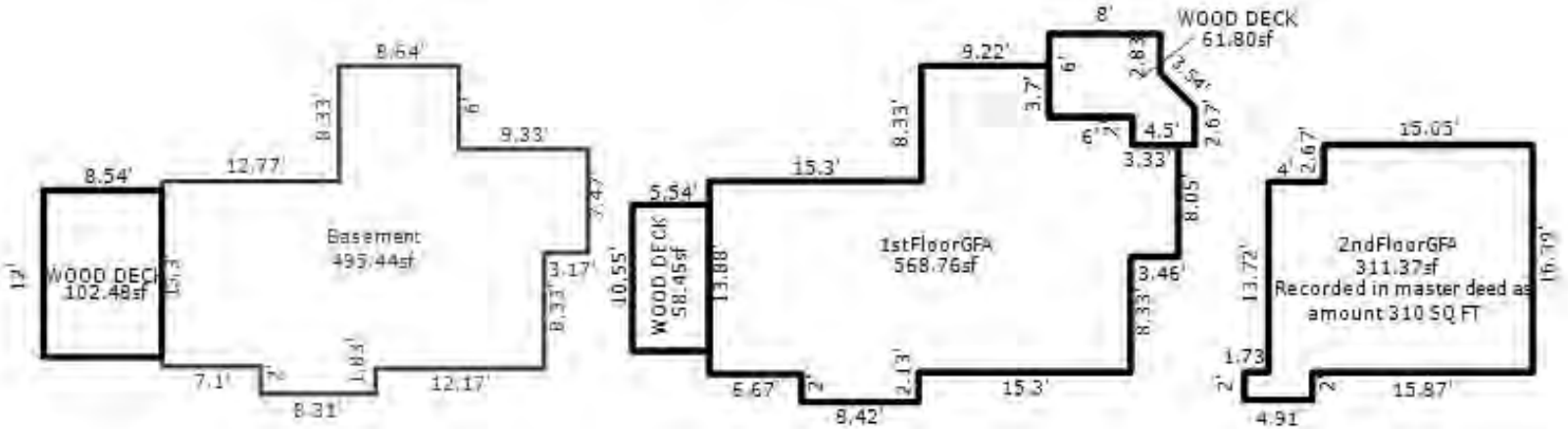
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING C



UNIT 10

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

Parcel Number: 45-006-762-011-00 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.
TEMPLIN DANIEL K & GIDDIN	GEHERIN PETER A & KATHLEE	174,900	03/07/2024	WD	03-ARM'S LENGTH	2024001310	PROPERTY TRANSFER	100.0
BAYBERRY PROP	TEMPLIN DANIEL K & GIDDIN	67,900	08/16/1990	WD	03-ARM'S LENGTH	314P377	OTHER	0.0

Property Address

11 PINNACLE PL

Owner's Name/Address

GEHERIN PETER A & KATHLEEN A
14825 LANGDON PLACE
EDEN PRAIRIE MN 55347

Tax Description

L314 P377 UNIT 11-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	03/07/2024	INSPECTED
TPC	12/02/2021	INSPECTED
TPC	01/22/2021	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			86,600S
2024	40,000	38,000	78,000			38,367C
2023	20,000	33,100	53,100			36,540C
2022	6,300	28,500	34,800			34,800S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

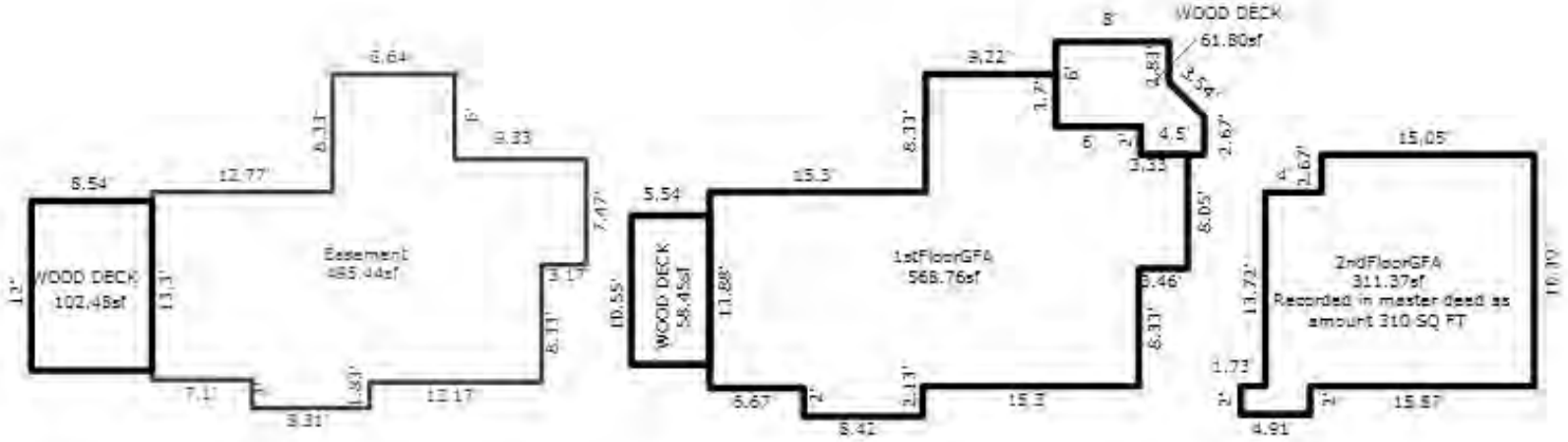
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING C



UNIT 11

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

Parcel Number: 45-006-762-011-10 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.
GRASMEYER FAMILY LLC	BANNISTER RICHARD & DIANE	104,900	12/30/2021	WD	03-ARM'S LENGTH	2022000040	PROPERTY TRANSFER	100.0
GRASMEYER KARLA TRUST	GRASMEYER FAMILY LLC	1	10/12/2020	QC	09-FAMILY	2020006918	PROPERTY TRANSFER	0.0
DETERS GORDON TRUST	GRASMEYER KARLA TRUST	80,000	09/28/2016	QC	09-FAMILY	1277P125	PROPERTY TRANSFER	0.0

Property Address
11 PINNACLE PL

Owner's Name/Address
BANNISTER RICHARD & DIANE
1254 HMPTON PARK EAST
WESTERVILLE OH 43081

Tax Description
L315 P170 UNIT 11-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	03/07/2024	INSPECTED
TPC	12/02/2021	INSPECTED
TPC	01/20/2021	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1	Units	85000.00000	100	Fractional Appurtenance	
			0.00	Total Acres			Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			39,556C
2024	40,000	38,000	78,000			38,367C
2023	20,000	33,100	53,100			36,540C
2022	6,300	28,500	34,800			34,800S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
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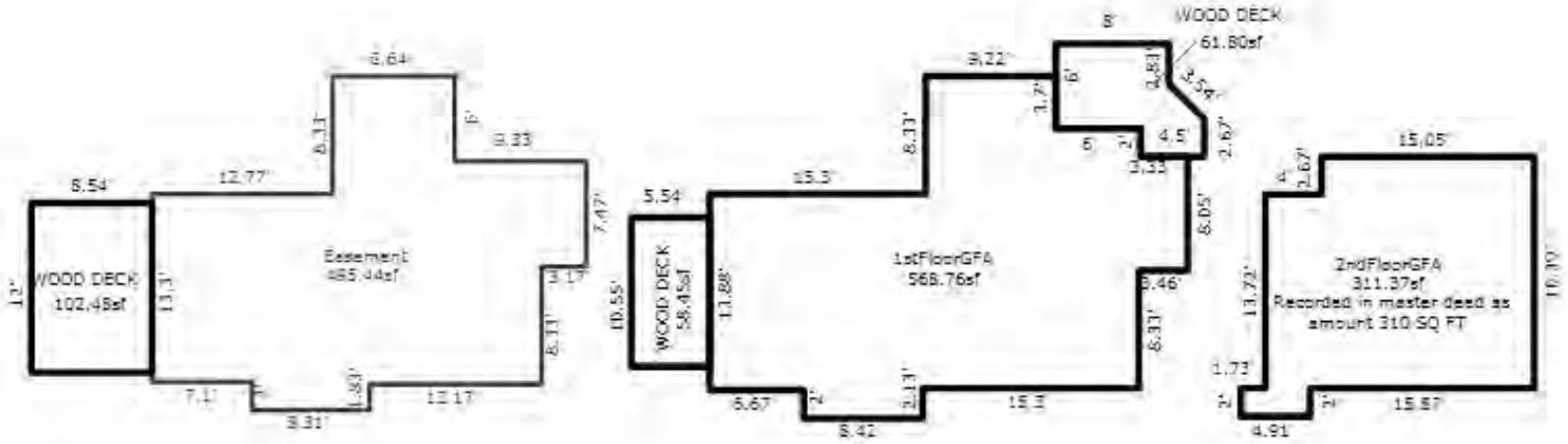
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING C



UNIT 11

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

Parcel Number: 45-006-762-011-20 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.
MULVANEY MICHAEL F & ANN	MULVANEY MICHAEL F & ANN	0	09/28/2015	QC	09-FAMILY	1243P370	PROPERTY TRANSFER	0.0

Property Address

11 PINNACLE PL

Owner's Name/Address

MULVANEY MICHAEL F & ANN E
50606 BILLENCA DR
NOVI MI 48374

Tax Description

L316 P88 UNIT 11-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 UND 1/2 INTEREST SEC 14 T29N R14W.

Comments/Influences

1/4 SHARE
3BED/2.5BATH
THREE LEVELS
1/2 INTEREST

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 84,874 TCV/TFA: 61.91

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	03/07/2024	INSPECTED
TPC	12/02/2021	INSPECTED
TPC	01/20/2021	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	INTERST SPLIT	42,50
			0.00 Total Acres				Total Est. Land Value =	42,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	21,300	21,100	42,400			18,981C
2024	20,000	18,200	38,200			18,411C
2023	10,000	15,900	25,900			17,535C
2022	3,000	13,700	16,700			16,700S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 22,302 X 1.900
Estimated T.C.V: 42,374

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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:

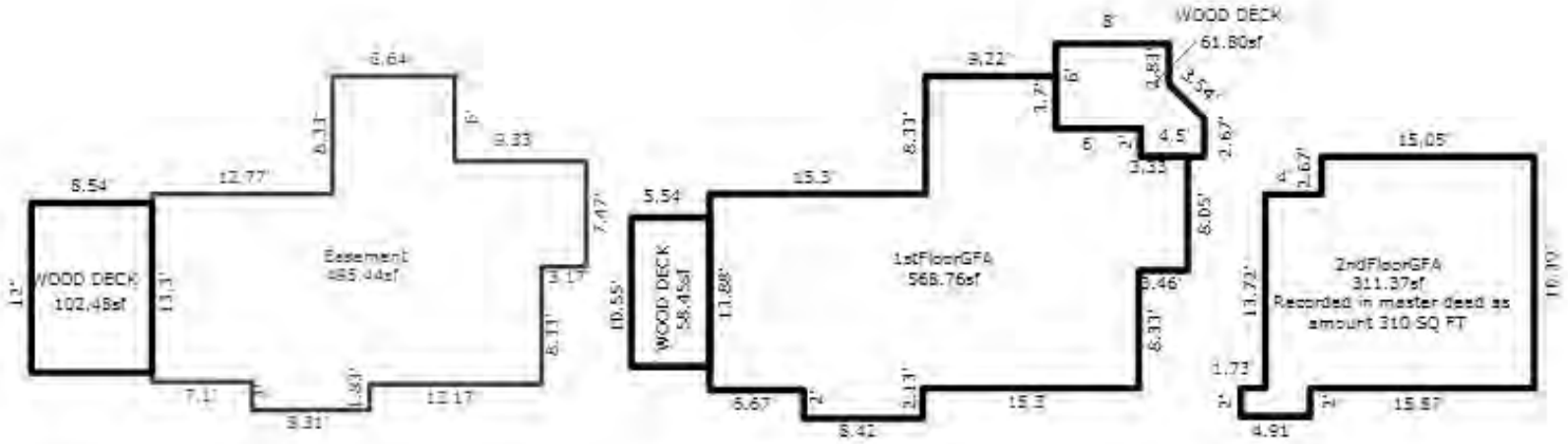
Cost Est. for Res. Bldg: 1 Town Home FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/2 UNDIV INT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	18,705
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	231
3 Fixture Bath			1	6,880	727
2 Fixture Bath			1	4,610	487
Deck					
Treated Wood			55	1,986	210
Treated Wood			55	1,986	210
Water/Sewer					
Public Water			1	1,927	203
Public Sewer			1	1,927	203
Built-Ins					
Appliance Allow.			1	4,003	423
Fireplaces					
Interior 2 Story			1	8,554	903
			Totals:	211,187	22,302

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 42,374

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

BUILDING C



UNIT 11

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

Parcel Number: 45-006-762-011-21 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLANCY JAMES M & KAY A	CLANCY JAMES M & KAY A	1	05/21/2012	WD	03-ARM'S LENGTH	L1124P763	PROPERTY TRANSFER	0.0

Property Address

11 PINNACLE PL

Owner's Name/Address

CLANCY JAMES M & KAY A
33521 TWICKINGHAM
STERLING HEIGHTS MI 48310

Tax Description

L424 P348/96 L577 P634/01 UNIT 11-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 UND 1/2 INTEREST SEC 14 T29N R14W.

Comments/Influences

1/4 SHARE
3BED/2.5BATH
THREE LEVELS
1/2 INTEREST

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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 #: 17,19

2025 Est TCV 84,874 TCV/TFA: 61.91

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	03/07/2024	INSPECTED
TPC	12/02/2021	INSPECTED
TPC	01/22/2021	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	INTEREST SPLIT	42,50
			0.00 Total Acres				Total Est. Land Value =	42,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	21,300	21,100	42,400			18,981C
2024	20,000	18,200	38,200			18,411C
2023	10,000	15,900	25,900			17,535C
2022	3,000	13,700	16,700			16,700S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 22,302 X 1.900
Estimated T.C.V: 42,374

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/2 UNDIV INT
Building Areas

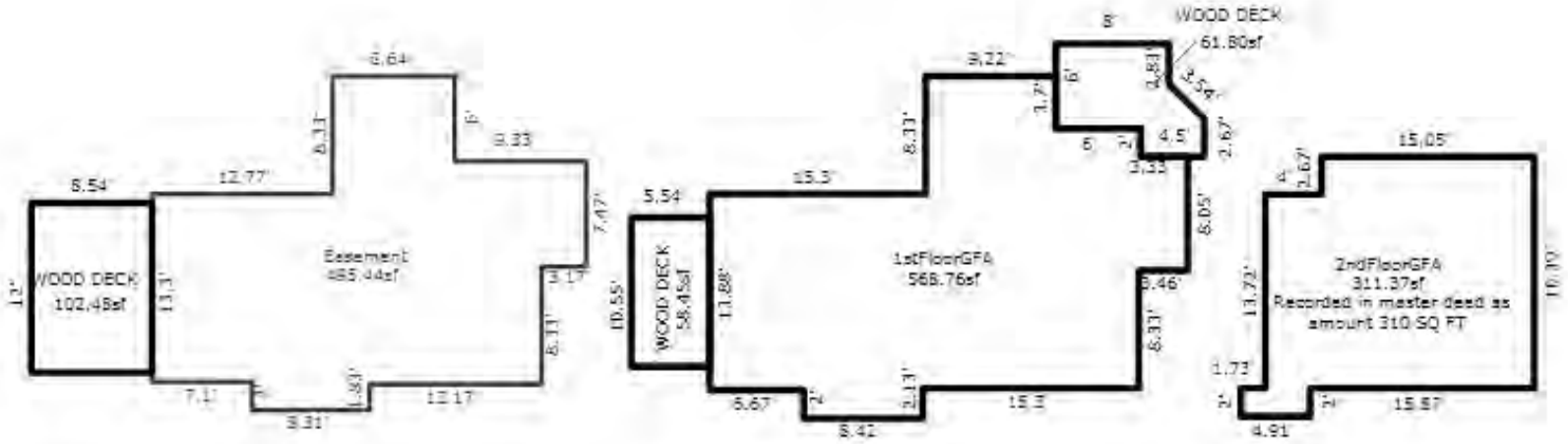
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	457		
			Total:	177,126	18,705

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	231
3 Fixture Bath	1	6,880	727
2 Fixture Bath	1	4,610	487
Deck			
Treated Wood	55	1,986	210
Treated Wood	55	1,986	210
Water/Sewer			
Public Water	1	1,927	203
Public Sewer	1	1,927	203
Built-Ins			
Appliance Allow.	1	4,003	423
Fireplaces			
Interior 2 Story	1	8,554	903
	Totals:	211,187	22,302

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 42,374

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

BUILDING C



UNIT 11

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

Parcel Number: 45-006-762-011-30 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.
RUHLMAN JOEL M & LISA E	SENG JOSEPH &STIMAC-SENG	86,000	02/04/2021	WD	03-ARM'S LENGTH	2021001270	PROPERTY TRANSFER	100.0
WILBERDING FRANK D & ELIZ	RUHLMAN JOEL M & LISA E	77,000	08/29/2018	WD	03-ARM'S LENGTH	1339P521	PROPERTY TRANSFER	100.0
KOUBEK JOHN J & CHRISTINE	WILBERDING FRANK D & ELIZ	120,000	12/15/2009	WD	03-ARM'S LENGTH	2009 1036-127W	DEED	100.0
KIMBER	KOUBEK	73,500	09/03/1999	WD	03-ARM'S LENGTH	522:339	OTHER	0.0

Property Address

11 PINNACLE PL

Owner's Name/Address

SENG JOSEPH &STIMAC-SENG JANE TRUST
11017 PEBBLE DR
HUNTLEY IL 60142

Tax Description

L316 P112 L412 P885 L522 P339/99 UNIT
11-C BLDG C PINNACLE PLACE CONDOMINIUM
REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 173,293 TCV/TFA: 126.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

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

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

Who	When	What
TPC	03/07/2024	INSPECTED
TPC	12/02/2021	INSPECTED
TPC	01/20/2021	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12		1 Units	85000.00000			100	Fractional Appurtenance	
		0.00 Total Acres					Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	44,100	86,600			39,556C
2024	40,000	38,000	78,000			38,367C
2023	20,000	33,100	53,100			36,540C
2022	6,300	28,500	34,800			34,800S

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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: FRACTIONAL SHR

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: 457 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,371
Total Base New : 211,187 E.C.F.
Total Depr Cost: 46,470 X 1.900
Estimated T.C.V: 88,293

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 457 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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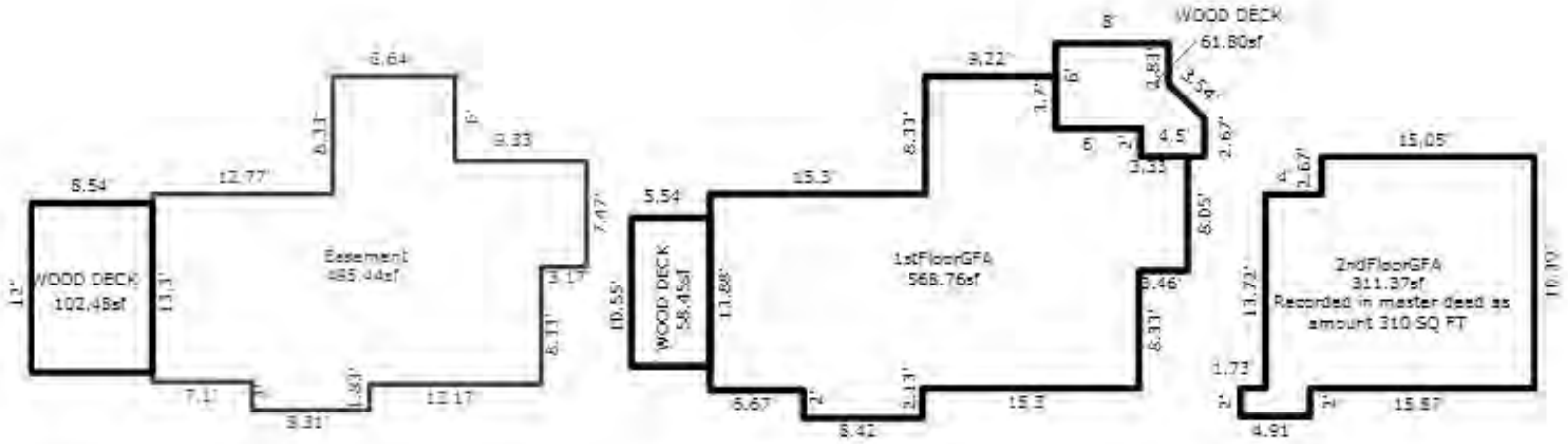
			Total:	177,126	38,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	211,187	46,470

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 88,293

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

BUILDING C



UNIT 11

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

Parcel Number: 45-006-762-012-00 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.
COSTELLO TIMOTHY C & KIMB	CLARK CHELSEA & BRET	176,000	08/29/2023	WD	03-ARM'S LENGTH	2023003761	PROPERTY TRANSFER	100.0
SHEA MICHAEL J & JULIANNE	COSTELLO TIMOTHY C & KIMB	91,000	09/17/2020	WD	03-ARM'S LENGTH	2020006479	PROPERTY TRANSFER	100.0
SHEA MICHAEL J & JULIANNE	SHEA MICHAEL J & JULIANNE	0	06/23/2020	QC	09-FAMILY	2020004772	PROPERTY TRANSFER	0.0
BLESI FRED J & SALLY B	SHEA MICHAEL & JULIANNE	99,000	11/16/2018	WD	03-ARM'S LENGTH	1347P18	PROPERTY TRANSFER	100.0

Property Address

12 PINNACLE PL

Owner's Name/Address

CLARK CHELSEA & BRET
8614 BOYNE ST
KALAMAZOO MI 49009

Tax Description

L315 P134 L340 P162/91 UNIT 12-D BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,19

2025 Est TCV 172,140 TCV/TFA: 127.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

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

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

Who	When	What
TPC	07/08/2023	INSPECTED
TPC	12/17/2019	INSPECTED
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	43,600	86,100			79,902C
2024	40,000	37,500	77,500			77,500S
2023	22,500	32,700	55,200			47,985C
2022	17,500	28,200	45,700			45,700S

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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: FRACTIONAL SHR

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: 449 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,347
Total Base New : 208,454 E.C.F.
Total Depr Cost: 45,863 X 1.900
Estimated T.C.V: 87,140

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	174,393	38,369
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	208,454	45,863

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,140

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

Parcel Number: 45-006-762-012-10 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.
ROBINS KENNETH & KATHERIN	FILIPOVIC FILIP & JAMIE	177,500	10/20/2023	WD	03-ARM'S LENGTH	2023004729	PROPERTY TRANSFER	100.0
FURLONG MICHAEL G & CAROL	ROBINS KENNETH & KATHERIN	99,500	03/10/2017	WD	03-ARM'S LENGTH	1290P207	PROPERTY TRANSFER	100.0
FIRST MERIT BANK F/K/A CI	FURLONG MICHAEL G & CAROL	97,000	05/30/2014	WD	11-FROM LENDING INSTITUT	1199P730	PROPERTY TRANSFER	100.0
PHH MORTGAGE CORPORATION	CITIZENS BANK	0	07/02/2013	QC	11-FROM LENDING INSTITUT	1171P440	DEED	0.0

Property Address

12 PINNACLE PL

Owner's Name/Address

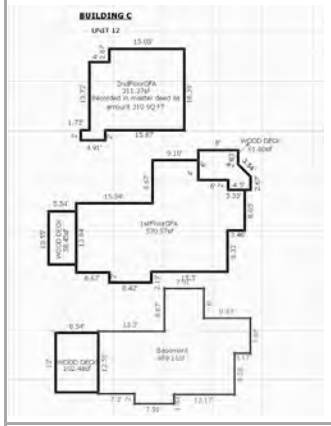
FILIPOVIC FILIP & JAMIE
505 RIDGE RD
KENILWORTH IL 60043

Tax Description

L315 P172 L442 P387 L520 P466/99 L714 P725/03 UNIT 12-A BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS



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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 #: 17,19

2025 Est TCV 172,140 TCV/TFA: 127.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres		Total Est. Land Value =			85,000

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

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

Who	When	What
TPC	07/08/2023	INSPECTED
TPC	12/17/2019	INSPECTED
WAS	01/01/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	43,600	86,100			79,902C
2024	40,000	37,500	77,500			77,500S
2023	22,500	32,700	55,200			47,985C
2022	17,500	28,200	45,700			45,700S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

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: 449 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
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(9) Basement Finish

	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
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	Electric Baseboard
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	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
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	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
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	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

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	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
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	Heat Circulator
	Raised Hearth
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Class: BC
Effec. Age: 12
Floor Area: 1,347
Total Base New : 208,454 E.C.F.
Total Depr Cost: 45,863 X 1.900
Estimated T.C.V: 87,140

(16) Porches/Decks

Area	Type
55	Treated Wood
55	Treated Wood

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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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
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Parcel Number: 45-006-762-012-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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DALTON ARTHUR L JR & MARY	GAVIN ROBERT F & SUCH MAR	50,000	03/21/2013	WD	09-FAMILY	1159P436	PROPERTY TRANSFER	50.0
LAMNECK	GAVIN & DALTON	125,000	02/27/2001	WD	03-ARM'S LENGTH	571:517	PROPERTY TRANSFER	0.0
STOVER	LAMNECK	80,000	07/15/1998	WD	03-ARM'S LENGTH	481:176	OTHER	0.0

Property Address

12 PINNACLE PL C

Owner's Name/Address

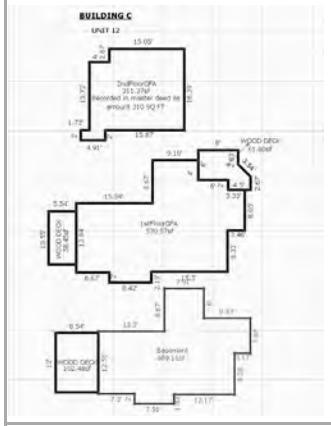
OKEEFE SEAN
2697 NELSON RD
TRAVERSE CITY MI 49686

Tax Description

L316 P96 L481 P176/98 L571 P517/01 UNIT 12-C BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences

3BED/2.5 BATH
THREE LEVELS



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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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	174,393	38,369

Other Additions/Adjustments

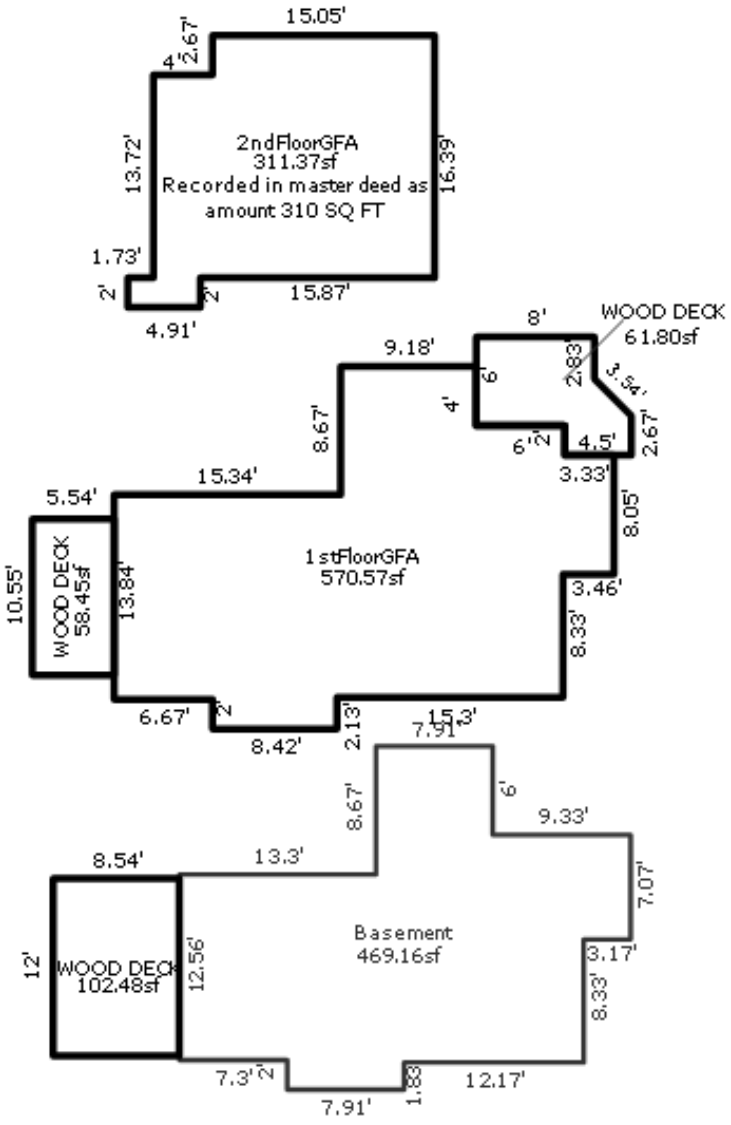
Plumbing			
Average Fixture(s)	1	2,188	481
3 Fixture Bath	1	6,880	1,514
2 Fixture Bath	1	4,610	1,014
Deck			
Treated Wood	55	1,986	437
Treated Wood	55	1,986	437
Water/Sewer			
Public Water	1	1,927	424
Public Sewer	1	1,927	424
Built-Ins			
Appliance Allow.	1	4,003	881
Fireplaces			
Interior 2 Story	1	8,554	1,882
	Totals:	208,454	45,863

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,140

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

BUILDING C

UNIT 12



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

Parcel Number: 45-006-762-012-30 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.
NIMS STEVEN S & MARY J	VANDEVEN SARAH K	93,000	08/14/2020	WD	03-ARM'S LENGTH	2020005143	PROPERTY TRANSFER	100.0

Property Address
12 PINNACLE PL

Owner's Name/Address
VANDEVEN SARAH K
906 CAMBRIDGE DR SE
GRAND RAPIDS MI 49506

Tax Description
L316 P104 UNIT 12-B BLDG C PINNACLE PLACE CONDOMINIUM REC IN L302 P549-604 SEC 14 T29N R14W.

Comments/Influences
3BED/2.5 BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,19
2025 Est TCV 172,140 TCV/TFA: 127.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	07/08/2023	INSPECTED
TPC	12/17/2019	INSPECTED
WAS	01/01/2008	INSPECTED

Land Value Estimates for Land Table H762.H762 PINNACLE 1/4 APRT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA UNITS1-4 & 8-12			1 Units	85000.00000		100	Fractional Appurtenance	
			0.00 Total Acres				Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,500	43,600	86,100			51,945C
2024	40,000	37,500	77,500			50,384C
2023	22,500	32,700	55,200			47,985C
2022	17,500	28,200	45,700			45,700S

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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: FRACTIONAL SHR

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: 449 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
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: 12
Floor Area: 1,347
Total Base New : 208,454 E.C.F.
Total Depr Cost: 45,863 X 1.900
Estimated T.C.V: 87,140

(16) Porches/Decks

Area	Type
55	Treated Wood
55	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 FRACTIONAL SHR Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 449 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/25/22
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	449		
			Total:	174,393	38,369
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	481
3 Fixture Bath			1	6,880	1,514
2 Fixture Bath			1	4,610	1,014
Deck					
Treated Wood			55	1,986	437
Treated Wood			55	1,986	437
Water/Sewer					
Public Water			1	1,927	424
Public Sewer			1	1,927	424
Built-Ins					
Appliance Allow.			1	4,003	881
Fireplaces					
Interior 2 Story			1	8,554	1,882
			Totals:	208,454	45,863

Notes: 3 LEVELS
ECF (H762 PINNACLE PLACE - FRACTIONAL) 1.900 => TCV: 87,140

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

Parcel Number: 45-006-763-001-00 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.
KERN JAMES W & SUE C	KERN JAMES W & KERN SUE C	0	10/14/2004	QC	09-FAMILY	839:19	OTHER	0.0

Property Address
1 RIDGE TOP

Owner's Name/Address
KERN JAMES W & KERN SUE C TRUST
318 S THAYER ST
ANN ARBOR MI 48104-1608

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,15
2025 Est TCV 528,275 TCV/TFA: 507.96

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Tax Description
L212 P682/79 L839 P19/05 UNIT 1 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences
2BED/2BATH
LOWER 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
WAS	06/10/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			123,273C
2024	130,000	144,300	274,300			119,567C
2023	90,000	119,400	209,400			113,874C
2022	30,000	155,100	185,100			108,452C

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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
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		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: 520 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)
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
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: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-763-002-00 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.
THOMSON SUZANNE E	THOMSON SUZANNE E TRUST	1	10/17/2022	QC	09-FAMILY	2022006108	DEED	0.0
THOMSON SUZANNE E & GUNN	THOMSON SUZANNE E UNMARRI	0	09/26/2014	WD	03-ARM'S LENGTH	1212P599	DEED	0.0
KOBETZ RICHARD W TRUST	THOMSON SUZANNE ET AL	408,000	09/21/2006	WD	03-ARM'S LENGTH	915:610	OTHER	100.0
JARDINE	KOBETZ	199,000	04/30/1999	WD	03-ARM'S LENGTH	511:200	PROPERTY TRANSFER	0.0

Property Address
5 RIDGE TOP

Owner's Name/Address
THOMSON SUZANNE E TRUST
122 E 42ND ST STE 1507
NEW YORK NY 10168

Tax Description
L212 P574 L511 P200&211/99 L648 P299&318 L728 P685&707/03 L915 P610/06 UNIT 2 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences
MLS 1658924 $419,900
2BED/2BATH
LOWER LEVEL

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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 #: 17,15
2025 Est TCV 528,275 TCV/TFA: 507.96

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	03/31/2009	PB09-0030	100% FINIS
Electrical	03/02/2009	PE09-0039	

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	12/18/2009	INSPECTED
WAS	06/10/2007	INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			180,587C
2024	130,000	144,300	274,300			175,158C
2023	90,000	119,400	209,400			166,818C
2022	30,000	155,100	185,100			158,875C

*** 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
1979 200	1999

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: 520 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
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	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
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	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
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	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
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	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 20
Floor Area: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-763-003-00 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.
GREAT LAKES 41 LLC	FERRY JOHN K & ALVARO CHR	532,000	07/31/2023	WD	03-ARM'S LENGTH	2023003298	PROPERTY TRANSFER	100.0
RICE MANDY S & MICHAEL	GREAT LAKES 41 LLC	1	11/04/2022	QC	09-FAMILY	2022006311	PROPERTY TRANSFER	100.0
RIDGETOP LLC	RICE MANDY S & MICHAEL	540,000	05/27/2022	WD	03-ARM'S LENGTH	2022003135	PROPERTY TRANSFER	100.0
WATCKE RONALD R & LYNDIA	RIDGETOP LLC	0	01/24/2007	QC	09-FAMILY	929:61	OTHER	0.0

Property Address

9 RIDGE TOP

Owner's Name/Address

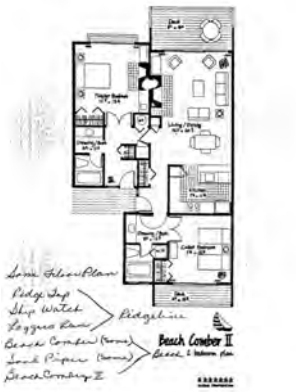
FERRY JOHN K & ALVARO CHRISTINA L
6024 WESTWOODS DR
EMPIRE MI 49630

Tax Description

L270 P562 L392 P246 L433 P324/96 L929 P91/07 UNIT 3 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences

2BED/2BATH
LOWER LEVEL



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,15
2025 Est TCV 528,275 TCV/TFA: 507.96

Building Permit(s)	Date	Number	Status
Commercial, Add/Alter/Repa	03/11/2019	PB18-0168	100% FINIS
Electrical	04/18/2018	PE18-0183	REVIEWED
Plumbing	03/21/2018	PP18-0080	REVIEWED

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	05/12/2023	INSPECTED
TPC	04/21/2022	INSPECTED
WAS	06/10/2007	INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			264,100S
2024	130,000	144,300	274,300			274,300S
2023	90,000	119,400	209,400			209,400S
2022	30,000	155,100	185,100			115,983C

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*** 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
1979	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: 520 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)
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
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: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-763-004-00 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.
CRAWMER ROBERT W & ANDREA	CALLEWAERT JOHN H & KELLE	345,000	04/02/2018	WD	03-ARM'S LENGTH	1325P200	PROPERTY TRANSFER	100.0
LEWRY THOMAS A & RITA D	CRAWMER ROBERT W & ANDREA	262,000	01/29/2014	WD	03-ARM'S LENGTH	1191P50	PROPERTY TRANSFER	100.0
STEPHENS	LEWRY	120,000	11/30/1991	WD	03-ARM'S LENGTH	332:828	PROPERTY TRANSFER	0.0

Property Address
13 RIDGE TOP

Owner's Name/Address
CALLEWAERT JOHN H & KELLENBERG JOAN
1265 BARDSTOWN TRL
ANN ARBOR MI 48105

Tax Description
L266 P967 L331 P761 L332 P828/91 UNIT 4 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences
2BED/2BATH
LOWER LEVEL

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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 #: 17,15
2025 Est TCV 531,726 TCV/TFA: 511.27

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	11/14/2017	INSPECTED
TPC	09/15/2011	INSPECTED
WAS	06/10/2007	INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	150,900	265,900			182,349C
2024	130,000	145,900	275,900			176,867C
2023	90,000	120,800	210,800			168,445C
2022	30,000	156,900	186,900			160,424C

*** 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
1979	2015

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: 520 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)
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: 20
Floor Area: 1,040
Total Base New : 198,505 E.C.F.
Total Depr Cost: 158,803 X 1.900
Estimated T.C.V: 301,726

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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:

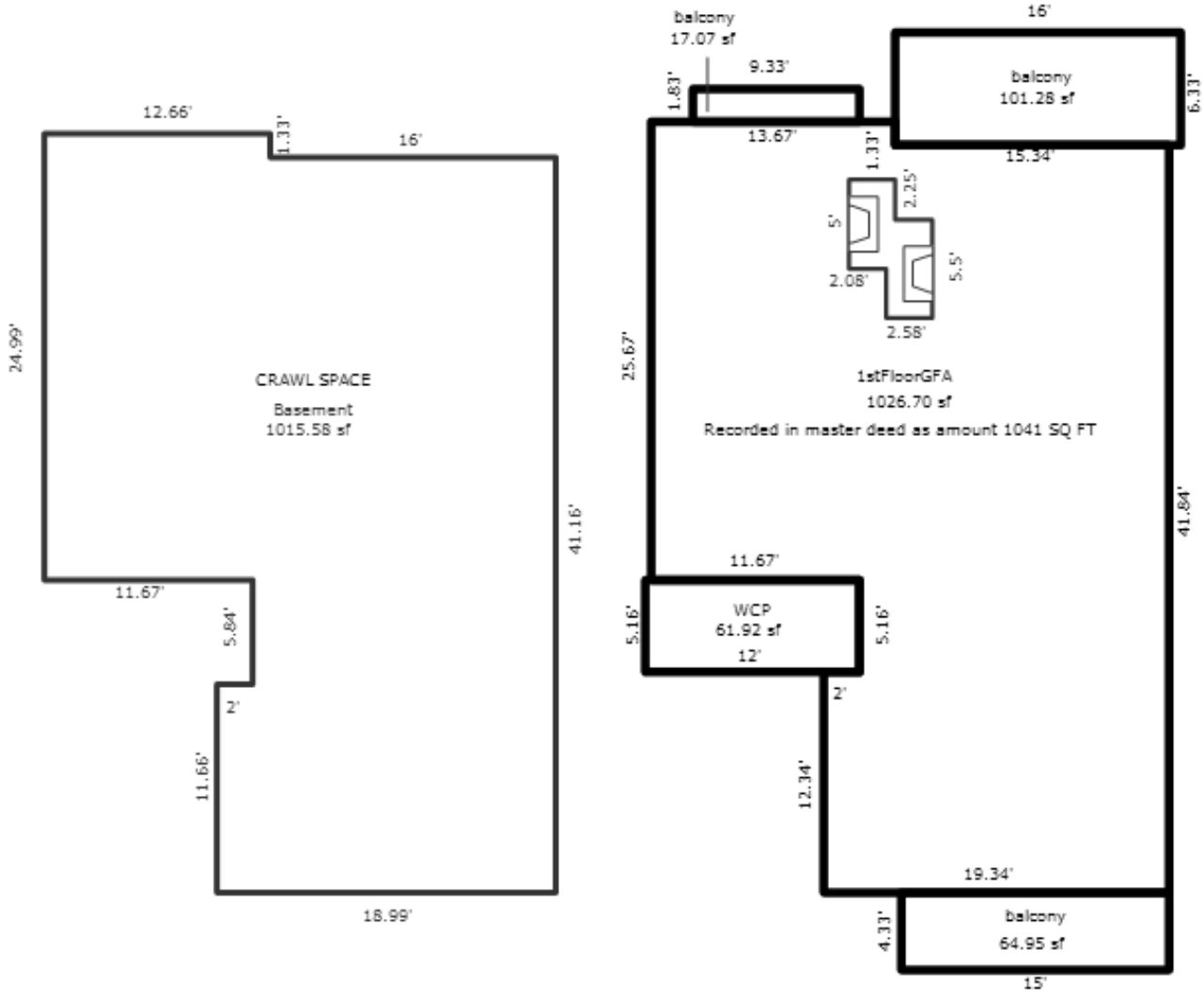
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	198,505	158,803

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 301,726

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



UNIT 4

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

Parcel Number: 45-006-763-005-00 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.
HOLLENDER J EDWARD TRUST	HOLLENDER MICHIGAN TRUST	1	01/21/2020	QC	09-FAMILY	2020000583	PROPERTY TRANSFER	100.0

Property Address
17 RIDGE TOP

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,15
2025 Est TCV 528,275 TCV/TFA: 507.96

Building Permit(s)	Date	Number	Status
REPAIR	10/02/2014	2014-0024	100% FINIS

Owner's Name/Address
HOLLENDER MICHIGAN TRUST C/U
SODIKOFF ROBERT M
1458 S SANGAMON ST
CHICAGO IL 60608

X Improved Vacant

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Tax Description
L300 P91-93/89 UNIT 5 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

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
2BED/2BATH
LOWER LEVEL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			180,587C
2024	130,000	144,300	274,300			175,158C
2023	90,000	119,400	209,400			166,818C
2022	30,000	155,100	185,100			158,875C

Who	When	What
TPC	10/19/2016	INSPECTED
WAS	06/10/2007	INSPECTED

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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
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		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: 520 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)
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
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: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-763-006-00 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.
WINEGARDNER JOHN D & KRAM	TER HAAR DOUGLAS J& KAREN	550,000	09/27/2023	WD	03-ARM'S LENGTH	2023004330	PROPERTY TRANSFER	100.0
NIGG LOUIS K & EADDY MICH	WINEGARDNER JOHN D & KRAM	500,000	08/08/2021	WD	03-ARM'S LENGTH	2021006768	PROPERTY TRANSFER	100.0
BROWN PATRICK & ROBERTA	NIGG LOUIS K & EADDY MICH	415,000	01/31/2006	WD	03-ARM'S LENGTH	890:8	OTHER	100.0
NAVALEZA FLORENDO & LINDA	BROWN PATRICK & ROBERTA	355,000	08/10/2005	WD	03-ARM'S LENGTH	866:188	OTHER	100.0

Property Address

21 RIDGE TOP

Owner's Name/Address

TER HAAR DOUGLAS J& KAREN J TRUST
3559 WALNUT PARK DR
HAMILTON MI 49419

Tax Description

L212 P555/79 L866 P188/05 UNIT 6 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences

2BED/2BATH
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,15

2025 Est TCV 550,589 TCV/TFA: 529.41

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	08/04/2023	INSPECTED
TPC	08/08/2021	INSPECTED
WAS	06/10/2007	INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000	100			230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	160,300	275,300			275,300S
2024	130,000	155,100	285,100			285,100S
2023	90,000	128,300	218,300			206,535C
2022	30,000	166,700	196,700			196,700S

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*** 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
1979	2016

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: 520 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)
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: 15
Floor Area: 1,040
Total Base New : 198,505 E.C.F.
Total Depr Cost: 168,731 X 1.900
Estimated T.C.V: 320,589

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 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	520		
			Total:	168,952	143,610
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			55	1,986	1,688
Treated Wood			60	2,088	1,775
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
			Totals:	198,505	168,731

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 320,589

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

Parcel Number: 45-006-763-007-00 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.
WODETZKI STACY L TRUST	WODETZKI THOMAS W & STACY	0	05/14/2004	QC	09-FAMILY	805:291	OTHER	0.0
V & N ESTATES	WODETZKI	255,000	01/28/2000	WD	03-ARM'S LENGTH	535:201	PROPERTY TRANSFER	0.0

Property Address
3 RIDGE TOP

Owner's Name/Address
WODETZKI THOMAS W & STACY L
3306 PARK HAVEN BLVD
DANVILLE IL 61832

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,15
2025 Est TCV 550,589 TCV/TFA: 529.41

Building Permit(s)	Date	Number	Status
Electrical	03/06/2017	PE17-0111	
Plumbing	02/21/2017	PP17-0044	
Commercial/Residential	02/07/2017	PB17-0039	100% FINIS

Tax Description
L212 P537 L535 P201/00 L564 P969/01 L618 P553&576/01 L805 P291/04 UNIT 7 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences
2BED/2BATH
UPPER LEVEL

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 H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	160,300	275,300			160,620C
2024	130,000	155,100	285,100			155,791C
2023	90,000	128,300	218,300			148,373C
2022	30,000	166,700	196,700			141,308C

Who	When	What
TPC	11/14/2017	INSPECTED
WAS	06/10/2007	INSPECTED

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*** 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
1979 199	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: 520 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)
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: 15
Floor Area: 1,040
Total Base New : 198,505 E.C.F.
Total Depr Cost: 168,731 X 1.900
Estimated T.C.V: 320,589

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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:

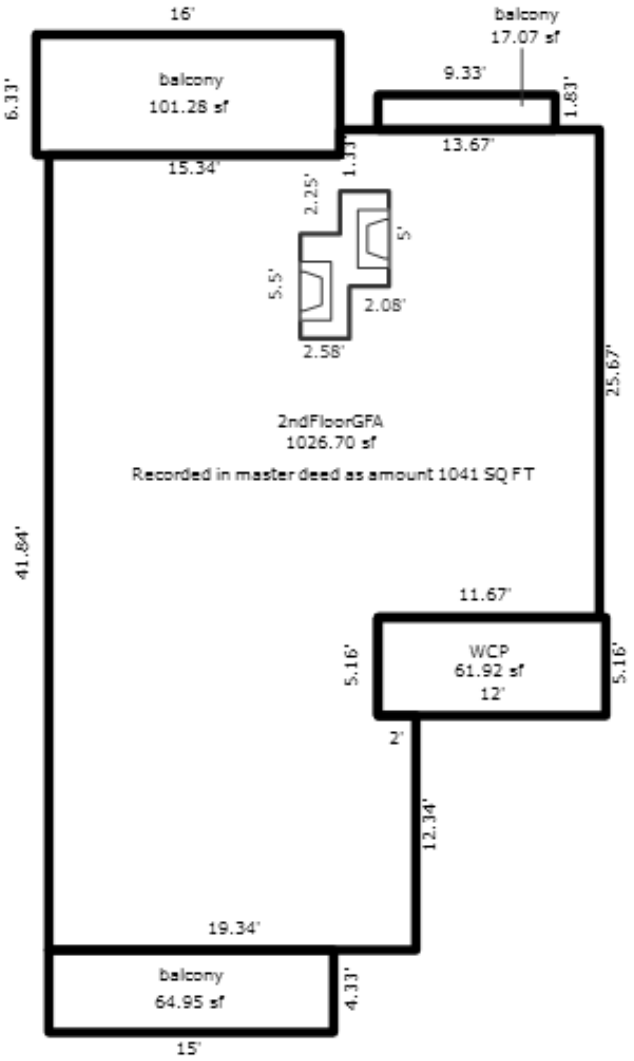
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 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	520		
			Total:	168,952	143,610
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			55	1,986	1,688
Treated Wood			60	2,088	1,775
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
			Totals:	198,505	168,731

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 320,589

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



UNIT 7

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

Parcel Number: 45-006-763-008-00 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.
TINKER BRENDA	TINKER BRENDA TRUST	0	06/02/2020	QC	09-FAMILY	2020004207	PROPERTY TRANSFER	0.0
KREMIN & VELDE TRUST	TINKER BRENDA	328,000	05/25/2018	WD	03-ARM'S LENGTH	1330P316	PROPERTY TRANSFER	100.0
KREMIN LEE A & VELDE MARJ	KREMIN & VELDE TRUST	0	02/13/2017	WD	09-FAMILY	1287P670	PROPERTY TRANSFER	0.0
WERTZ DANIEL C & LINDA B	KREMIN LEE A &	341,200	05/21/2004	WD	03-ARM'S LENGTH	805:309	OTHER	100.0

Property Address

7 RIDGE TOP

Owner's Name/Address

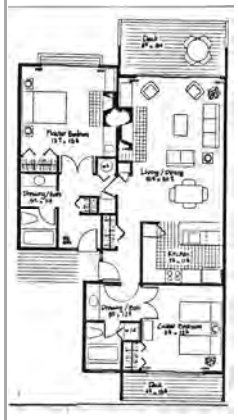
TINKER BRENDA TRUST
765 GARRETT AVE
CHULA VISTA CA 91910

Tax Description

L284 P50 L394 P278 L450 P906/97 L805 P309/04 UNIT 8 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences

MLS$439,000 1665925
2BED/2BATH
UPPER LEVEL



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,15

2025 Est TCV 528,275 TCV/TFA: 507.96

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 06/06/2018 INSPECTED
WAS 06/10/2007 INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			180,587C
2024	130,000	144,300	274,300			175,158C
2023	90,000	119,400	209,400			166,818C
2022	30,000	155,100	185,100			158,875C

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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
1979	1994

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: 520 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)
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
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: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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:

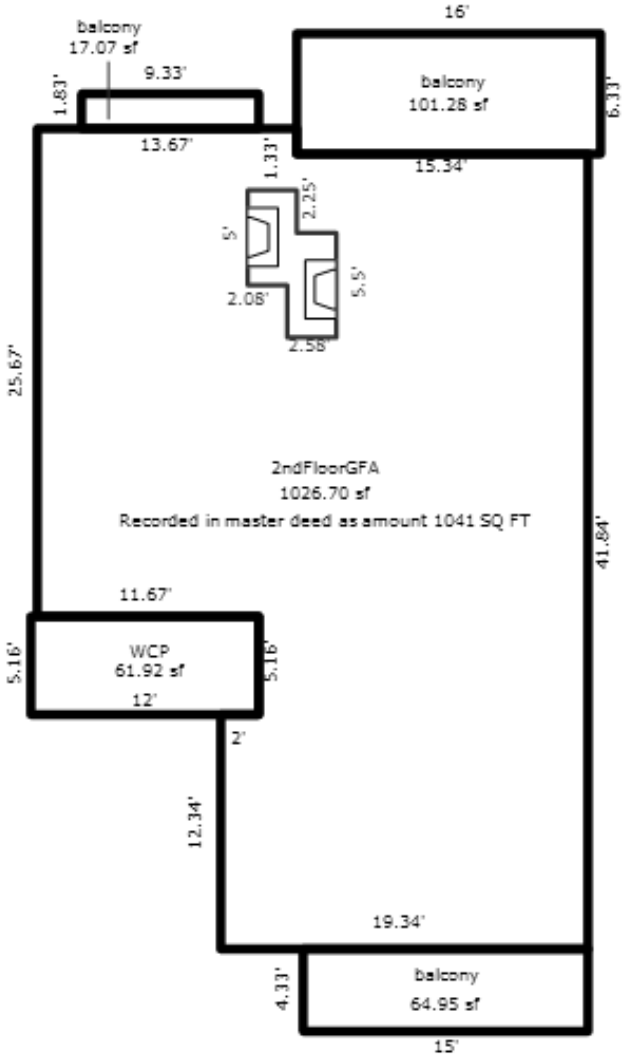
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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



UNIT 8

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

Parcel Number: 45-006-763-009-00 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.
SITKO JAMES R & JANE E	SITKO FAMILY TRUST	1	01/16/2014	QC	09-FAMILY	1190P232	DEED	0.0
KURAS PROPERTIES	SITKO JAMES R & JANE E	83,900	10/05/1979	WD	03-ARM'S LENGTH	212P302	DEED	0.0

Property Address
11 RIDGE TOP

Owner's Name/Address
SITKO FAMILY TRUST
9507 WHIPPLE SHORES DR
CLARKSTON MI 48348-2165

Tax Description
L212 P302/79 UNIT 9 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences
2BED/2BATH
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,15
2025 Est TCV 528,275 TCV/TFA: 507.96

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
WAS 06/10/2007 INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			123,273C
2024	130,000	144,300	274,300			119,567C
2023	90,000	119,400	209,400			113,874C
2022	30,000	155,100	185,100			108,452C

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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
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		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: 520 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)
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
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: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	168,952	135,161
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Plumbing					
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Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-763-010-00 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.
HANNIFORD LINDA JOY		0	07/08/2010	AFF	07-DEATH CERTIFICATE	2010 1054-209D	DEED	0.0
MANSOUR DALE K & MARTHA E	HANNIFORD PATRICK M ET AL	345,000	07/28/2003	WD	03-ARM'S LENGTH	751:78	OTHER	100.0
KOUCHERKAVICH	MANSOUR	230,000	08/20/1999	WD	03-ARM'S LENGTH	521:169	PROPERTY TRANSFER	0.0
COMSTOCK	KOUCHNERKAVICH	138,000	05/24/1995	WD	03-ARM'S LENGTH	406:50	OTHER	0.0

Property Address

15 RIDGE TOP

Owner's Name/Address

HANNIFORD PATRICK M ET AL
C/O HANNIFORD LINDA
PO BOX 591
GLEN ARBOR MI 49636

Tax Description

L404 P941&942 L406 P50 L521 P169/99 L751 P78/03 UNIT 10 RIDGE TOP CONDOMINIUM REC IN L207 P909-943 PATRICK M HANNIFORD, LINDA J HANNIFORD & PATRICK L HANNIFORD AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences

2BED/2BATH
UPPER LEVEL

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

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 08/17/2022

MAP #: 17,15

2025 Est TCV 528,275 TCV/TFA: 507.96

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

WAS 06/10/2007 INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			149,439C
2024	130,000	144,300	274,300			144,946C
2023	90,000	119,400	209,400			138,044C
2022	30,000	155,100	185,100		185,100W	131,471C

*** 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
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		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: 520 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)
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
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: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
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Ground Area = 520 SF Floor Area = 1040 SF.
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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
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Plumbing					
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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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-763-011-00 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.
WOJCIK ANTHONY S & PAULA	WOJCIK INVESTMENT TRUST	1	07/14/2011	QC	09-FAMILY	1091/127	PROPERTY TRANSFER	0.0

Property Address

19 RIDGE TOP

Owner's Name/Address

WOJCIK INVESTMENT TRUST
223 KATHERINE WAY
DEXTER MI 48130

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,15

2025 Est TCV 528,275 TCV/TFA: 507.96

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Tax Description

L306 P330/89 UNIT 11 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences

DOOR 19-20
3BED/2.5BATH
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

Who	When	What
WAS	06/10/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			123,273C
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Licensed To: Township of Glen Arbor,
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*** 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
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		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

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Basement: 520 S.F.
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	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

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Joists:
Unsupported Len:
Cntr.Sup:

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	Heat Pump
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1	3 Fixture Bath
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	1000 Gal Septic
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	Jacuzzi Tub
	Jacuzzi repl.Tub
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	Self Clean Range
	Sauna
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	Central Vacuum
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Year 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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-763-012-00 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.
MIKAILA JUOZAS J & RAMUNE	MIKAILA JUOZAS J & RAMUNE	0	04/06/2017	QC	09-FAMILY	1312P824	DEED	0.0

Property Address
25 RIDGE TOP

Owner's Name/Address
MIKAILA JUOZAS J & RAMUNE
2643 LAKE CHARNWOOD
TROY MI 48098

Tax Description
L212 P549/79 UNIT 12 RIDGE TOP CONDOMINIUM REC IN LIBER 207 PAGES 909-943 SEC 14 T29N R14W. 1ST AMEND L653P811-813, 2ND AMEND 2024004964

Comments/Influences
3BED/2.5BATH
THREE LEVELS

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,15
2025 Est TCV 528,275 TCV/TFA: 507.96

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
WAS 06/10/2007 INSPECTED

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 230K			1 Units	230000.00000		100		230,0

0.00 Total Acres Total Est. Land Value = 230,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	149,100	264,100			123,273C
2024	130,000	144,300	274,300			119,567C
2023	90,000	119,400	209,400			113,874C
2022	30,000	155,100	185,100			108,452C

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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
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		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: 520 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)
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
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: 1,040
Total Base New : 196,235 E.C.F.
Total Depr Cost: 156,987 X 1.900
Estimated T.C.V: 298,275

(16) Porches/Decks

Area	Type
55	Treated Wood
60	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
			Total:	168,952	135,161
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			55	1,986	1,589
Treated Wood			60	2,088	1,670
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 2 Story			1	8,554	6,843
			Totals:	196,235	156,987

Notes:
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 1.900 => TCV: 298,275

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

Parcel Number: 45-006-765-001-00 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.
SAUERLAND PAUL & CONE TER	CONE TERI TRUST	0	09/29/2021	QC	09-FAMILY	2021008088	PROPERTY TRANSFER	0.0
CARROLL TOM WENTWORTH EST	SAUERLAND PAUL	542,250	04/30/2018	WD	03-ARM'S LENGTH	1328P474	PROPERTY TRANSFER	100.0
CARROLL AMY TRUST	SAUERLAND PAUL	0	04/30/2018	QC	03-ARM'S LENGTH	1328P472	PROPERTY TRANSFER	100.0
SAUERLAND PAUL	SAUERLAND PAUL & CONE TER	0	04/27/2018	QC	09-FAMILY	1328P477	OTHER	0.0

Property Address
1 SAND PIPER

Owner's Name/Address
CONE TERI TRUST
2881 SOUTHINGTON RD
SHAKER HEIGHTS OH 44120

Tax Description
L442 P234 L540 P650 L541 P187 L663 P375 APARTMENT 1 SAND PIPER CONDOMINIUM. REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences
1ST FLOOR END 2 BD 2 BA
3BED/2BATH
FLAT
5/2016 1817216 $549,000 WTD WHOLE OWNERSHIP. SANDPIPER 1 IS A TWO BEDROOM, TWO BATHROOM CONDOMINIUM LOCATED ON A BEAUTIFUL STRETCH OF LAKE MICHIGAN BEACH IN THE HOMESTEAD. THIS CONDOMINIUM WAS UNIT, WHICH TE UNITS 2) THAT CAN ONNECTED, AS A ATELY AS TWO S. THERE ARE KITCHEN, A ED BATHROOMS FORTABLY R AND AIR E IN BEAUTIFUL E AS FAR AS ORT JOURNEY WITH ALL ITS LLERIES (LESS ITAGE BIKING

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Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16,38
2025 Est TCV 849,672 TCV/TFA: 710.43

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/03/2022	PB22-0024	100% FINIS
Plumbing	02/03/2022	PP22-0037	100% FINIS
Electrical	02/01/2022	PE22-0070	100% FINIS
Res. Condo	10/25/2010	PB10-0287	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1 Units	330000.00000	100			330,0
			0.00 Total Acres		Total Est. Land Value =			330,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/09/2022	INSPECTED
TPC	09/19/2016	INSPECTED
TPC	01/05/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	259,800	424,800			317,159C
2024	170,000	231,100	401,100			307,623C
2023	100,000	207,200	307,200			292,975C
2022	80,000	200,800	280,800			271,215C

*** 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
1979 201	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 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: 1196 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: BC
Effec. Age: 22
Floor Area: 1,196
Total Base New : 214,918 E.C.F.
Total Depr Cost: 167,636 X 3.100
Estimated T.C.V: 519,672

(16) Porches/Decks

Area	Type
121	Treated Wood
60	Treated Wood
69	Treated Wood
66	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:

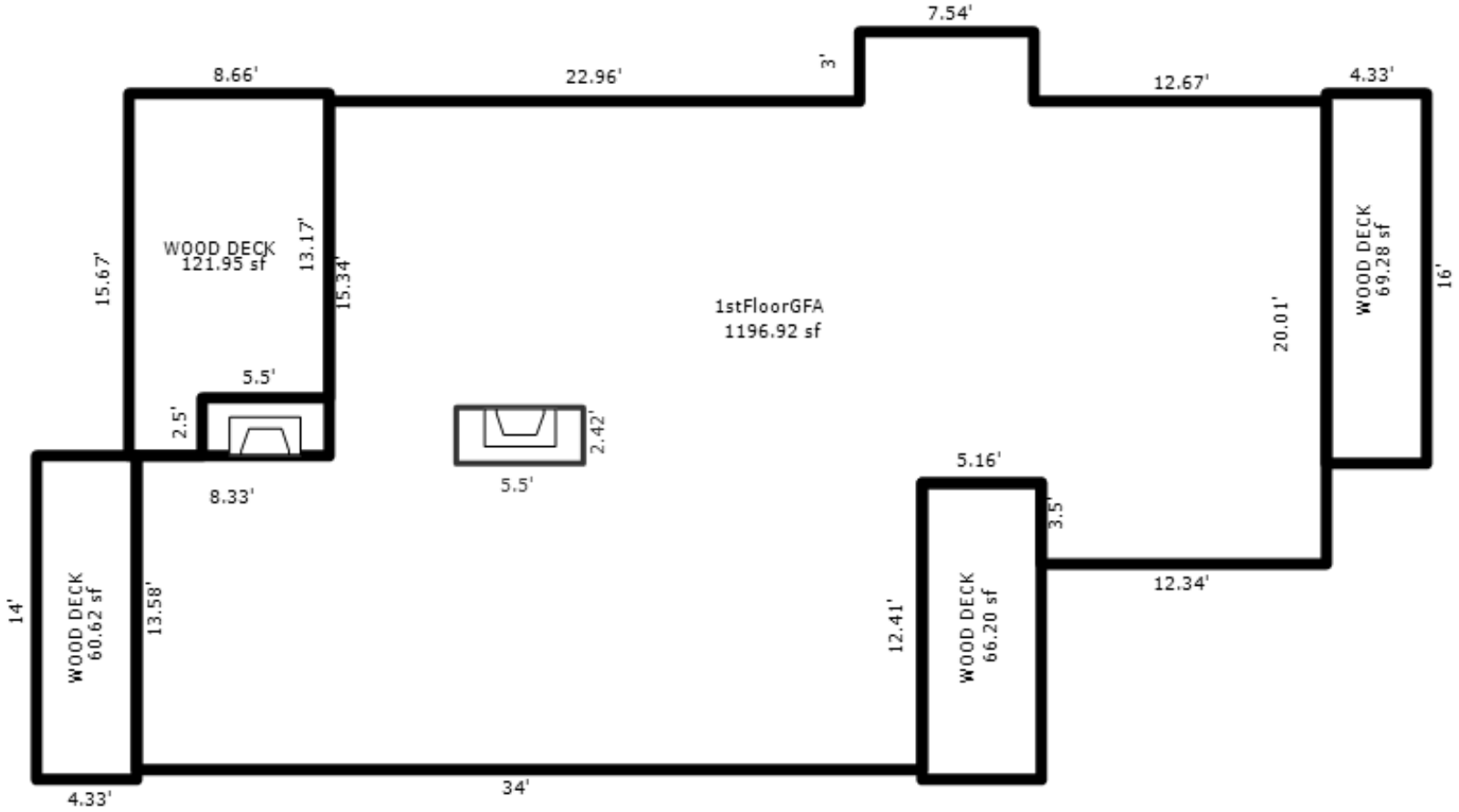
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 1196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,196		
			Total:	171,266	133,587
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,707
2 Fixture Bath			2	9,219	7,191
Separate Shower			2	5,573	4,347
Deck					
Treated Wood			121	3,164	2,468
Treated Wood			60	2,088	1,629
Treated Wood			69	2,240	1,747
Treated Wood			66	2,194	1,711
Water/Sewer					
Public Water			1	1,927	1,503
Public Sewer			1	1,927	1,503
Built-Ins					
Appliance Allow.			1	4,003	3,122
Fireplaces					
Prefab 2 Story			2	9,129	7,121
			Totals:	214,918	167,636

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 519,672

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

BUILDING 1



APT.1

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

Parcel Number: 45-006-765-002-00 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.
NEWTON JO ANN TRUST	NEWTON PAUL C	0	11/07/2023	QC	09-FAMILY	2023004975	PROPERTY TRANSFER	0.0
NEWTON PAUL C	NEWTON PAUL C TRUST	0	11/07/2023	QC	09-FAMILY	2023004976	PROPERTY TRANSFER	0.0
NEWTON JO ANN TRUST	NEWTON JO ANN TRUST	0	09/06/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
NEWTON JO ANN	NEWTON JO ANN TRUST	0	06/24/1992	QC	09-FAMILY	347P238	DEED	0.0

Property Address

5 SAND PIPER

Owner's Name/Address

NEWTON PAUL C TRUST
6125 LAKE WALDON DR
CLARKSTON MI 48346

Tax Description

L291 P01 L327 P718-719 L347 P238/92
APARTMENT 2 SAND PIPER CONDOMINIUM REC IN
LIBER 198 PAGES 381-416/AMEND L713
P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

1ST FLOOR 2 BD 1.5 BA
2BED/2BATH
GROUND FLOOR

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 748,380 TCV/TFA: 718.90

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
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 902-1041 SF			1 Units	320000.00000		100		320,0
			0.00 Total Acres		Total Est. Land Value =			320,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,000	214,200	374,200			162,738C
2024	150,000	190,500	340,500			157,845C
2023	70,000	170,800	240,800			150,329C
2022	45,000	172,200	217,200		217,200W	143,171C

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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
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: 1041 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	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: 1,041
Total Base New : 184,252 E.C.F.
Total Depr Cost: 138,187 X 3.100
Estimated T.C.V: 428,380

(16) Porches/Decks

Area	Type
138	Treated Wood
60	Treated Wood
69	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:

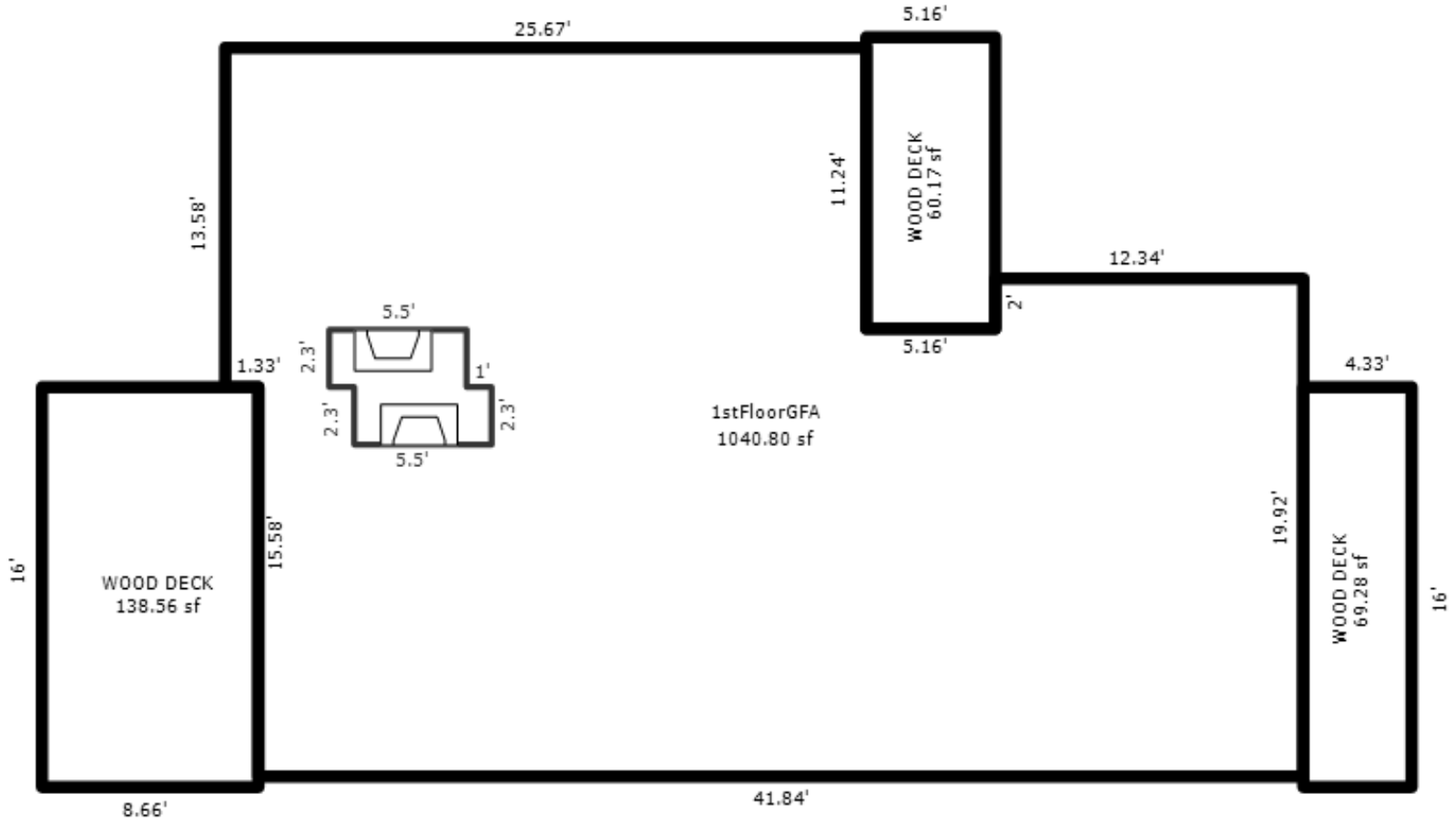
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1041 SF Floor Area = 1041 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,041		
			Total:	151,797	113,847
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
2 Fixture Bath			1	4,610	3,457
Deck					
Treated Wood			138	3,465	2,599
Treated Wood			60	2,088	1,566
Treated Wood			69	2,240	1,680
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					
2nd on Same Stack			1	5,443	4,082
Prefab 2 Story			1	4,564	3,423
			Totals:	184,252	138,187

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 428,380

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

BUILDING 1



APT.2

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

Parcel Number: 45-006-765-003-00 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.
COOK DORIS TRUST AGREEMEN	0910 SAND PIPER LLC	0	10/02/2024	QC	09-FAMILY	2024004721	PROPERTY TRANSFER	0.0
COOK GEORGE L & DORIS W	COOK DORIS TRUST AGREEMEN	0	09/15/2004	QC	09-FAMILY	823:106	OTHER	0.0
ROY	COOK	170,000	12/06/1991	WD	03-ARM'S LENGTH	333:2	PROPERTY TRANSFER	0.0

Property Address

9 SAND PIPER

Owner's Name/Address

0910 SAND PIPER LLC
334 BEECHVIEW DRIVE S
ROCHESTER MI 48306-2807

Tax Description

L333 P2/91 L823 P106/04 L831 P843/04
APARTMENT 3 SAND PIPER CONDOMINIUM REC IN
LIBER 198 PAGES 381-416/AMEND L713
P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

1ST FLOOR 2 BD 1.5 BA
2BED/2BATH
FLAT

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 718,855 TCV/TFA: 796.96

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
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 902-1041 SF			1	Units320000.00000		100		320,0
			0.00	Total Acres		Total Est. Land Value =		320,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,000	199,400	359,400			162,738C
2024	150,000	177,400	327,400			157,845C
2023	70,000	159,000	229,000			150,329C
2022	45,000	160,300	205,300			143,171C

*** 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
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		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: 902 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 902
Total Base New : 160,831 E.C.F.
Total Depr Cost: 128,663 X 3.100
Estimated T.C.V: 398,855

(16) Porches/Decks

Area	Type
137	Treated Wood
49	Treated Wood
81	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:

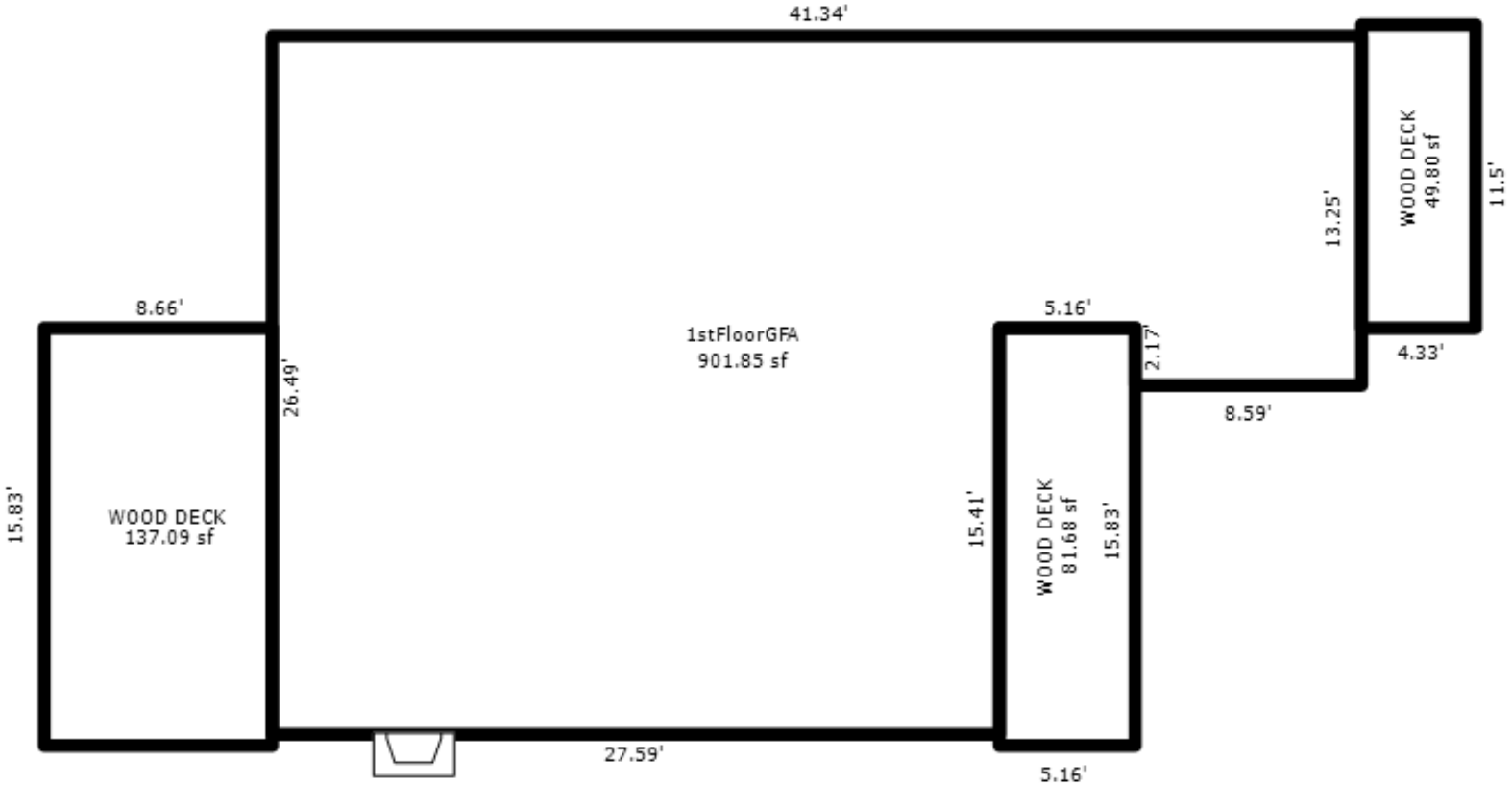
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	133,872	107,097
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
2 Fixture Bath			1	4,610	3,688
Deck					
Treated Wood			137	3,448	2,758
Treated Wood			49	1,859	1,487
Treated Wood			81	2,433	1,946
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:	160,831	128,663

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 398,855

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

BUILDING 1



APT.3

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

Parcel Number: 45-006-765-004-00 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.
DRIKER EUGENE & ELAINE C	DRIKER ELAINE C	0	10/13/2022	WD	09-FAMILY	2022006181	PROPERTY TRANSFER	0.0
DRIKER ELAINE C	DRIKER ELAINE C TRUST	0	10/13/2022	WD	09-FAMILY	202206182	PROPERTY TRANSFER	0.0

Property Address
13 SAND PIPER

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16,38
2025 Est TCV 781,527 TCV/TFA: 667.40

Building Permit(s)	Date	Number	Status

Owner's Name/Address
DRIKER ELAINE C TRUST
1525 WELLESLEY DR
DETROIT MI 48203

X Improved | Vacant

Tax Description
L267 P897/86 APARTMENT 4 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences
2 BD 2 BA
2BED/2BATH
FLAT

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

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1 Units	330000.00000		100		330,0
			0.00 Total Acres		Total Est. Land Value =			330,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	225,800	390,800			181,346C
2024	170,000	200,800	370,800			175,894C
2023	100,000	180,000	280,000			167,519C
2022	80,000	181,500	261,500			159,542C

*** 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
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		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: 1171 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,171
Total Base New : 194,209 E.C.F.
Total Depr Cost: 145,654 X 3.100
Estimated T.C.V: 451,527

(16) Porches/Decks

Area	Type
170	Treated Wood
20	Treated Wood
51	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:

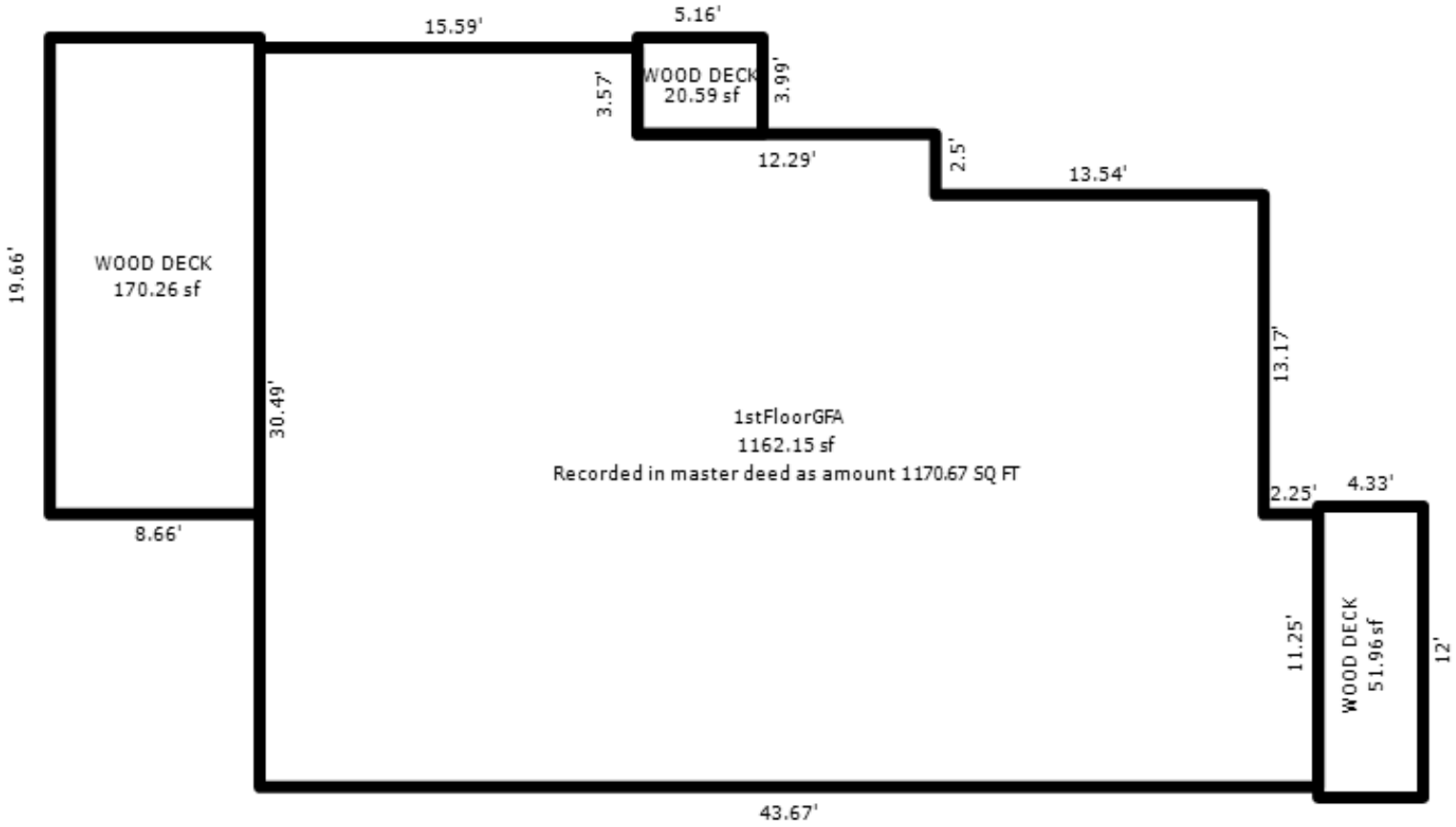
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1171 SF Floor Area = 1171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,171		
			Total:	168,152	126,113
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
2 Fixture Bath			1	4,610	3,457
Deck					
Treated Wood			170	3,971	2,978
Treated Wood			51	1,895	1,421
Treated Wood			20	972	729
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:	194,209	145,654

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 451,527

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

BUILDING 1



APT.4

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

Parcel Number: 45-006-765-005-00 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.
HENDRICKS LYNNE R TRUST	HENDRICKS LYNNE R	1	03/07/2017	QC	09-FAMILY	1289P635	PROPERTY TRANSFER	0.0
HENDRICKS LYNNE R	HENDRICKS DENNIS J & LYNN	1	03/07/2017	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
HENDRICKS LYNNE R TRUST		0	09/30/2008	QC	33-TO BE DETERMINED	2008 992/976	DEED	0.0
OLSON	HENDRICKS	186,500	03/01/1993	WD	03-ARM'S LENGTH	359:260	OTHER	0.0

Property Address

15 SAND PIPER

Owner's Name/Address

HENDRICKS DENNIS J & LYNNE R TRUST
1724 WAUKAZOO DR
HOLLAND MI 49424

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 814,006 TCV/TFA: 668.31

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1 Units	330000.00000		100		330,0

0.00 Total Acres Total Est. Land Value = 330,000

Tax Description

L359 P260 L474 P505/98 APARTMENT 5 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

2 FLOORS, 2 DB 2.5 BA
2BED/2.5BATH
TOWNHOUSE

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	242,000	407,000			172,041C
2024	170,000	215,200	385,200			166,869C
2023	100,000	193,000	293,000			158,923C
2022	80,000	194,500	274,500			151,356C

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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
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		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: 609 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	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: 1,218
Total Base New : 208,178 E.C.F.
Total Depr Cost: 156,131 X 3.100
Estimated T.C.V: 484,006

(16) Porches/Decks

Area	Type
133	Treated Wood
40	Treated Wood
79	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:

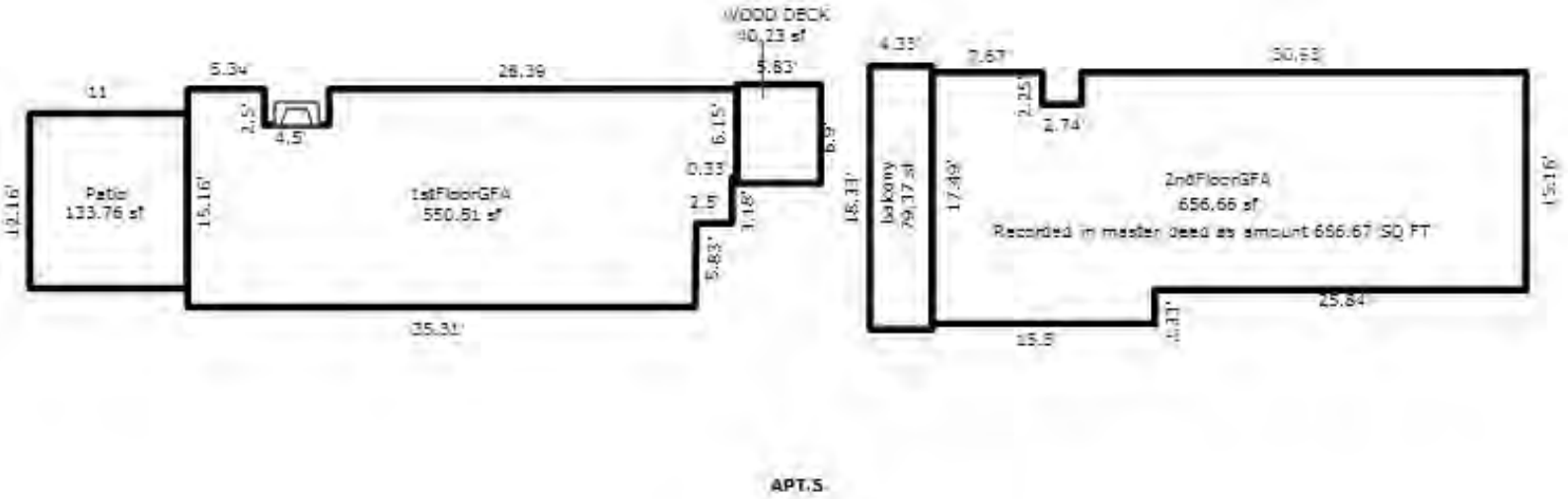
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 609 SF Floor Area = 1218 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	609		
			Total:	167,618	125,712
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			133	3,381	2,536
Treated Wood			40	1,704	1,278
Balcony					
Wood Balcony			79	3,933	2,950
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					
2nd on Same Stack			1	5,443	4,082
Prefab 2 Story			1	4,564	3,423
			Totals:	208,178	156,131

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 484,006

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

BUILDING 1



APT.5

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

Parcel Number: 45-006-765-006-00 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.
HARTWIG ROBERT H & BEVERL	HARTWIG PROPERTIES LLC	0	09/24/2012	WD	03-ARM'S LENGTH	1141P14	PROPERTY TRANSFER	0.0

Property Address
16 SAND PIPER

Owner's Name/Address
HARTWIG PROPERTIES LLC
9481 FOX CREEK LN
MASON OH 45040-7550

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16,38
2025 Est TCV 1,072,365 TCV/TFA: 697.25

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	12/31/2010	PB10-7566	100% FINIS

Tax Description
L223 P838/81 L293 P974/88 APARTMENT 6 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences
2 FLOORS END UNIT 2 BD 2.5 BA
2BED/2.5BATH
TOWNHOUSE

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

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

Who	When	What
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1538 & 1622 SF			1 Units	430000.00000		100		430,0
			0.00 Total Acres		Total Est. Land Value =			430,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.46	224	50	3,523
Total Estimated Land Improvements True Cash Value =				3,523

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	215,000	321,200	536,200			203,995C
2024	210,000	285,900	495,900			197,862C
2023	120,000	256,400	376,400			188,440C
2022	100,000	258,300	358,300			179,467C

*** 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
1979	2011

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: 769 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	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: 1,538
Total Base New : 257,599 E.C.F.
Total Depr Cost: 206,078 X 3.100
Estimated T.C.V: 638,842

(16) Porches/Decks

Area	Type
176	Treated Wood
176	Treated Wood
76	Treated Wood
11	Treated Wood
59	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:

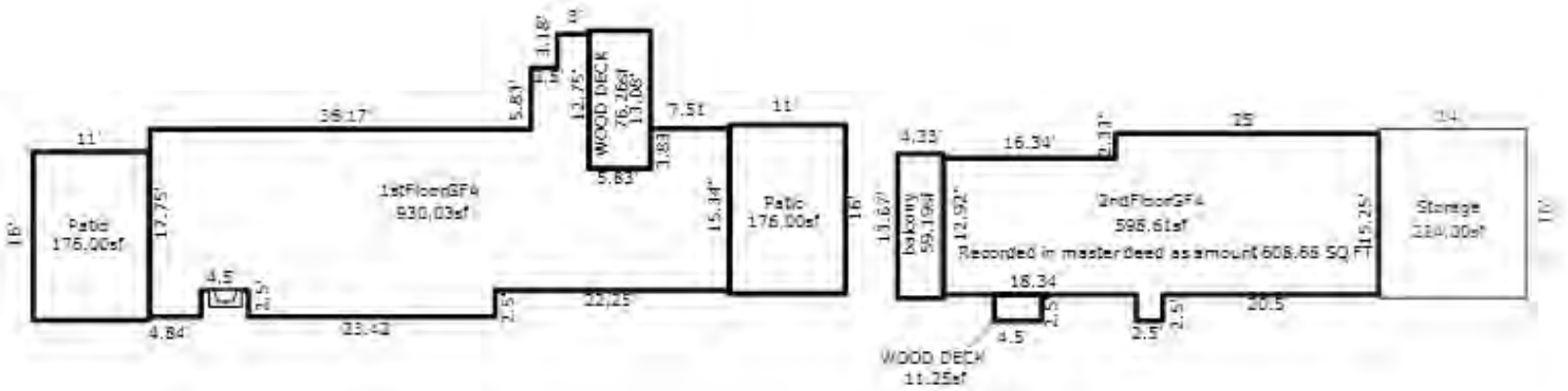
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 769 SF Floor Area = 1538 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	769		
			Total:	212,128	169,701
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			176	4,060	3,248
Treated Wood			176	4,060	3,248
Treated Wood			76	2,337	1,870
Treated Wood			11	535	428
Balcony					
Wood Balcony			59	2,937	2,350
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					
2nd on Same Stack			1	5,443	4,354
Prefab 2 Story			1	4,564	3,651
			Totals:	257,599	206,078

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

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

BUILDING 1



APT.6

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

Parcel Number: 45-006-765-007-00 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.
PARKER MARION A INTER-VIV	SKINNER SHARON A TRUST	0	05/08/2012	QC	03-ARM'S LENGTH	1125P944	PROPERTY TRANSFER	100.0
HENRY FORD HEALTH SYSTEMS	PARKER MARION A INTER-VIV	575,000	09/11/2009	WD	03-ARM'S LENGTH	2009 1027-134W	DEED	100.0
VALADE GARY C & MARGARET	HENRY FORD HEALTH SYSTEMS	1,100,000	10/23/2008	PTA	33-TO BE DETERMINED		PROPERTY TRANSFER	100.0

Property Address

4 SAND PIPER

Owner's Name/Address

SKINNER SHARON A TRUST
PO BOX 63
GLEN ARBOR MI 49636

Tax Description

L248 P209/84 APARTMENT 7 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

2ND FLOOR 2BDRM 2.5 BA
3BED/2BATH
FLAT

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 06/16/2020

MAP #: 16,38

2025 Est TCV 867,751 TCV/TFA: 724.33

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP	1170-1271 SF		1 Units	330000.00000		100		330,0

0.00 Total Acres Total Est. Land Value = 330,000

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

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	05/20/2009	INSPECTED
WAS	01/03/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	268,900	433,900			324,298C
2024	170,000	239,100	409,100			314,548C
2023	100,000	214,400	314,400			299,570C
2022	80,000	216,100	296,100			285,305C

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*** 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
1979	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: 1198 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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
1	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: 20
Floor Area: 1,198
Total Base New : 216,836 E.C.F.
Total Depr Cost: 173,468 X 3.100
Estimated T.C.V: 537,751

(16) Porches/Decks

Area	Type
66	Treated Wood
181	Wood Balcony
69	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:

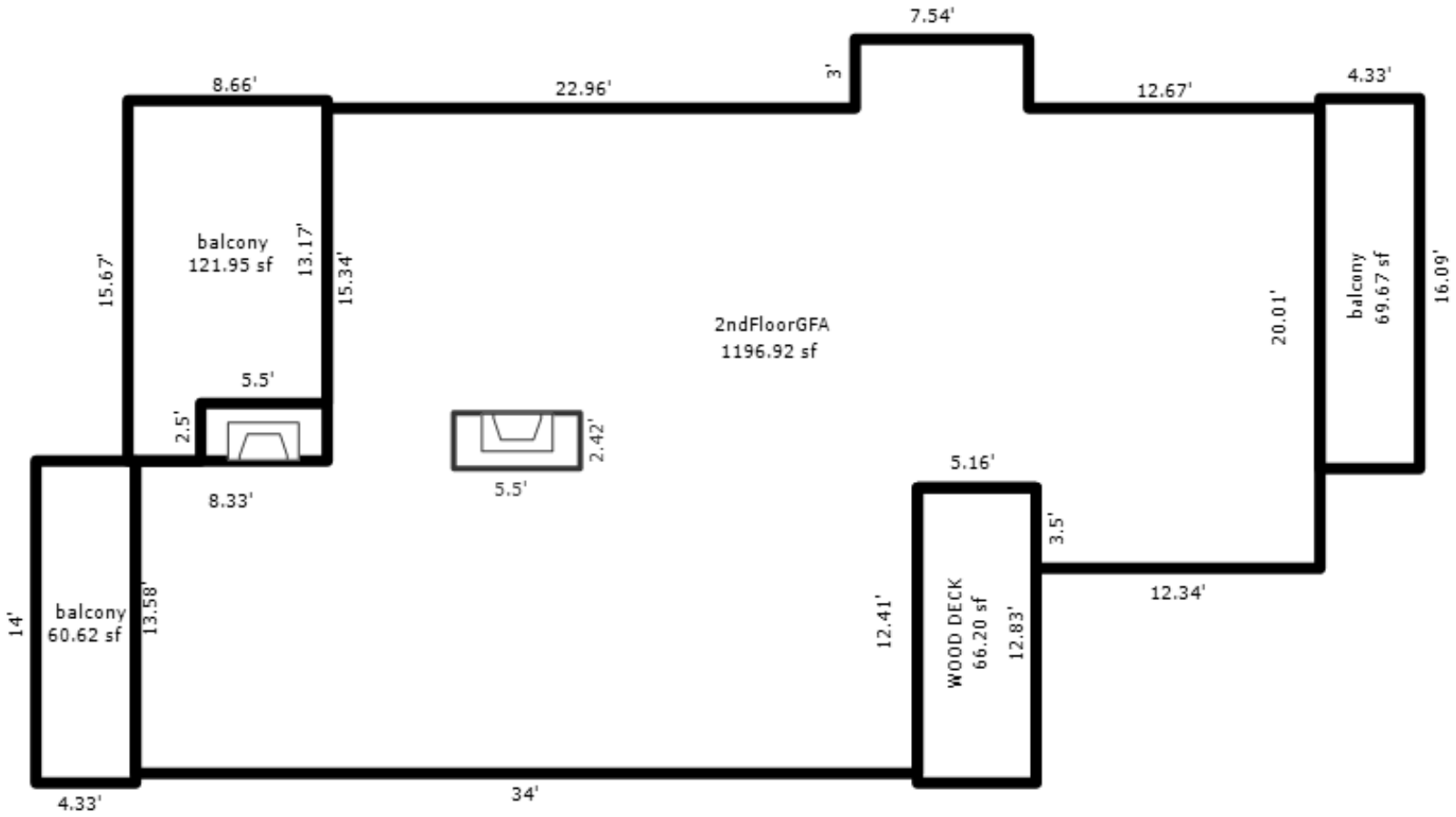
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1198 SF Floor Area = 1198 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,198		
			Total:	171,527	137,221
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			66	2,194	1,755
Balcony					
Wood Balcony			181	9,010	7,208
Wood Balcony			69	3,435	2,748
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					
2nd on Same Stack			1	5,443	4,354
Prefab 1 Story			1	3,692	2,954
			Totals:	216,836	173,468

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 537,751

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

BUILDING 1



APT.7

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

Parcel Number: 45-006-765-008-00 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.
BUSSEY RONALD J & LINDA	YANNANTUONO DANIEL & WRIG	425,000	01/15/2016	WD	03-ARM'S LENGTH	1250P719	PROPERTY TRANSFER	100.0

Property Address

7 SAND PIPER

Owner's Name/Address

YANNANTUONO DANIEL & WRIGHT LAUREL
11920 SE PLUTUS AVE
HOBE SOUND FL 33455

Tax Description

APARTMENT 8 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

2BDRM 2 BATH
2BED/2BATH
FLAT

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Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 762,324 TCV/TFA: 732.30

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
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 902-1041 SF			1	Units320000.00000		100		320,0
			0.00	Total Acres		Total Est. Land Value =		320,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,000	221,200	381,200			241,554C
2024	150,000	196,700	346,700			234,291C
2023	70,000	176,400	246,400			223,135C
2022	45,000	177,800	222,800			212,510C

*** 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
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 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: 1041 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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
1	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: 25
Floor Area: 1,041
Total Base New : 190,250 E.C.F.
Total Depr Cost: 142,685 X 3.100
Estimated T.C.V: 442,324

(16) Porches/Decks

Area	Type
60	Treated Wood
138	Wood Balcony
69	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:

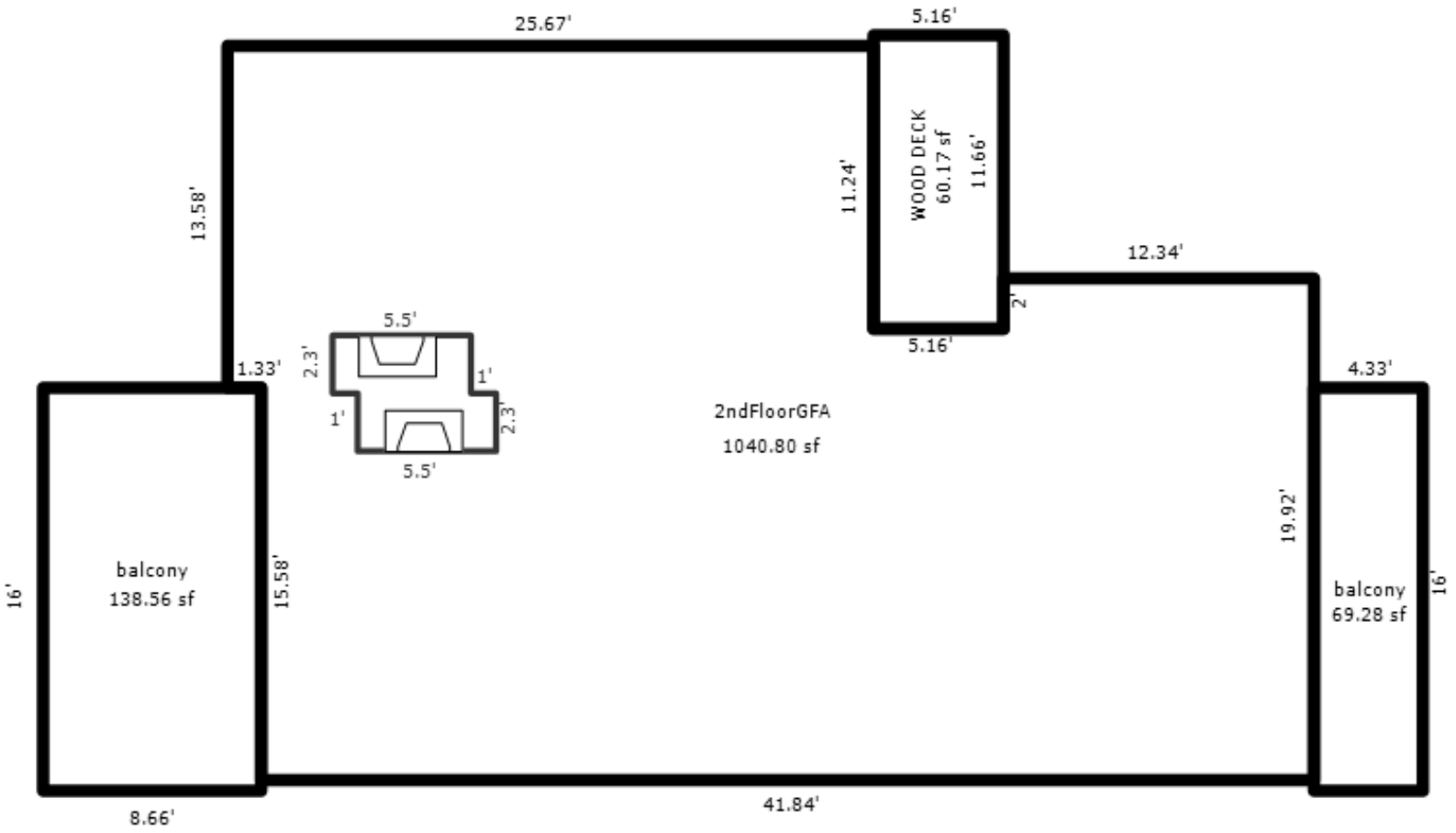
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1041 SF Floor Area = 1041 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,041		
			Total:	151,797	113,847
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			60	2,088	1,566
Balcony					
Wood Balcony			138	6,870	5,152
Wood Balcony			69	3,435	2,576
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					
2nd on Same Stack			1	5,443	4,082
Prefab 1 Story			1	3,692	2,769
			Totals:	190,250	142,685

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 442,324

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

BUILDING 1



APT.8

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

Parcel Number: 45-006-765-009-00 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.
BROCKMAN ET AL	PHILLIPS	185,000	11/12/1992	WD	03-ARM'S LENGTH	353:81	OTHER	0.0

Property Address

11 SAND PIPER

Owner's Name/Address

PHILLIPS THOMAS C & DEBORAH J
205 SAMUEL OAKS DR
OKEMOS MI 48864

Tax Description

L281 P422 L303 P341 L353 P81-82/92
APARTMENT 9 SAND PIPER CONDOMINIUM REC IN
LIBER 198 PAGES 381-416/AMEND L713
P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

2ND FL 2 BD 2 BA
2BED/2BATH
FLAT

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 706,365 TCV/TFA: 783.11

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
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 902-1041 SF			1	Units320000.00000		100		320,0
			0.00	Total Acres		Total Est. Land Value =		320,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,000	193,200	353,200			162,738C
2024	150,000	171,800	321,800			157,845C
2023	70,000	154,000	224,000			150,329C
2022	45,000	155,300	200,300			143,171C

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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
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: 902 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 902
Total Base New : 166,181 E.C.F.
Total Depr Cost: 124,634 X 3.100
Estimated T.C.V: 386,365

(16) Porches/Decks

Area	Type
81	Treated Wood
137	Wood Balcony
49	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 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 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	902		
			Total:	133,872	100,403
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			81	2,433	1,825
Balcony					
Wood Balcony			137	6,820	5,115
Wood Balcony			49	2,439	1,829
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 1 Story			1	3,692	2,769
			Totals:	166,181	124,634

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 386,365

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

BUILDING 1

APT.9

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

Parcel Number: 45-006-765-010-00 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.
CANEPA JOHN C & MARIE O	AGNELLO MILISSA L	300,000	06/16/2017	WD	09-FAMILY	1299P8	PROPERTY TRANSFER	0.0
AGNELLO MILISSA L	AGNELLO MILISSA L & MICHA	0	06/16/2017	WD	09-FAMILY	1299P10	PROPERTY TRANSFER	0.0
CANEPA MARIE O	CANEPA JOHN C & MARIE O	1	05/20/2015	WD	03-ARM'S LENGTH	1229P883	DEED	0.0
ROSE	CANEPA	175,000	08/30/1990	WD	03-ARM'S LENGTH	314:925	PROPERTY TRANSFER	0.0

Property Address

14 SAND PIPER

Owner's Name/Address

AGNELLO MILISSA L & MICHAEL H
PO BOX 827
PALM BEACH FL 33480

Tax Description

L272 P44/87 L314 P925/90 APARTMENT 10 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

2ND FL 2 BD 2 BA
2BED/2BATH
FLAT

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 803,324 TCV/TFA: 686.02

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1	Units330000.00000		100		330,0
			0.00	Total Acres		Total Est. Land Value =		330,000

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	236,700	401,700			181,346C
2024	170,000	210,500	380,500			175,894C
2023	100,000	188,700	288,700			167,519C
2022	80,000	190,200	270,200			159,542C

Who	When	What
TPC	07/12/2017	INSPECTED
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

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*** 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
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		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: 1171 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,171
Total Base New : 190,857 E.C.F.
Total Depr Cost: 152,685 X 3.100
Estimated T.C.V: 473,324

(16) Porches/Decks

Area	Type
60	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:

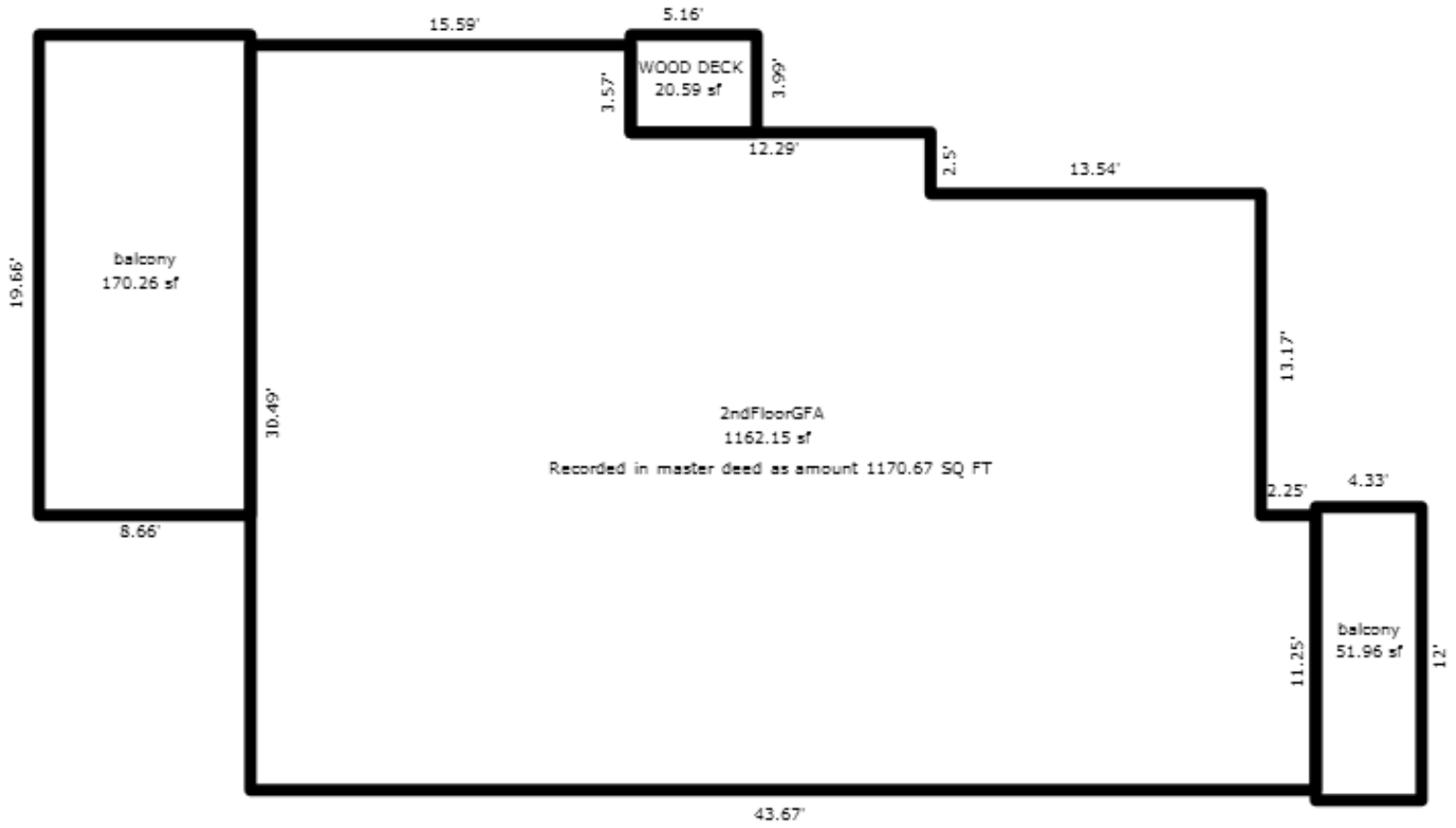
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1171 SF Floor Area = 1171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,171		
			Total:	168,152	134,521
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			60	2,088	1,670
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 1 Story			1	3,692	2,954
			Totals:	190,857	152,685

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 473,324

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

BUILDING 1



APT.10

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

Parcel Number: 45-006-765-011-00 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.
HURWITX SUSAN S & MARTIN	HURWITZ SUSAN S TRUST	0	01/27/2021	QC	09-FAMILY	2022000078	DEED	0.0
HURWITZ SUSAN S TRUST	HURWITX SUSAN S & MARTIN	0	01/27/2021	QC	09-FAMILY	2022000075	DEED	0.0
HURWITZ MARTIN E & SUSAN	HURWITZ SUSAN S TRUST	0	06/05/2014	WD	03-ARM'S LENGTH	1200P148	PROPERTY TRANSFER	0.0
IRWIN	HURWITZ	235,000	09/29/1993	WD	03-ARM'S LENGTH	371:692	OTHER	0.0

Property Address

18 SAND PIPER

Owner's Name/Address

HURWITZ SUSAN S TRUST
1520 CAMBRIDGE RD
ANN ARBOR MI 48104

Tax Description

L371 P692/93 APARTMENT 11 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

1ST&2ND FLOOR 3 BD 2.5 BA
3BED/2.5BATH
TOWNHOUSE
2011 1725188$580,000 ONE OF AREA'S BEST LAKE MI BEACHES IS YOUR PLAYGROUND FROM THIS 3 BR/2.5 BA SAND PIPER UNIT AT THE HOMESTEAD RESORT. GREAT GOLF COURSE, SKI

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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 #: 16,38
2025 Est TCV 1,015,886 TCV/TFA: 660.52

Building Permit(s)	Date	Number	Status
Electrical	01/23/2019	PE19-0036	100% FINIS
Plumbing	01/02/2019	PP19-0001	100% FINIS
Commercial/Residential	11/19/2018	PB18-0645	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1538 & 1622 SF			1	Units430000.00000		100		430,0
			0.00	Total Acres		Total Est. Land Value =		430,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.49	222	50	3,495
Total Estimated Land Improvements True Cash Value =				3,495

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

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	215,000	292,900	507,900			187,272C
2024	210,000	260,800	470,800			181,642C
2023	120,000	233,900	353,900			172,993C
2022	100,000	235,600	335,600			164,756C

*** 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
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: 769 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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
1	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: 1,538
Total Base New : 250,494 E.C.F.
Total Depr Cost: 187,868 X 3.100
Estimated T.C.V: 582,391

(16) Porches/Decks

Area	Type
176	Treated Wood
176	Treated Wood
76	Treated Wood
11	Treated Wood
59	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:

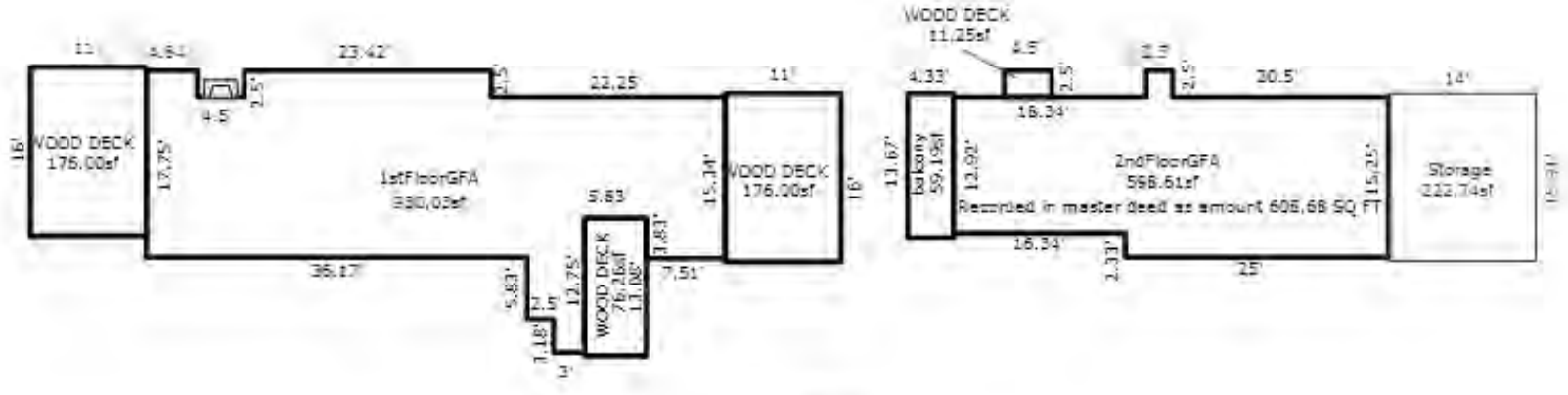
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 769 SF Floor Area = 1538 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	769		
			Total:	205,023	153,766
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			176	4,060	3,045
Treated Wood			176	4,060	3,045
Treated Wood			76	2,337	1,753
Treated Wood			11	535	401
Balcony					
Wood Balcony			59	2,937	2,203
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					
2nd on Same Stack			1	5,443	4,082
Prefab 2 Story			1	4,564	3,423
			Totals:	250,494	187,868

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

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

BUILDING 2



APT.11

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

Parcel Number: 45-006-765-012-00 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.
LOSH J MICHAEL TRUST FBO	WILLINS MAREN	1	03/10/2011	QC	08-ESTATE	1081-676	PROPERTY TRANSFER	0.0
LOSH J MICHAEL TRUST FBO	LOSH ADRIENNE	1	03/08/2011	QC	08-ESTATE	1081-674	PROPERTY TRANSFER	0.0
LOSH J MICHAEL QPR TRUST	LOSH J M TRUST FBO LOSH A	1	03/07/2011	QC	08-ESTATE	1081-672	PROPERTY TRANSFER	100.0
SAND PIPER CONDOMINIUM	LOSH	0	11/30/2010	OTH	33-TO BE DETERMINED	1073-579	DEED	0.0

Property Address

20 SAND PIPER

Owner's Name/Address

LOSH ADRIENNE &
WILLINS MAREN
1711 HERON RIDGE DR
BLOOMFIELD HILLS MI 48302

Tax Description

L240 P608 L392 P395/94 APARTMENT 12 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

2 FLOORS, 3 BD 2.5 BA
2BED/2.5BATH
TOWNHOUSE

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 814,006 TCV/TFA: 668.31

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1 Units	330000.00000		100		330,0
			0.00 Total Acres		Total Est. Land Value =			330,000

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

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

Who	When	What
TPC	09/19/2016	INSPECTED
TPC	01/12/2011	INSPECTED
WAS	01/03/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	242,000	407,000			301,610C
2024	170,000	215,200	385,200			292,542C
2023	100,000	193,000	293,000			278,612C
2022	80,000	194,500	274,500			265,345C

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*** 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
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 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: 609 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	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: 1,218
Total Base New : 208,178 E.C.F.
Total Depr Cost: 156,131 X 3.100
Estimated T.C.V: 484,006

(16) Porches/Decks

Area	Type
133	Treated Wood
40	Treated Wood
79	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:

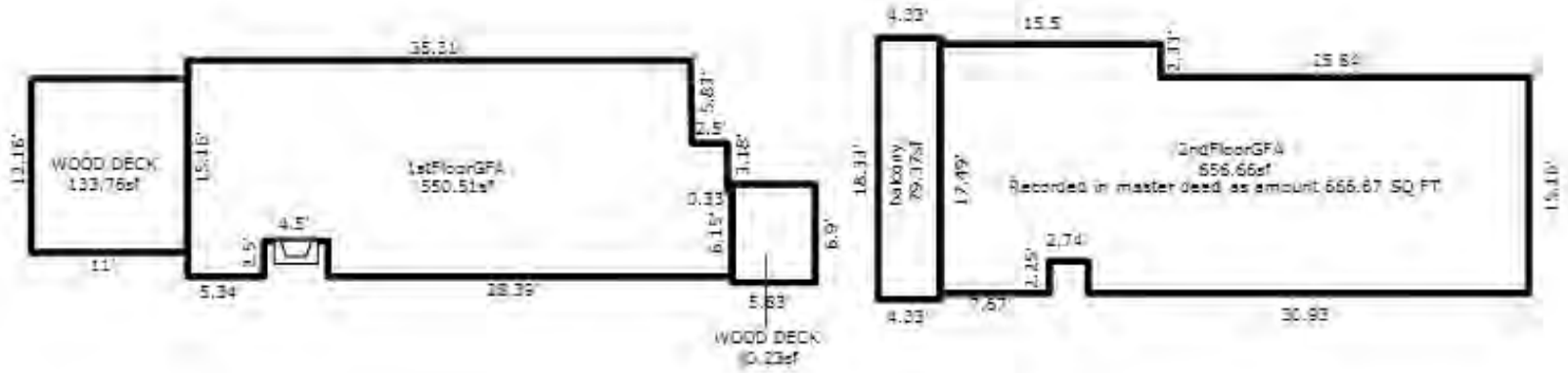
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 609 SF Floor Area = 1218 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	609		
			Total:	167,618	125,712
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			133	3,381	2,536
Treated Wood			40	1,704	1,278
Balcony					
Wood Balcony			79	3,933	2,950
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					
2nd on Same Stack			1	5,443	4,082
Prefab 2 Story			1	4,564	3,423
			Totals:	208,178	156,131

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 484,006

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

BUILDING 2



APT.12

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

Parcel Number: 45-006-765-013-00 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.
WALTON JOHN D	GERBER GLORIA M REVOC LIV	587,500	08/31/2005	WD	03-ARM'S LENGTH	871:525	OTHER	100.0
WALTON JOHN D		0	07/01/2004	LC	16-LC PAYOFF	01 812/483	REALTOR	0.0

Property Address
21 SAND PIPER

Owner's Name/Address
GERBER GLORIA M REVOC LIVING TRUST
41220 FOX RUN RD #107
NOVI MI 48377

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16,38
2025 Est TCV 724,485 TCV/TFA: 803.20

Building Permit(s)	Date	Number	Status

Tax Description
L235 P771 L457 P700 L812 P493/04 L871 P523&525/05 APARTMENT 13 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences
1ST FL 2 BD 2 BA
2BED/2BATH
FLAT

X	Improved	
	Vacant	

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 902-1041 SF			1	Units320000.00000		100		320,0
			0.00	Total Acres		Total Est. Land Value =		320,000

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,000	202,200	362,200			225,541C
2024	150,000	179,900	329,900			218,760C
2023	70,000	161,300	231,300			208,343C
2022	45,000	162,600	207,600			198,422C

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

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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
1979	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 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: 902 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 902
Total Base New : 163,101 E.C.F.
Total Depr Cost: 130,479 X 3.100
Estimated T.C.V: 404,485

(16) Porches/Decks

Area	Type
137	Treated Wood
49	Treated Wood
81	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:

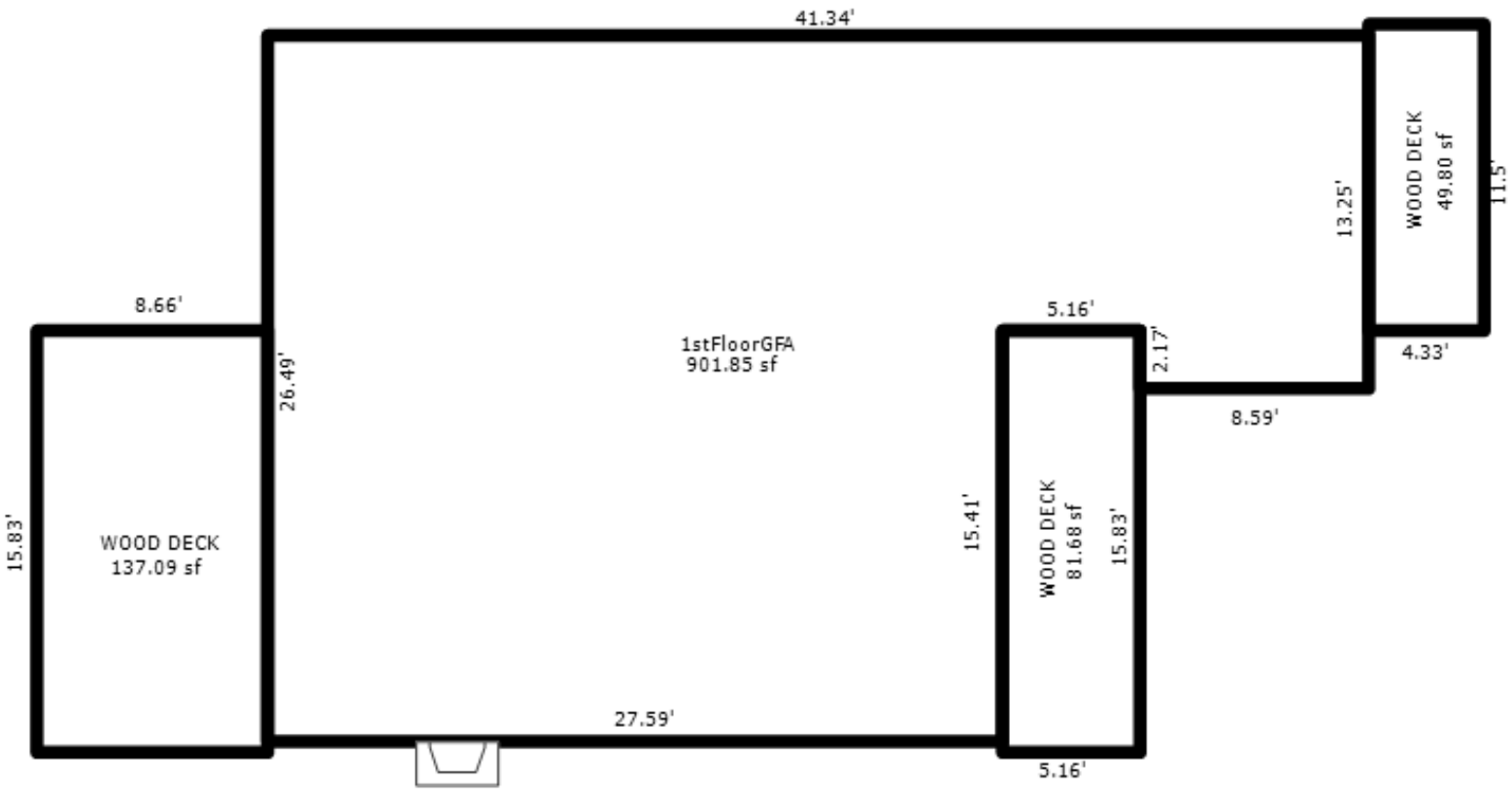
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	133,872	107,097
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			137	3,448	2,758
Treated Wood			49	1,859	1,487
Treated Wood			81	2,433	1,946
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:	163,101	130,479

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 404,485

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

BUILDING 2



APT.13

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

Parcel Number: 45-006-765-014-00 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.
GHERLAN IRENE C ESTATE	GHERLAN ALEXANDER JR	0	02/02/2016	QC	09-FAMILY	1251P940	PROPERTY TRANSFER	0.0
GHERLAN ALEXANDER JR	GHERLAN ALEXANDER JR TRUS	0	02/02/2016	QC	09-FAMILY	2023005133	PROPERTY TRANSFER	0.0
SAND PIPER 14 CONDOMINIUM	GHERLAN IRENE C	1	07/02/2004	QC	09-FAMILY	828:7	OTHER	100.0
FAJANS STEFAN S TRUST	SAND PIPER 14 CONDOMINIUM	625,000	01/08/2004	WD	03-ARM'S LENGTH	783:947	OTHER	100.0

Property Address

25 SAND PIPER

Owner's Name/Address

GHERLAN ALEXANDER JR TRUST
2099 RIDGE RD
WHITE LAKE MI 48383

Tax Description

L310 P191 L337 P827&836 L377 P909&918/93 L783 P947/04 L828 P7/04 APARTMENT 14 SAND PIPER CONDOMINIUM REC IN L198 P381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

1ST FL 3 BD 2 BA
3BED/2BATH
FLAT

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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 #: 16,38

2025 Est TCV 786,522 TCV/TFA: 672.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1 Units	330000.00000		100		330,0

0.00 Total Acres Total Est. Land Value = 330,000

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

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	228,300	393,300			289,963C
2024	170,000	203,000	373,000			281,245C
2023	100,000	182,000	282,000			267,853C
2022	80,000	183,500	263,500			255,099C

*** 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
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: 1170 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,170
Total Base New : 196,356 E.C.F.
Total Depr Cost: 147,265 X 3.100
Estimated T.C.V: 456,522

(16) Porches/Decks

Area	Type
170	Treated Wood
20	Treated Wood
51	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:

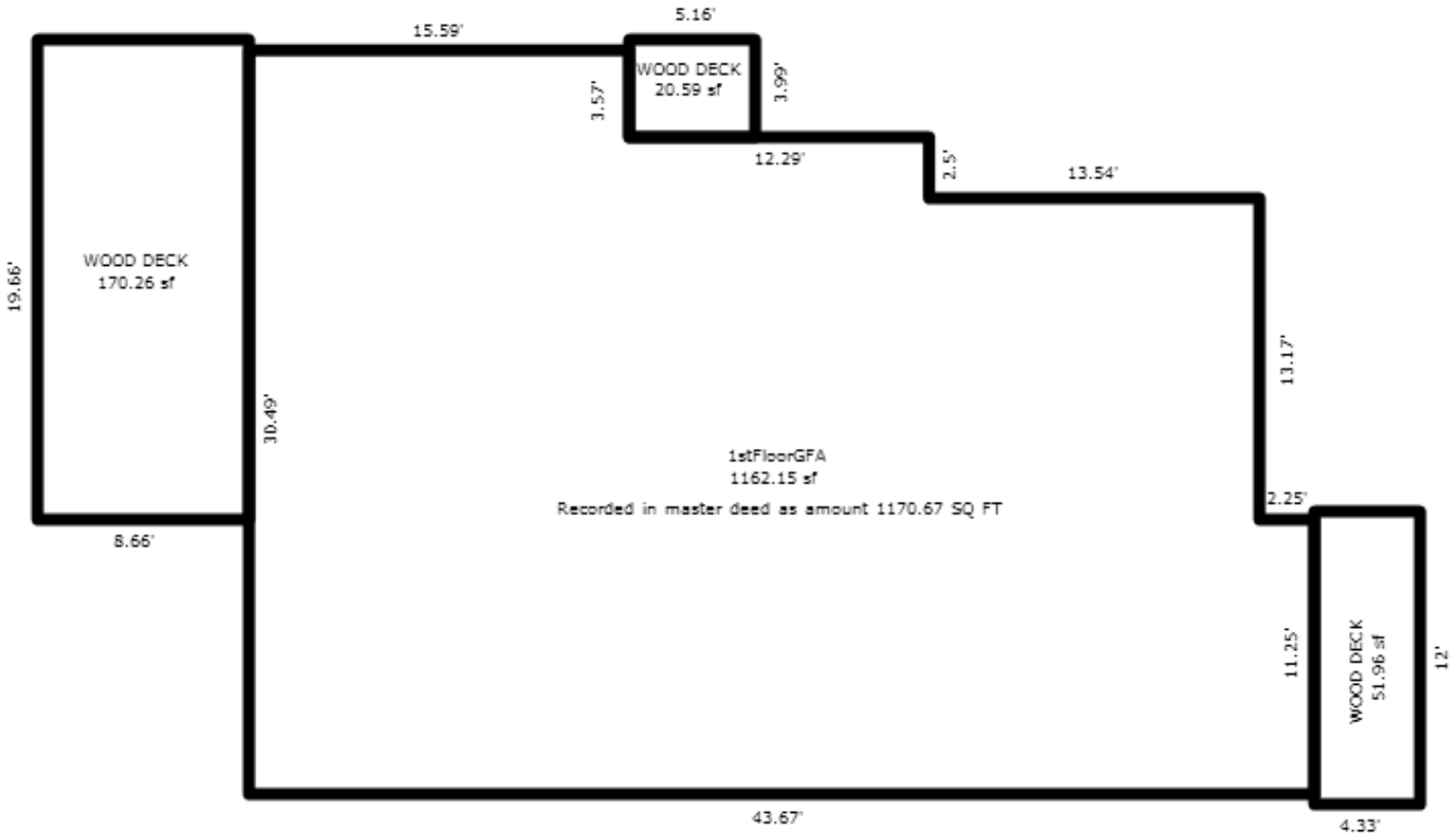
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1170 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,170		
			Total:	168,029	126,021
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			170	3,971	2,978
Treated Wood			51	1,895	1,421
Treated Wood			20	972	729
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:	196,356	147,265

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 456,522

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

BUILDING 2



APT.14

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

Parcel Number: 45-006-765-015-00 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.
STINSON PHILLIP G & SUSAN	STINSON G PHILLIP LIVING	1	08/08/2013	QC	09-FAMILY	1174P390	DEED	0.0
HUGHES TRUST	STINSON	389,000	05/18/2001	WD	03-ARM'S LENGTH	583:417	PROPERTY TRANSFER	0.0

Property Address

27 SAND PIPER

Owner's Name/Address

STINSON G PHILLIP LIVING TRUST
44712 BROADMOOR CIRCLE N
NORTHVILLE MI 48168

Tax Description

L234 P49 L404 P247/95 L583 P417/01 APARTMENT 15 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 AS TENANTS IN COMMON SECS 14 & 23 T29N R14W.

Comments/Influences

2 FLOORS 2 BD 2.5 BA
2BED/2.5BATH
TOWNHOUSE

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16,38
2025 Est TCV 846,274 TCV/TFA: 694.81

Building Permit(s)	Date	Number	Status
Mechanical	01/19/2022	PM22-0049	100% FINIS
Plumbing	01/07/2022	PP22-0014	100% FINIS
Electrical	01/03/2022	PE22-0004	100% FINIS
Res. Add/Alter/Repair	11/08/2021	PB21-0542	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1 Units	330000.00000		100		330,0
			0.00 Total Acres			Total Est. Land Value =		330,000

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

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

Who	When	What
TPC	05/26/2022	INSPECTED
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	258,100	423,100			186,439C
2024	170,000	229,600	399,600			180,834C
2023	100,000	205,800	305,800			172,223C
2022	80,000	194,500	274,500			151,356C

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*** 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
1979	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 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: 609 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	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: 1,218
Total Base New : 208,178 E.C.F.
Total Depr Cost: 166,540 X 3.100
Estimated T.C.V: 516,274

(16) Porches/Decks

Area	Type
133	Treated Wood
40	Treated Wood
79	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:

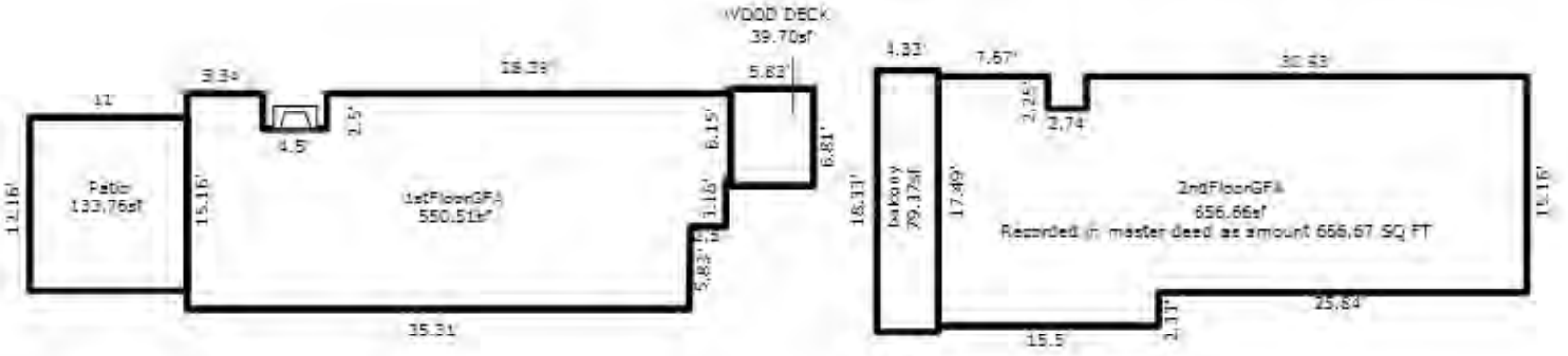
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 609 SF Floor Area = 1218 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	609		
			Total:	167,618	134,093
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			133	3,381	2,705
Treated Wood			40	1,704	1,363
Balcony					
Wood Balcony			79	3,933	3,146
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					
2nd on Same Stack			1	5,443	4,354
Prefab 2 Story			1	4,564	3,651
			Totals:	208,178	166,540

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 516,274

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

BUILDING 2



APT.15

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

Parcel Number: 45-006-765-016-00 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.
SANBORN JOHN R & AMY L	SANBORN JOHN R	0	02/26/2019	WD	09-FAMILY	1358P381	OTHER	0.0
VARGO	SANBORN	250,000	06/29/1993	WD	03-ARM'S LENGTH	365:730	OTHER	0.0

Property Address
28 SAND PIPER

Owner's Name/Address
SANBORN JOHN
741 SUFFIELD
BIRMINGHAM MI 48009

Tax Description
L313 P609 L365 P730/93 APARTMENT 16 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences
2 FLOORS 3 BD 2.5 BA
3BED/2.5BATH
TOWNHOUSE

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16,38
2025 Est TCV 1,051,183 TCV/TFA: 648.08

Building Permit(s)	Date	Number	Status
Mechanical	09/18/2024	PM24-0707	100% FINIS

X Improved Vacant

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

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

Who When What
TPC 09/19/2016 INSPECTED
WAS 01/03/2008 INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1538 & 1622 SF			1	Units430000.00000		100		430,0

0.00 Total Acres Total Est. Land Value = 430,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.46	224	50	3,523

Total Estimated Land Improvements True Cash Value = 3,523

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	215,000	310,600	525,600			186,082C
2024	210,000	268,200	478,200			180,487C
2023	120,000	240,500	360,500			171,893C
2022	100,000	242,300	342,300			163,708C

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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
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: 811 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	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: 1,622
Total Base New : 265,662 E.C.F.
Total Depr Cost: 199,245 X 3.100
Estimated T.C.V: 617,660

(16) Porches/Decks

Area	Type
176	Treated Wood
176	Treated Wood
70	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:

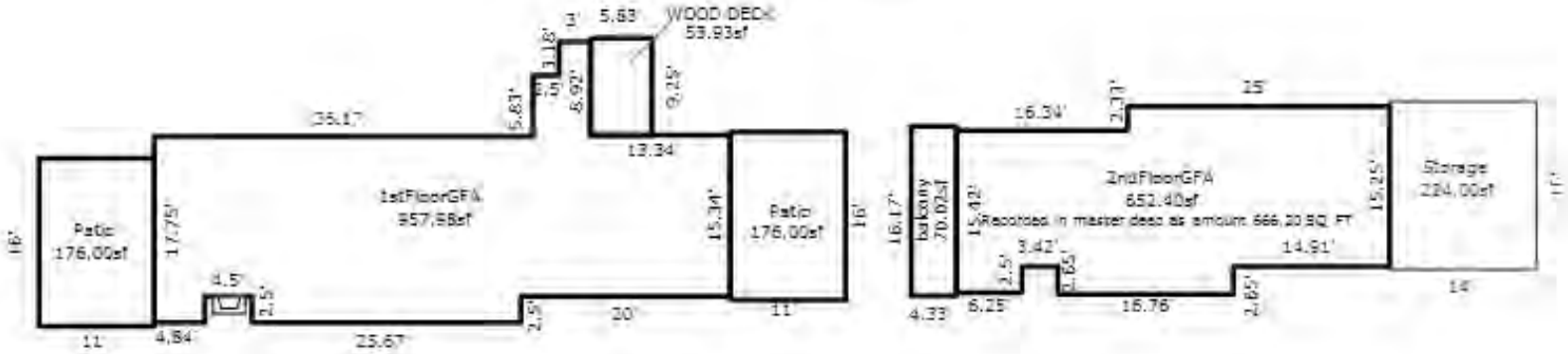
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 811 SF Floor Area = 1622 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	811		
			Total:	222,515	166,886
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			176	4,060	3,045
Treated Wood			176	4,060	3,045
Balcony					
Wood Balcony			70	3,485	2,614
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					
2nd on Same Stack			1	5,443	4,082
Prefab 2 Story			1	4,564	3,423
			Totals:	265,662	199,245

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 617,660

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

BUILDING 2



APT.16

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

Parcel Number: 45-006-765-017-00 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.
FRYE JAMES R & SUSAN A	23-24 SANDPIPER LLC	400,000	11/30/2016	WD	03-ARM'S LENGTH	1280P542	PROPERTY TRANSFER	100.0
LYMAN SUSAN POUR-OVER TRU	FRYE JAMES R & SUSAN A	580,000	02/18/2005	WD	03-ARM'S LENGTH	843:497	OTHER	100.0
LANGHORST	LYMAN	445,000	12/02/2002	WD	03-ARM'S LENGTH	693:435	PROPERTY TRANSFER	0.0
WESTERMAN	LANGHORST	325,000	06/18/1999	WD	03-ARM'S LENGTH	516:698	PROPERTY TRANSFER	0.0

Property Address

23 SAND PIPER

Owner's Name/Address

23-24 SANDPIPER LLC
2510 SLATE RUN RD
COLUMBUS OH 43220

Tax Description

L516 P698/99 L693 P435/02 L719 P380/03
L843 P497/05 APARTMENT 17 SAND PIPER
CONDOMINIUM REC IN L198 P381-416/AMEND
L713 P424-439 SECS 14 & 23 T29N R14W.

Comments/Influences

2 BD 2 BA
2BED/2BATH
FLAT

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16,38

2025 Est TCV 706,365 TCV/TFA: 783.11

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
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	09/19/2016	INSPECTED
TPC	02/05/2012	INSPECTED
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 902-1041 SF			1	Units320000.00000		100		320,0
			0.00	Total Acres		Total Est. Land Value =		320,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,000	193,200	353,200			217,896C
2024	150,000	171,800	321,800			211,345C
2023	70,000	154,000	224,000			201,281C
2022	45,000	155,300	200,300			191,697C

*** 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
1979	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: 902 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 902
Total Base New : 166,181 E.C.F.
Total Depr Cost: 124,634 X 3.100
Estimated T.C.V: 386,365

(16) Porches/Decks

Area	Type
81	Treated Wood
137	Wood Balcony
49	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:

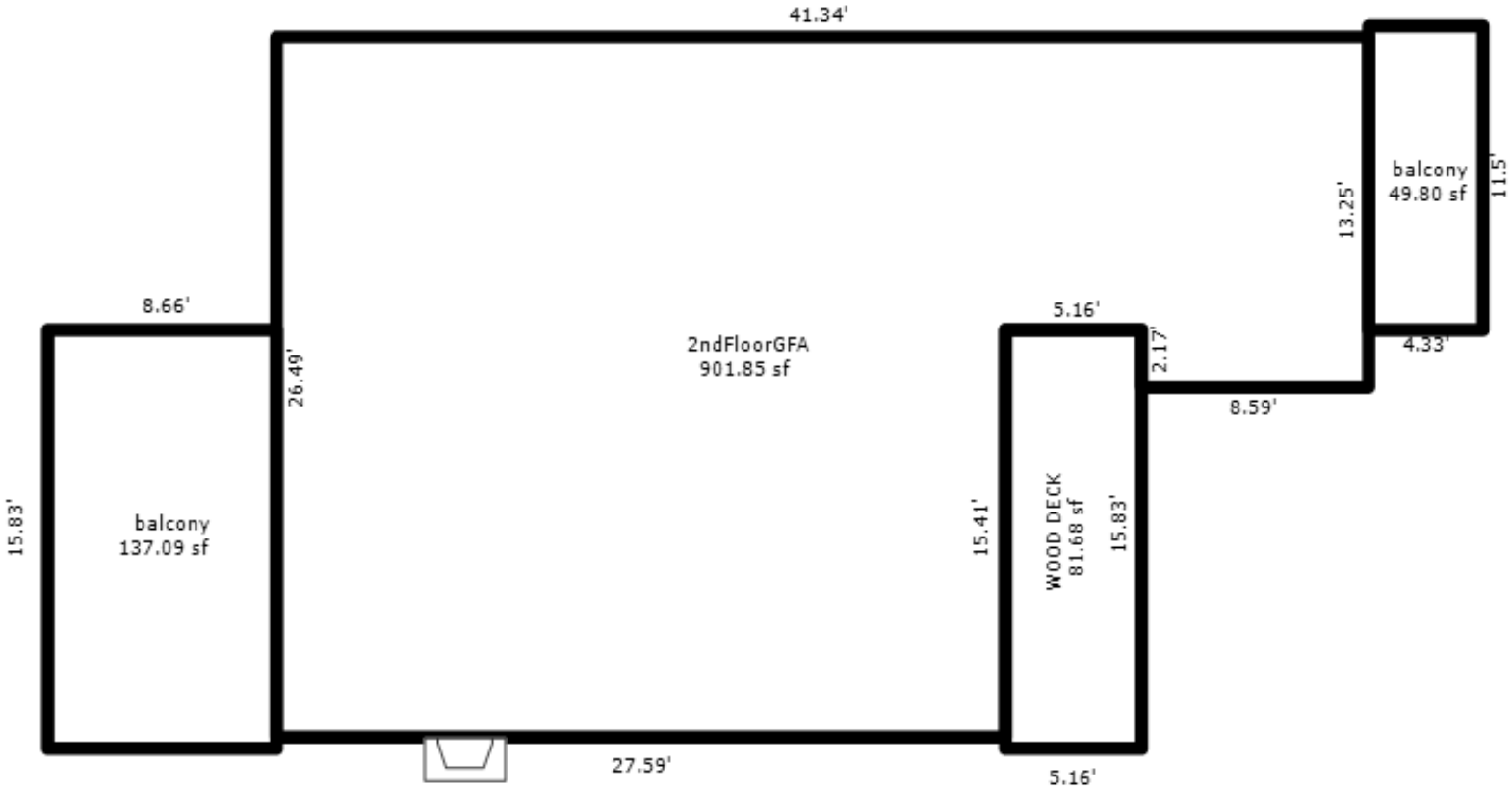
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	133,872	100,403
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			81	2,433	1,825
Balcony					
Wood Balcony			137	6,820	5,115
Wood Balcony			49	2,439	1,829
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 1 Story			1	3,692	2,769
			Totals:	166,181	124,634

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 386,365

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

BUILDING 2



APT.17

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

Parcel Number: 45-006-765-018-00 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.
MOSCOW CYRIL	MOSCOW CYRIL TRUST	0	01/25/2016	WD	09-FAMILY	1277P740	DEED	0.0
SAND PIPER CONDO ASSOC	MOSCOW CYRIL	0	01/03/2011	OTH	33-TO BE DETERMINED	1077-28	OTHER	0.0
WETTLAUFER	MOSCOW	245,000	05/31/1996	WD	03-ARM'S LENGTH	424:484	PROPERTY TRANSFER	0.0

Property Address
26 SAND PIPER

Owner's Name/Address
MOSCOW CYRIL TRUST
2596 COVINGTON PLACE
BLOOMFIELD VILL MI 48301

Tax Description
L253 P418 L424 P483-485/96 APARTMENT 18 SAND PIPER CONDOMINIUM REC IN LIBER 198 PAGES 381-416/AMEND L713 P424-439 SECS 14 & 23 T29N R14W. 2011 1077-28

Comments/Influences
3 BD 2 BA
3BED/2BATH
FLAT
INCREASED SIZE FROM ORIGINAL MASTER DEED, SEE ASSOCIATION APPROVAL L1077P28, 1/18/2011

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16,38
2025 Est TCV 821,248 TCV/TFA: 646.14

Building Permit(s)	Date	Number	Status
HOUSE	02/19/2011	2011-26	100% FINIS

X Improved | Vacant

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

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

Who	When	What
TPC	09/19/2016	INSPECTED
WAS	01/03/2008	INSPECTED

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP 1170-1271 SF			1 Units	330000.00000		100		330,0
			0.00 Total Acres		Total Est. Land Value =			330,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	245,600	410,600			181,346C
2024	170,000	218,500	388,500			175,894C
2023	100,000	195,900	295,900			167,519C
2022	80,000	197,400	277,400			159,542C

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*** 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
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 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: 1171 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,271
Total Base New : 211,292 E.C.F.
Total Depr Cost: 158,467 X 3.100
Estimated T.C.V: 491,248

(16) Porches/Decks

Area	Type
20	Treated Wood
170	Wood Balcony
51	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:

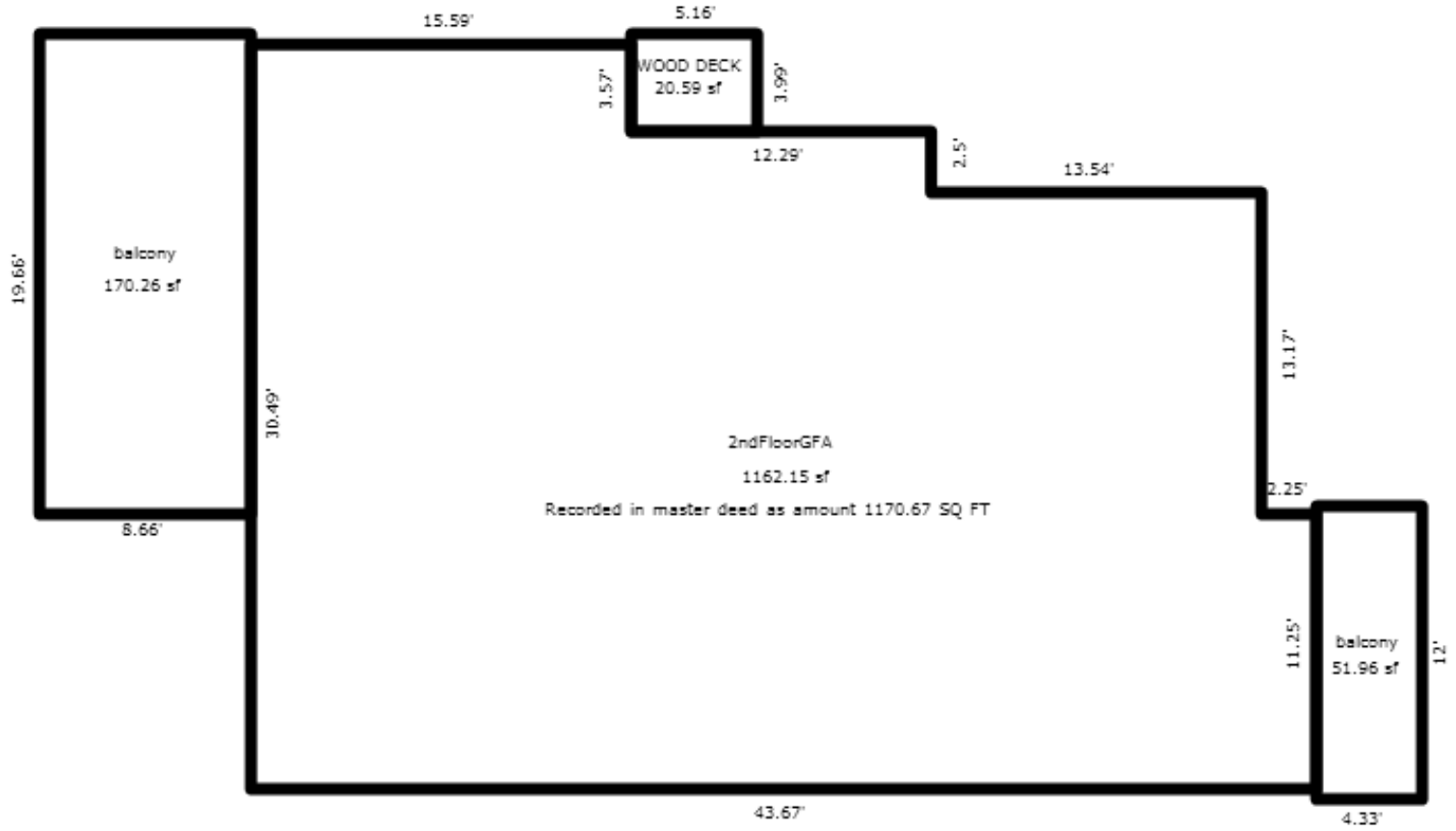
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1171 SF Floor Area = 1271 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,171		
1 Story	Siding	Overhang	100		
			Total:	178,701	134,025
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Balcony					
Wood Balcony			170	8,463	6,347
Wood Balcony			51	2,539	1,904
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 1 Story			1	3,692	2,769
Deck					
Treated Wood			20	972	729
			Totals:	211,292	158,467

Notes:
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.100 => TCV: 491,248

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

BUILDING 2



APT.18

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

Parcel Number: 45-006-770-001-03 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.
RAND FAMILY LIMITED PARTN	ERDMANN E THOMAS III	2,800,000	01/26/2024	WD	19-MULTI PARCEL ARM'S LE	2024000538	PROPERTY TRANSFER	100.0
RAND DAVID C	RAND FAMILY LIMITED PARTN	0	09/14/2007	WD	03-ARM'S LENGTH	957:232	OTHER	0.0

Property Address
6968 W HARBOR HWY

Owner's Name/Address
ERDMANN E THOMAS III
20425 LAKEVIEW AVE
DEEPHAVEN MN 55331

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 2,582,577 TCV/TFA: 1297.7

Building Permit(s)	Date	Number	Status
Electrical	10/09/2024	PE24-0721	100% FINIS
Mechanical	10/01/2024	PM24-0761	100% FINIS
Mechanical	01/05/2021	PM21-0007	100% FINIS
Electrical	11/22/2020	PE20-0643	100% FINIS

Tax Description
L618 P754 L695 P790 L695 P793/02 2002 REMAINDER FROM INTEREST SPLITS LOT 1 SANDY SHORES SUBDIVISION SEC 21 T29N R14W. 2008 ALL THREE COMBINED - NEW PARCEL #006-770-001-03

Comments/Influences
2008 ALL THREE COMBINED - NEW PARCEL #006-770-001-03

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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	04/10/2024	INSPECTED
TPC	11/23/2023	INSPECTED
TPC	12/09/2022	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	626.00	0.9998	1.0686	20000	100		2,052,759
96 Actual Front Feet, 1.38 Total Acres							Total Est. Land Value =	2,052,759

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.63	432	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	1,026,400	264,900	1,291,300			1,291,300S
2024	923,700	260,600	1,184,300			446,997C
2023	821,100	196,900	1,018,000			425,712C
2022	729,500	173,000	902,500			405,440C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1965	1977

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	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
X	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		
X	Suspende		

(7) Excavation

Basement: 0 S.F.
Crawl: 1592 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)
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 +5
Effec. Age: 35
Floor Area: 1,990
Total Base New : 297,612 E.C.F.
Total Depr Cost: 193,451 X 2.700
Estimated T.C.V: 522,318

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1960
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: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

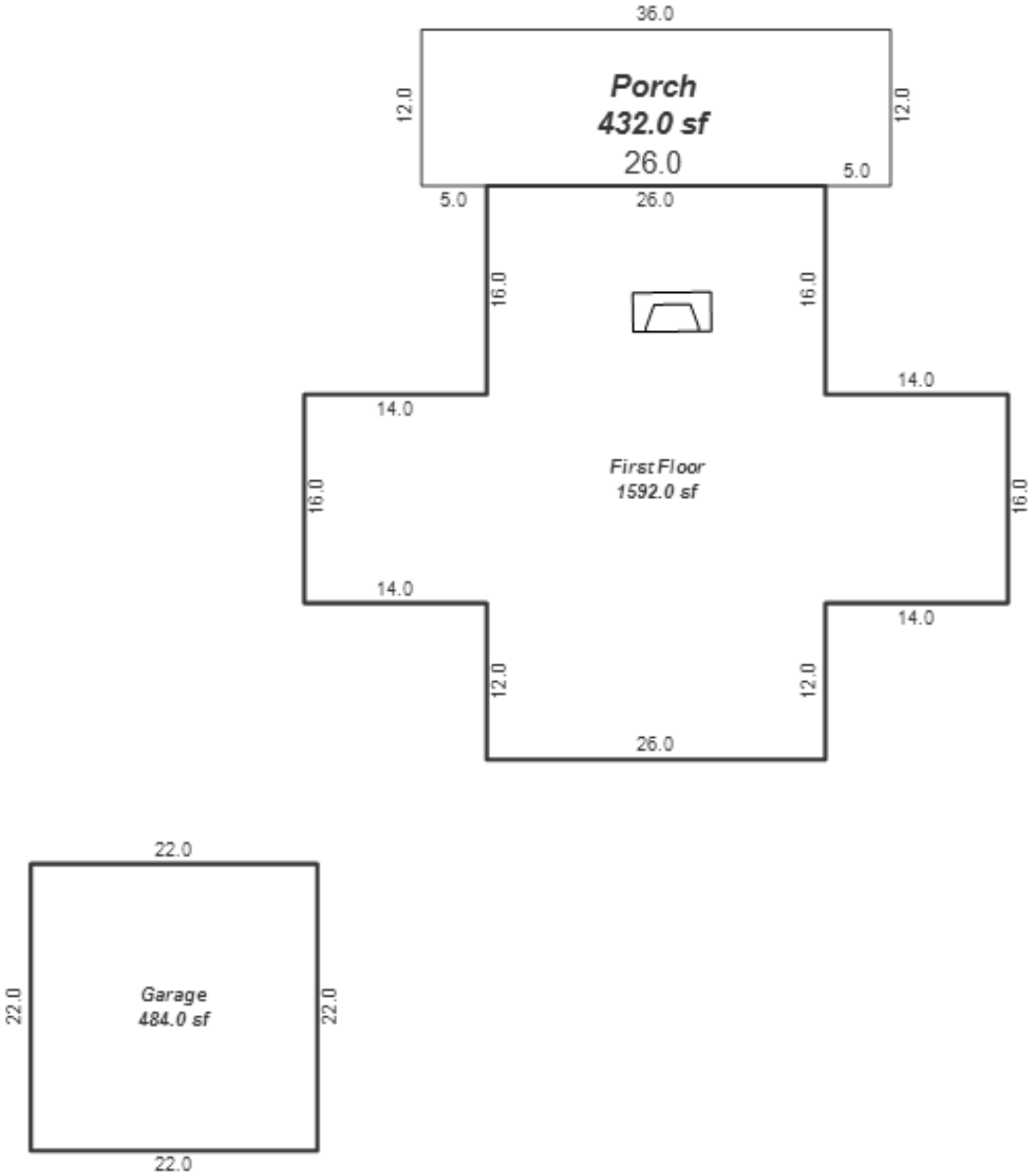
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1592 SF Floor Area = 1990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	1,592			
			Total:	246,098	159,967	
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	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			484	19,892	12,930	
Door Opener			1	550	357	
Built-Ins						
Appliance Allow.			1	2,786	1,811	
Fireplaces						
Interior 2 Story			1	6,694	4,351	
Local Cost Items						
GENERATOR			1	1	1	*
			Totals:	297,612	193,451	

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 522,318

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

Parcel Number: 45-006-770-001-03, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-770-002-00 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.
WOODHOUSE LLC	KOMMETH DANIEL & NATALIE	1,200,000	10/03/2012	WD	09-FAMILY	1138P817	PROPERTY TRANSFER	100.0
LUND ROBERT D TRUST	WOODHOUSE, LLC	0	07/21/2006	WD	03-ARM'S LENGTH		REALTOR	0.0
LUND ROBERT D TRUST	WOODHOUSE LLC	0	07/19/2006	WD	03-ARM'S LENGTH	909:828	OTHER	0.0
LUND ROBERT D & EMMA	LUND ROBERT D & BARBARA B	0	09/09/2005	WD	03-ARM'S LENGTH		REALTOR	0.0

Property Address

6950 W HARBOR HWY

Owner's Name/Address

KOMMETH DANIEL & NATALIE
7355 SAWMILL RUN
HOLLAND OH 43528

Tax Description

L875 P128/05 L909 P828/06 LOT 2 SANDY SHORES SUBDIVISION SEC 21 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 28
2025 Est TCV 3,017,106 TCV/TFA: 1059.3

Building Permit(s)	Date	Number	Status
Mechanical	10/10/2024	PM24-0785	100% FINIS
Res. Add/Alter/Repair	03/18/2024	PB24-0060	100% FINIS
Plumbing	03/11/2024	PP24-0072	100% FINIS
Mechanical	03/11/2024	PM24-0197	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	11/06/2024	INSPECTED
TPC	04/01/2024	INSPECTED
TPC	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	622.00	0.9998	1.0669	20000	100		2,049,472
96 Actual Front Feet, 1.37 Total Acres							Total Est. Land Value =	2,049,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	4500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	2	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	1,024,700	483,900	1,508,600			833,668C
2024	922,300	434,900	1,357,200			770,259C
2023	819,800	328,300	1,148,100			733,580C
2022	728,100	283,300	1,011,400			698,648C

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*** 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	1989

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	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
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		
X	Suspende		

(7) Excavation

Basement: 0 S.F.
Crawl: 1696 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

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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same 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: 1,696
Total Base New : 399,192 E.C.F.
Total Depr Cost: 259,475 X 2.700
Estimated T.C.V: 700,583

(16) Porches/Decks

Area	Type
165	CGEP (1 Story)
95	CGEP (1 Story)
504	CGEP (1 Story)
560	WPP
147	Treated Wood

(17) Garage

Year Built: 1965
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 440
% 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 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

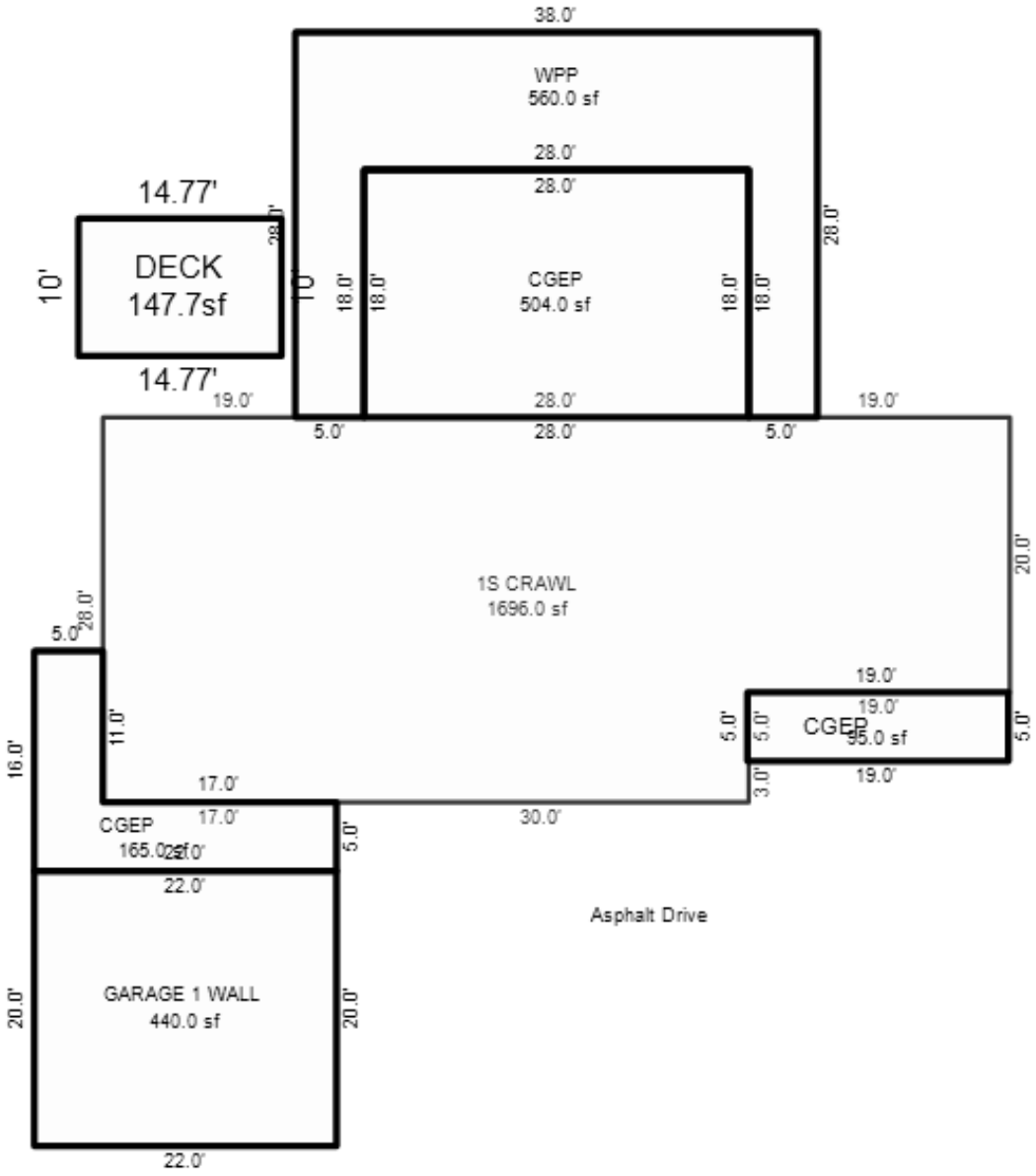
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,696		
			Total:	268,433	174,481

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,422
3 Fixture Bath	1	6,880	4,472
Water/Sewer			
1000 Gal Septic	1	5,676	3,689
Water Well, 100 Feet	1	6,289	4,088
Porches			
CGEP (1 Story)	165	14,324	9,311
CGEP (1 Story)	95	9,701	6,306
CGEP (1 Story)	504	36,454	23,695
WPP	560	12,146	7,895
Deck			
Treated Wood	147	3,607	2,345
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	24,508	15,930
Common Wall: 1 Wall	1	-2,670	-1,735
Door Opener	1	688	447
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***

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
1965	2024

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	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:

(3) Roof (cont.)

	Eavestrough
	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: 1152 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	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

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 40
Floor Area: 1,152
Total Base New : 158,672 E.C.F.
Total Depr Cost: 95,204 X 2.700
Estimated T.C.V: 257,051

(16) Porches/Decks

Area	Type
64	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 STORY Cls C Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

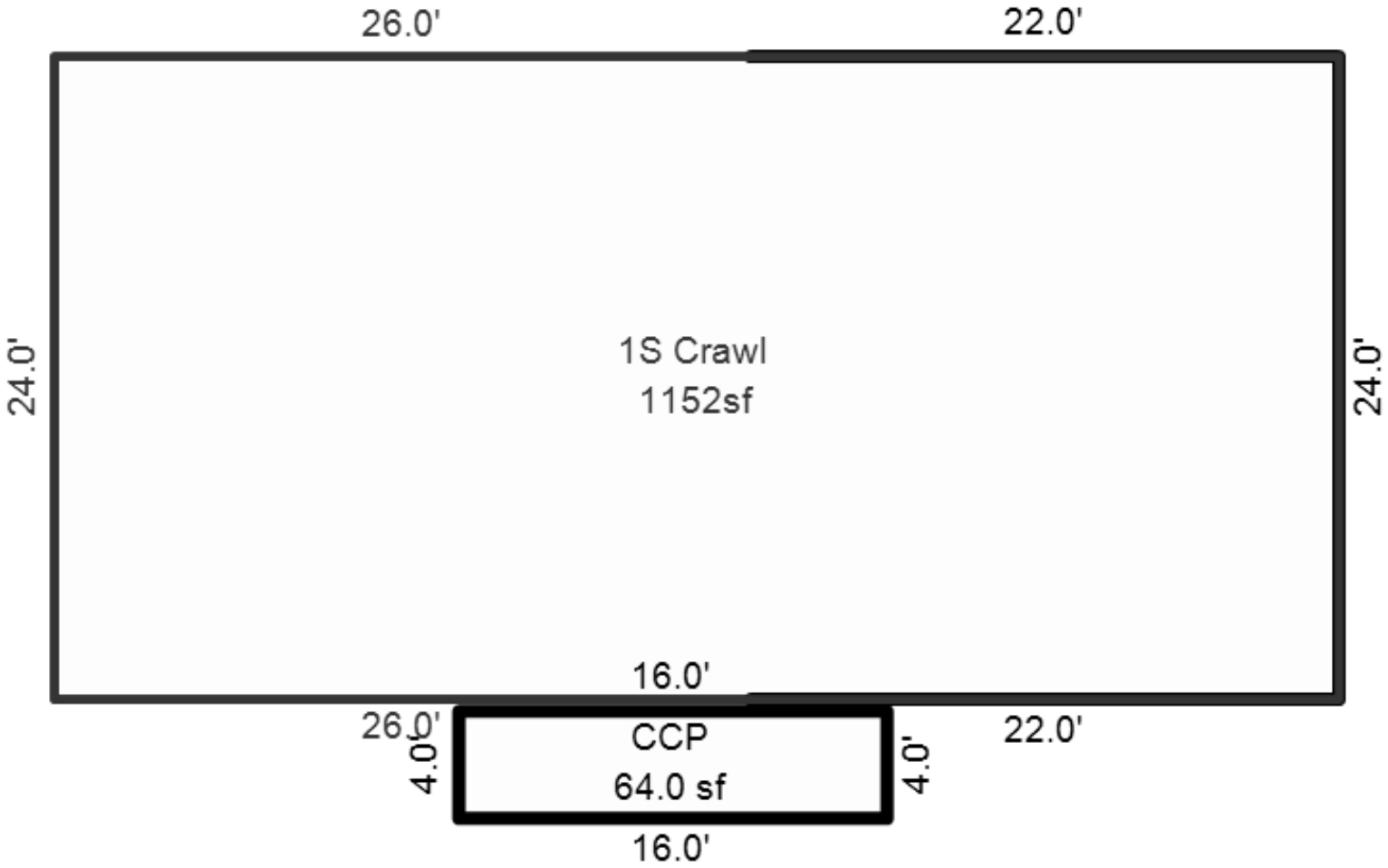
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	152,502	91,501

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
Porches			
CCP (1 Story)	64	1,898	1,139
Built-Ins			
Appliance Allow.	1	2,786	1,672
	Totals:	158,672	95,204

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 257,051

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



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

Parcel Number: 45-006-770-003-01 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.
POWELL PETER E & CAROL P	POWELL MARY ANN TRUST	911,800	05/02/2012	WD	09-FAMILY	1120P912	PROPERTY TRANSFER	100.0
POWELL RICHARDSON K & LAU	POWELL PETER E	505,250	09/30/2011	WD	09-FAMILY	1097-780 WD	PROPERTY TRANSFER	100.0
POWELL PETER E		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-787 ESMNT	DEED	0.0
POWELL PETER E		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-793 RGHT	DEED	0.0

Property Address

W HARBOR HWY

Owner's Name/Address

POWELL MARY ANN TRUST
6549 WENONGA RD
MISSION HILLS KS 66208

Tax Description

LOT 3 SANDY SHORES SUBDIVISION, GLEN ARBOR TOWNSHIP
SPLIT ON 10/24/2011 FROM 006-770-003-00; L403 P385&386/95 L721 P286/03 LOTS 3 & 4 SANDY SHORES SUBDIVISION SECS 21 & 22 T29N R14W.

Comments/Influences

Split/Comb. on 10/24/2011 completed 10/24/2011 TIM ;
Parent Parcel(s): 006-770-003-00;
Child Parcel(s): 006-770-003-01,

LOT 3 & LOT 4

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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 #: 28,34

2025 Est TCV 2,069,031 TCV/TFA: 0.00

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 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	615.00	0.9998	1.0639	20000	100		2,043,681
96 Actual Front Feet, 1.36 Total Acres							Total Est. Land Value =	2,043,681

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,021,800	12,700	1,034,500			618,729C
2024	919,700	12,400	932,100			600,126C
2023	817,500	9,300	826,800			571,549C
2022	725,600	8,100	733,700			544,333C

Who	When	What
TPC	04/10/2024	INSPECTED
TPC	05/30/2021	INSPECTED
TPC	03/15/2012	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: GARAGE

Yr Built	Remodeled
1965	0

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		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
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: 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
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

	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 +10
Effec. Age: 40
Floor Area: 0
Total Base New : 15,648 E.C.F.
Total Depr Cost: 9,389 X 2.700
Estimated T.C.V: 25,350

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1982
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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

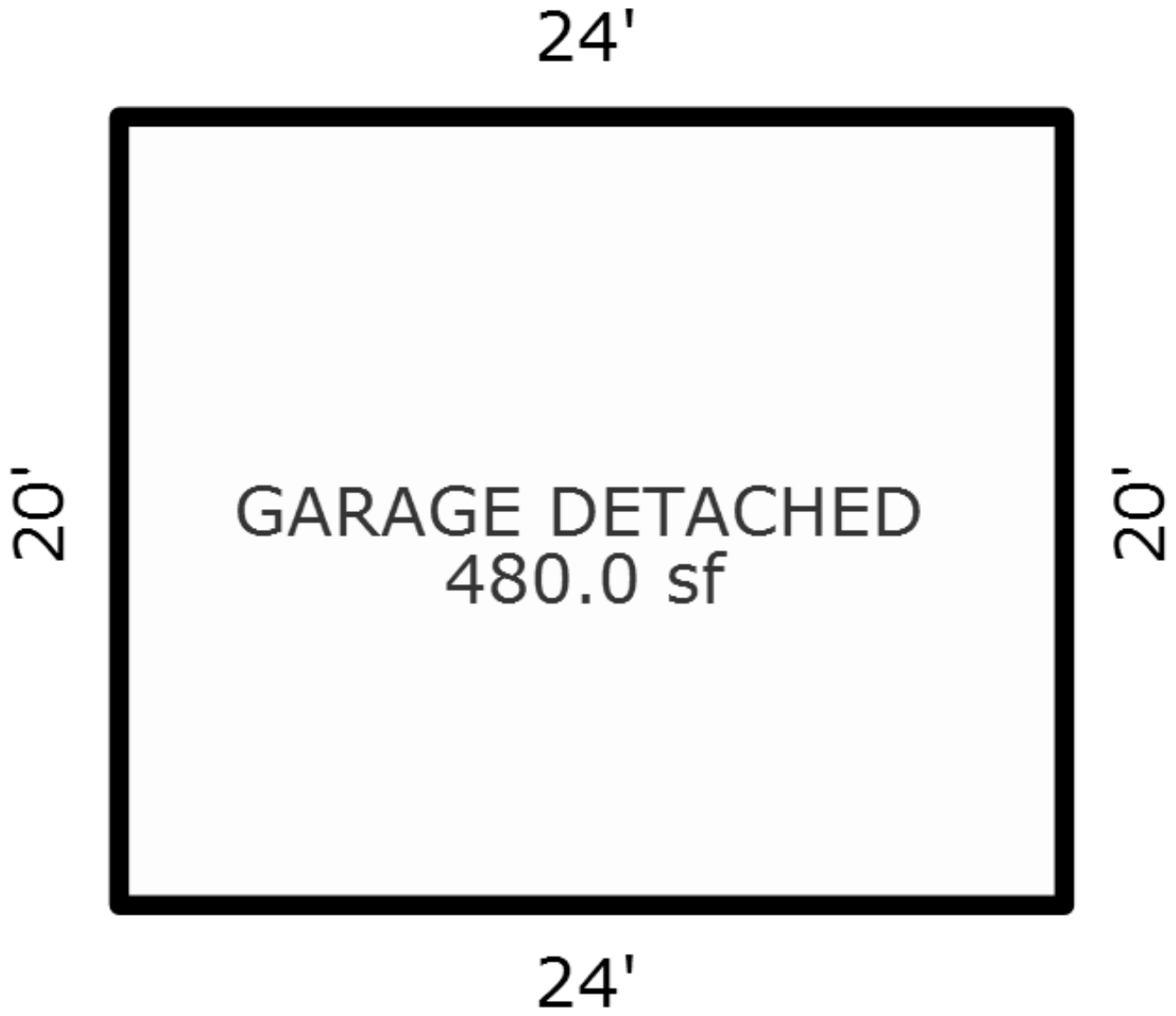
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C 10 Blt 1965
(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,678	-2,807
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,776	11,866
Door Opener			1	550	330
			Totals:	15,648	9,389

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 25,350

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



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

Parcel Number: 45-006-770-004-00 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.
POWELL NICHOLAS K	POWELL NICHOLAS K TRUST	0	10/26/2020	QC	09-FAMILY	2020007454	PROPERTY TRANSFER	0.0
POWELL GEORGE E III & WEN	POWELL NICHOLAS K	505,250	09/30/2011	WD	09-FAMILY	1097-782 WD	PROPERTY TRANSFER	100.0
POWELL NICHOLAS K		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-787 ESMNT	DEED	0.0
POWELL NICHOLAS K		0	09/28/2011	OTH	33-TO BE DETERMINED	1097-793 RGHT	DEED	0.0

Property Address

6936 W HARBOR HWY

Owner's Name/Address

POWELL NICHOLAS K TRUST
6549 WENONGA ROAD
MISSION HILLS KS 66208

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 28,34

2025 Est TCV 3,858,326 TCV/TFA: 1055.3

Building Permit(s)	Date	Number	Status
Electrical	11/26/2012	PE12-0512	
Mechanical	02/09/2012	PM12-0048	
Plumbing	02/06/2012	PP12-0021	
Electrical	02/06/2012	PE12-0039	

X Improved Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	615.00	0.9998	1.0639	20000	100		2,043,681
96 Actual Front Feet, 1.36 Total Acres							Total Est. Land Value =	2,043,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	24.14	494	0	0
D/W/P: Asphalt Paving	3.96	3900	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
- 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

LOT 4 SANDY SHORES SUBDIVISION, GLEN ARBOR TOWNSHIP.
SPLIT ON 10/24/2011 FROM 006-770-003-00 (RETIRED)
L403 P385&386/95 L721 P286/03 LOTS 3 & 4 SANDY SHORES SUBDIVISION SECS 21 & 22 T29N R14W.

Comments/Influences

Split/Comb. on 10/24/2011 completed 10/24/2011 TIM ;
Parent Parcel(s): 006-770-003-00;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,021,800	907,400	1,929,200			966,799C
2024	919,700	892,200	1,811,900			937,730C
2023	817,500	672,100	1,489,600			893,077C
2022	725,600	582,100	1,307,700			850,550C

Who	When	What
TPC	04/10/2024	INSPECTED
TPC	11/14/2023	INSPECTED
TPC	11/28/2012	INSPECTED

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*** 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
2012	0

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
5	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
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
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: 2284 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)
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
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: B
Effec. Age: 10
Floor Area: 3,656
Total Base New : 742,652 E.C.F.
Total Depr Cost: 668,387 X 2.700
Estimated T.C.V: 1,804,645

(16) Porches/Decks

Area	Type
96	WCP (1 Story)
230	WSEP (1 Story)
959	Treated Wood

(17) Garage

Year Built: 2012
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: 1016
% 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 Blt 2012
(11) Heating System: Forced Heat & Cool
Ground Area = 2284 SF Floor Area = 3656 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

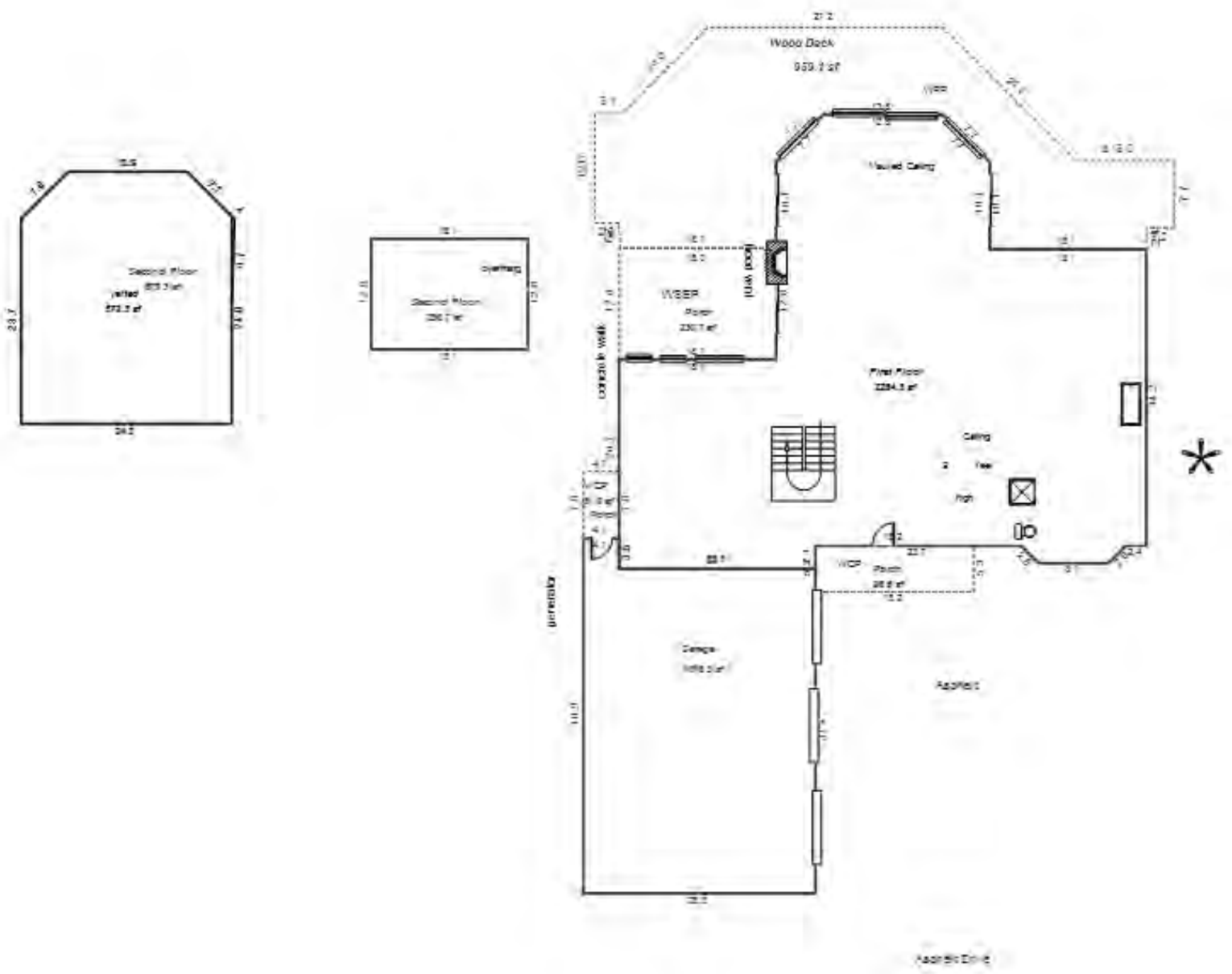
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,284		
1 Story	Siding	Overhang	230		
			Total:	573,963	516,567

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	3,003
3 Fixture Bath	2	21,053	18,948
Water/Sewer			
1000 Gal Septic	1	6,158	5,542
2000 Gal Septic	1	12,006	10,805
Water Well, 100 Feet	1	6,593	5,934
Porches			
WCP (1 Story)	96	6,690	6,021
WSEP (1 Story)	230	16,894	15,205
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	1016	66,873	60,186
Common Wall: 1 Wall	1	-3,672	-3,305
Door Opener	3	2,312	2,081
Built-Ins			
Appliance Allow.	1	6,897	6,207
Fireplaces			
Interior 2 Story	1	9,670	8,703
Deck			

<<<<< 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: 45-006-770-005-00 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.
PUTNAM PETER R	PUTNAM COTTAGE TRUST	0	05/13/2022	WD	09-FAMILY	2022002892	PROPERTY TRANSFER	0.0
PIERCE WENDY P	PIERCE WENDY P COTTAGE TR	0	05/13/2022	WD	09-FAMILY	2022002893	PROPERTY TRANSFER	0.0
PUTNAM JACK S & SUSAN R T	PUTNAM PETER R & PIERCE W	0	10/23/2020	WD	09-FAMILY	2020007189	PROPERTY TRANSFER	0.0
PUTNAM JACK S & SUSAN R	PUTNAM JACK S & SUSAN R T	1	08/28/2018	WD	03-ARM'S LENGTH	1347P94	PROPERTY TRANSFER	0.0

Property Address

6914 W HARBOR HWY

Owner's Name/Address

PUTNAM PETER R COTTAGE TRUST &
PIERCE WENDY P COTTAGE TRUST
4508 CAMPOBELLO ST
SAN DIEGO CA 92130-2715

Tax Description

L399 P389/95 L908 P228&230/06 LOT 5 SANDY SHORES SUBDIVISION UND 50% TENANT IN COMMON INTEREST - JACK S PUTNAM LIVING TRUST UND 50% TENANT IN COMMON INTEREST - SUSAN R PUTNAM LIVING TRUST SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 34
2025 Est TCV 2,843,251 TCV/TFA: 1211.4

Building Permit(s)	Date	Number	Status
Mechanical	12/20/2022	PM22-1134	100% FINIS
Plumbing	12/20/2022	PP22-0406	100% FINIS
Electrical	12/09/2022	PE22-0924	100% FINIS
Res. Add/Alter/Repair	12/07/2022	PB22-0615	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	610.00	0.9998	1.0617	20000	100		2,039,515
96 Actual Front Feet, 1.35 Total Acres							Total Est. Land Value =	2,039,515

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.10	25	0	0
D/W/P: Asphalt Paving	3.12	2500	0	0
Wood Frame	24.84	200	50	2,484

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 =				7,484

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
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	12/21/2022	INSPECTED
TPC	03/15/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,019,800	401,800	1,421,600			385,233C
2024	917,800	395,200	1,313,000			373,650C
2023	815,800	321,600	1,137,400			354,905C
2022	723,900	277,100	1,001,000			337,053C

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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
1966 198	2023

Condition: Average

Room List

	Basement
7	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
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
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	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2347 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 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)
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

1	Interior 1 Story
	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: 25
Floor Area: 2,347
Total Base New : 393,197 E.C.F.
Total Depr Cost: 294,908 X 2.700
Estimated T.C.V: 796,252

(16) Porches/Decks

Area	Type
102	CPP
779	Treated Wood

(17) Garage

Year Built: 1966
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 968
% 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 1966
(11) Heating System: Forced Heat & Cool
Ground Area = 2347 SF Floor Area = 2347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

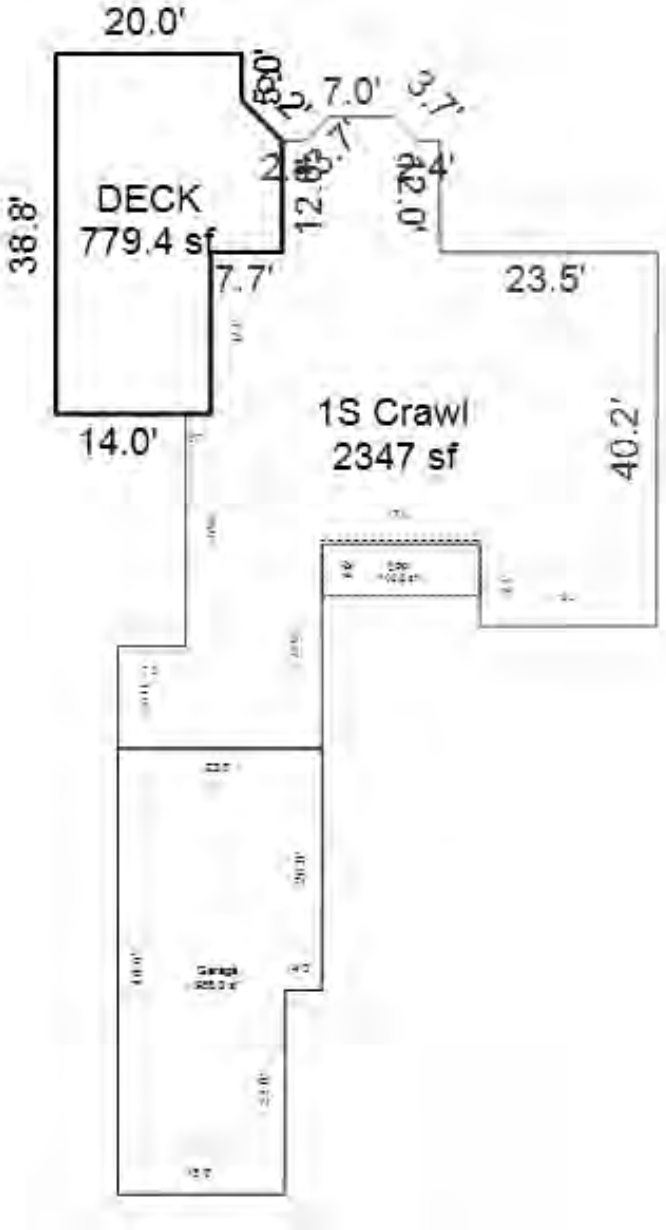
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,347		
			Total:	322,103	241,589

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,114
3 Fixture Bath	1	4,678	3,508
Water/Sewer			
1000 Gal Septic	1	4,899	3,674
Water Well, 100 Feet	1	5,849	4,387
Porches			
CPP	102	2,072	1,554
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	968	32,873	24,655
Common Wall: 1 Wall	1	-2,235	-1,676
Door Opener	1	550	412
Built-Ins			
Appliance Allow.	1	2,786	2,089
Fireplaces			
Interior 1 Story	1	5,376	4,032
Wood Stove	1	2,570	1,927
Deck			
Treated Wood	779	10,189	7,642
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: 45-006-770-006-00 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.
MUNSON BARBARA A TRUST &	MUNSON JAMES S & BARBARA	0	09/10/2013	QC	03-ARM'S LENGTH	1178P453 & 459	DEED	0.0
MUNSON JAMES S & BARBARA	MUNSON JAMES & BARBARA JO	0	09/10/2013	WD	03-ARM'S LENGTH	1179P161	DEED	0.0
MUNSON JAMES S & BARBARA	MUNSON QPRT	0	03/12/2003	WD	03-ARM'S LENGTH	721P336	DEED	0.0

Property Address

6890 W HARBOR HWY

Owner's Name/Address

MUNSON JAMES & BARBARA JOINT TRUST
6890 W HARBOR HWY
GLEN ARBOR MI 49636

Tax Description

L1178P459&453 L398 P146 L416 P261 L481 P931 L487 P896 L720 P386 L721 P336/03 LOT 6 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/06/2001
MAP #: 34
2025 Est TCV 3,011,478 TCV/TFA: 1195.5

Building Permit(s)	Date	Number	Status
Mechanical	10/26/2015	PM15-0526	
WELL/SEPTIC	05/25/2010	L10-062	100% FINIS
SHED	08/09/1999	99000491	100% FINIS
ADDITION/ALTERATION	02/20/1998	1998-0049	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	607.00	0.9998	1.0604	20000	100		2,037,003
96 Actual Front Feet, 1.34 Total Acres							Total Est. Land Value =	2,037,003

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.50	2400	0	0
Wood Frame	29.97	336	50	5,035

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 =				7,535

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
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,018,500	487,200	1,505,700			436,559C
2024	916,700	479,200	1,395,900			423,433C
2023	814,800	361,100	1,175,900			403,270C
2022	722,800	311,100	1,033,900			384,067C

Who	When	What
TPC	03/15/2012	INSPECTED
TPC	04/16/2009	INSPECTED
WAS	11/26/2007	INSPECTED

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*** 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
1987	0

Condition: Average

Room List

	Basement
7	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
X	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
0	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: Ceramic Til
Other: Ceramic Tile
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2279 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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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
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: BC
Effec. Age: 25
Floor Area: 2,519
Total Base New : 477,506 E.C.F.
Total Depr Cost: 358,126 X 2.700
Estimated T.C.V: 966,940

(16) Porches/Decks

Area	Type
112	CPP
864	WPP

(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: 624
% 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 1987
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2279 SF Floor Area = 2519 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	2,279		
1 Story	Siding	Overhang	240		
			Total:	375,606	281,702

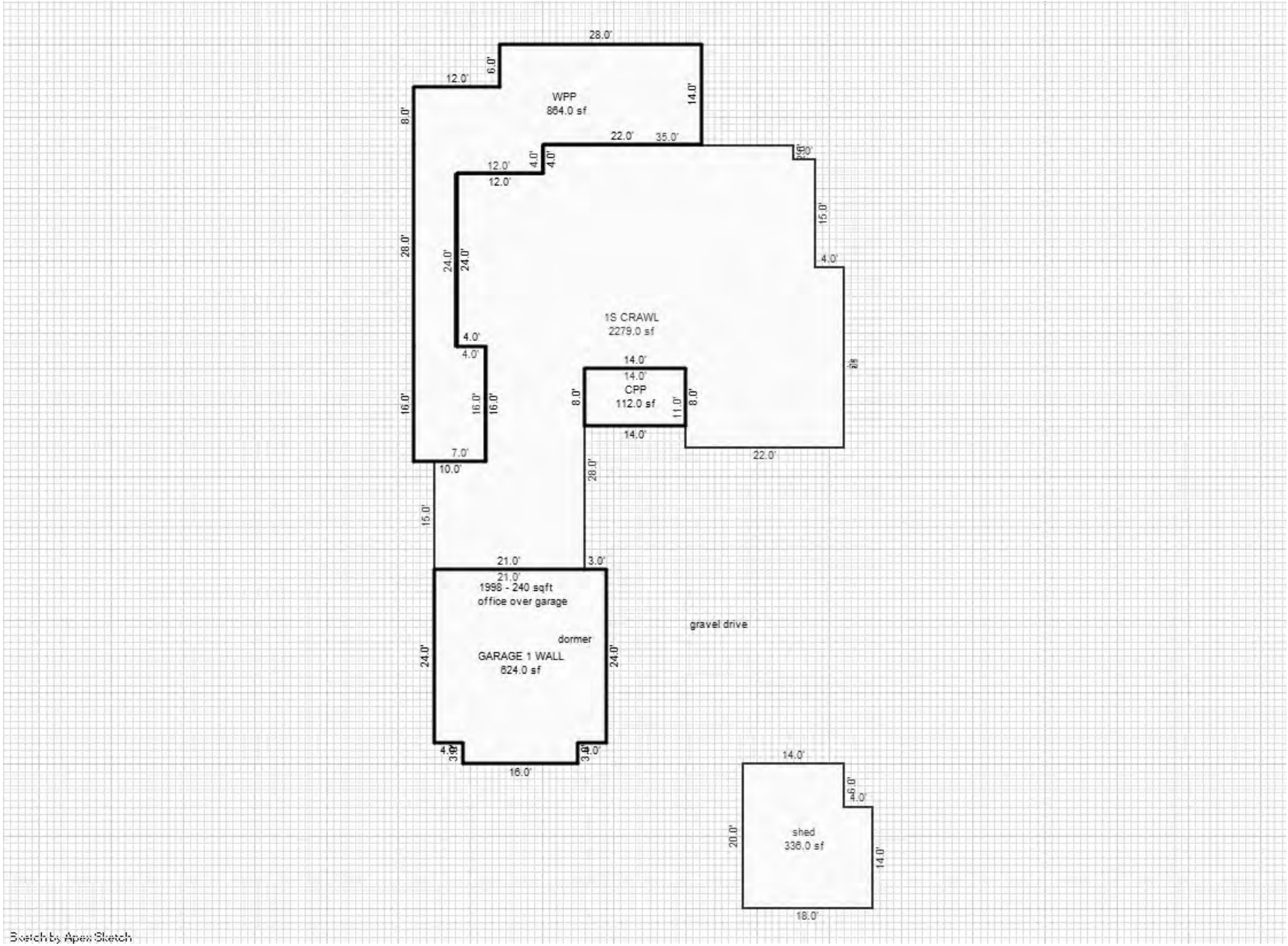
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	2	13,760	10,320
Separate Shower	1	2,786	2,089
Water/Sewer			
1000 Gal Septic	1	5,676	4,257
Water Well, 100 Feet	1	6,289	4,717
Porches			
CPP	112	2,822	2,116
WPP	864	17,816	13,362
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	624	40,423	30,317
Common Wall: 1 Wall	1	-3,139	-2,354
Door Opener	1	688	516
Built-Ins			
Appliance Allow.	1	4,003	3,002
Fireplaces			
Exterior 1 Story	1	8,588	6,441
	Totals:	477,506	358,126

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

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

Parcel Number: 45-006-770-006-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-770-007-00 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.
BARNES MARGARET JOAN	KLEVORN ROBERT S & MARCY	1,250,000	08/17/2010	WD	03-ARM'S LENGTH	2010 1059-37WD	PROPERTY TRANSFER	100.0
ROBERT S KLEVORN AND MARC		0	02/22/1989	QC	03-ARM'S LENGTH	2010 1059-25 T	DEED	0.0

Property Address
6872 W HARBOR HBR

Owner's Name/Address
KLEVORN ROBERT S & MARCY
46060 PICKFORD CT
NORTHVILLE MI 48168

Tax Description
L307 P936/90 LOT 7 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 34
2025 Est TCV 4,040,917 TCV/TFA: 1365.1

Building Permit(s)	Date	Number	Status
Mechanical	02/09/2021	PM21-0103	100% FINIS
Mechanical	01/21/2021	PM21-0054	100% FINIS
Res. Single Family Dwellin	10/20/2020	PB20-0326	100% FINIS
Plumbing	09/28/2020	PP20-0263	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	603.00	0.9998	1.0587	20000	100		2,033,639
96 Actual Front Feet, 1.33 Total Acres							Total Est. Land Value =	2,033,639

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3400	50	5,304
Total Estimated Land Improvements True Cash Value =				5,304

Who	When	What
TPC	11/17/2021	INSPECTED
TPC	05/10/2021	INSPECTED
TPC	03/15/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,016,800	1,003,700	2,020,500			1,341,261C
2024	915,100	987,000	1,902,100			1,300,933C
2023	813,500	742,700	1,556,200			1,238,984C
2022	721,400	639,300	1,360,700			1,179,985C

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*** 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
2021	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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

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: 1954 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
1954	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)
6	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
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
2	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,960
Total Base New : 748,962 E.C.F.
Total Depr Cost: 741,472 X 2.700
Estimated T.C.V: 2,001,974

(16) Porches/Decks

Area	Type
102	CCP (1 Story)
225	WSEP (1 Story)
847	WPP

(17) Garage

Year Built: 2021
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: 869
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

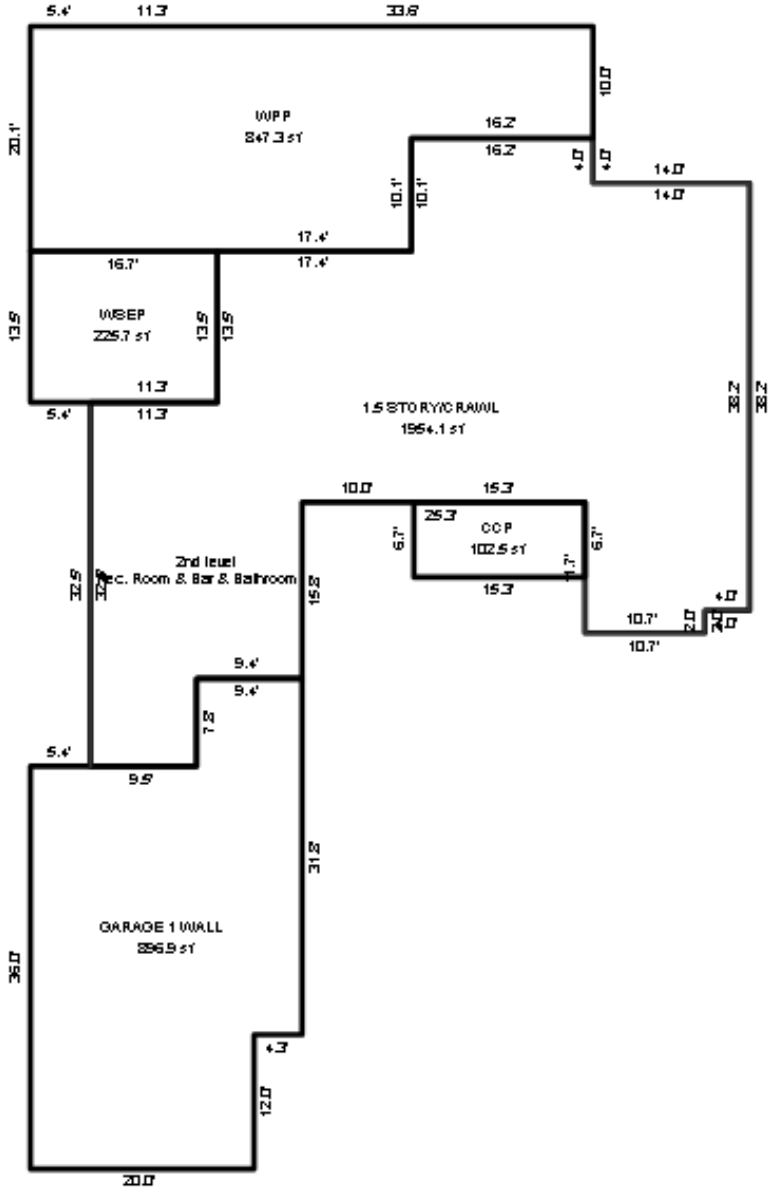
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 1954 SF Floor Area = 2960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,954		
1 Story	Siding	Overhang	517		
			Total:	472,078	467,357
Other Additions/Adjustments					
Basement Living Area			1954	105,438	104,384
Exterior					
Stone Veneer			100	4,697	4,650
Basement, Outside Entrance, Above Grade			1	2,405	2,381
Plumbing					
Average Fixture(s)			1	2,188	2,166
3 Fixture Bath			5	34,401	34,057
2 Fixture Bath			2	9,219	9,127
Water/Sewer					
2000 Gal Septic			1	11,146	11,035
Water Well, 100 Feet			1	6,289	6,226
Porches					
CCP (1 Story)			102	3,690	3,653
WSEP (1 Story)			225	14,535	14,390
WPP			847	17,465	17,290
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			869	51,358	50,844
Common Wall: 1 Wall			1	-3,139	-3,108
Door Opener			2	1,376	1,362

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

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

Parcel Number: 45-006-770-007-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-770-008-00 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.
EGLOFF	EGLOFF	166,666	08/13/1996	WD	03-ARM'S LENGTH	428:928	OTHER	0.0

Property Address
6876 W HARBOR HWY

Owner's Name/Address
EGLOFF JOHN D & PATRICIA K
P O BOX 337
GLEN ARBOR MI 49636

Tax Description
L343 P452 L378 P64/93 LOT 8 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/01/2003
MAP #: 34
2025 Est TCV 2,600,933 TCV/TFA: 1454.6

Building Permit(s)	Date	Number	Status
Mechanical	09/09/2024	PM24-0677	100% FINIS
Mechanical	09/30/2019	PM19-0747	100% FINIS
WELL/SEPTIC	09/10/2007	L07-215	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
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	03/15/2012	INSPECTED
WAS	11/26/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	600.00	0.9998	1.0574	20000	100		2,031,104
LK MI "A" 20000	0.00	600.00	0.9998	1.0574	20000	100		0
96 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	2,031,104

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	1,015,600	284,900	1,300,500			410,738C
2024	914,000	280,200	1,194,200			398,388C
2023	812,400	211,400	1,023,800			379,418C
2022	720,300	182,200	902,500			361,351C

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*** 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	1978

Condition: Average

Room List

	Basement
6	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

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: 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:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1788 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
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

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

	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: 40
Floor Area: 1,788
Total Base New : 348,657 E.C.F.
Total Depr Cost: 209,196 X 2.700
Estimated T.C.V: 564,829

(16) Porches/Decks

Area	Type
450	Treated Wood

(17) Garage

Year Built: 1978
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 408
% 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 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1788 SF Floor Area = 1788 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	1,788		
			Total:	281,637	168,983

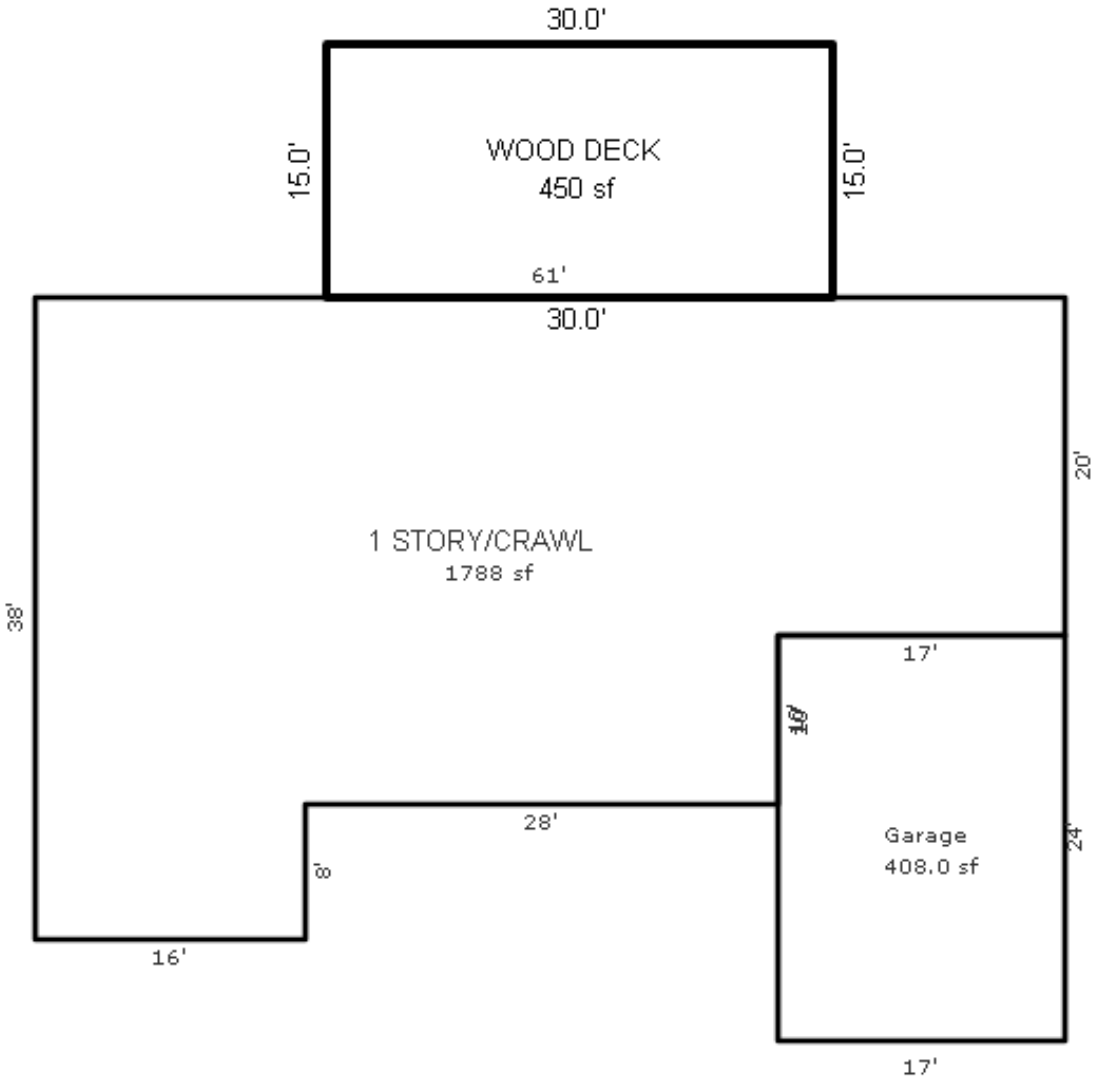
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,313
3 Fixture Bath	1	6,880	4,128
2 Fixture Bath	1	4,610	2,766
Water/Sewer			
1000 Gal Septic	1	5,676	3,406
Water Well, 100 Feet	1	6,289	3,773
Deck			
Treated Wood	450	7,515	4,509
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	408	23,252	13,951
Common Wall: 1 Wall	1	-2,670	-1,602
Door Opener	1	688	413
Built-Ins			
Appliance Allow.	1	4,003	2,402
Fireplaces			
Exterior 1 Story	1	8,588	5,153
Local Cost Items			
GENERATOR	1	1	1 *
	Totals:	348,657	209,196

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

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

Parcel Number: 45-006-770-008-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-770-009-00 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.
STANTON DAVID J	STANTON DAVID J & LAURA M	0	07/02/2008	QC	09-FAMILY	982P437	PROPERTY TRANSFER	0.0
SHAW SARAH C TRUST	STANTON DAVID J	100	02/14/1997	WD	03-ARM'S LENGTH	439P866	DEED	100.0

Property Address
6868 W HARBOR HWY

Owner's Name/Address
STANTON DAVID J & LAURA M STANTON
714 W MICHIGAN AVE
JACKSON MI 49201

Tax Description
L308 P829&831 L357 P859 L436 P446&447/96
LOT 9 SANDY SHORES SUBDIVISION SEC 22
T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 11/08/2000
MAP #: 34
2025 Est TCV 3,467,146 TCV/TFA: 1232.1

Building Permit(s)	Date	Number	Status
HOUSE	01/17/1996	1996-3427	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	03/15/2012	INSPECTED
WAS	11/26/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	606.00	0.9998	1.0600	20000	100		2,036,163
96 Actual Front Feet, 1.34 Total Acres							Total Est. Land Value =	2,036,163

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	1,018,100	715,500	1,733,600			418,124C
2024	916,300	703,500	1,619,800			405,552C
2023	814,500	530,000	1,344,500			386,240C
2022	722,400	456,700	1,179,100			367,848C

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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
1996	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: 1682 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

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
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B -5
Effec. Age: 20
Floor Area: 2,814
Total Base New : 658,999 E.C.F.
Total Depr Cost: 527,216 X 2.700
Estimated T.C.V: 1,423,483

(16) Porches/Decks

Area	Type
110	CCP (1 Story)
269	Treated Wood
786	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 702
% 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 1996
(11) Heating System: Forced Heat & Cool
Ground Area = 1682 SF Floor Area = 2814 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,132		
1 Story	Siding	Basement	550		
			Total:	497,908	398,343

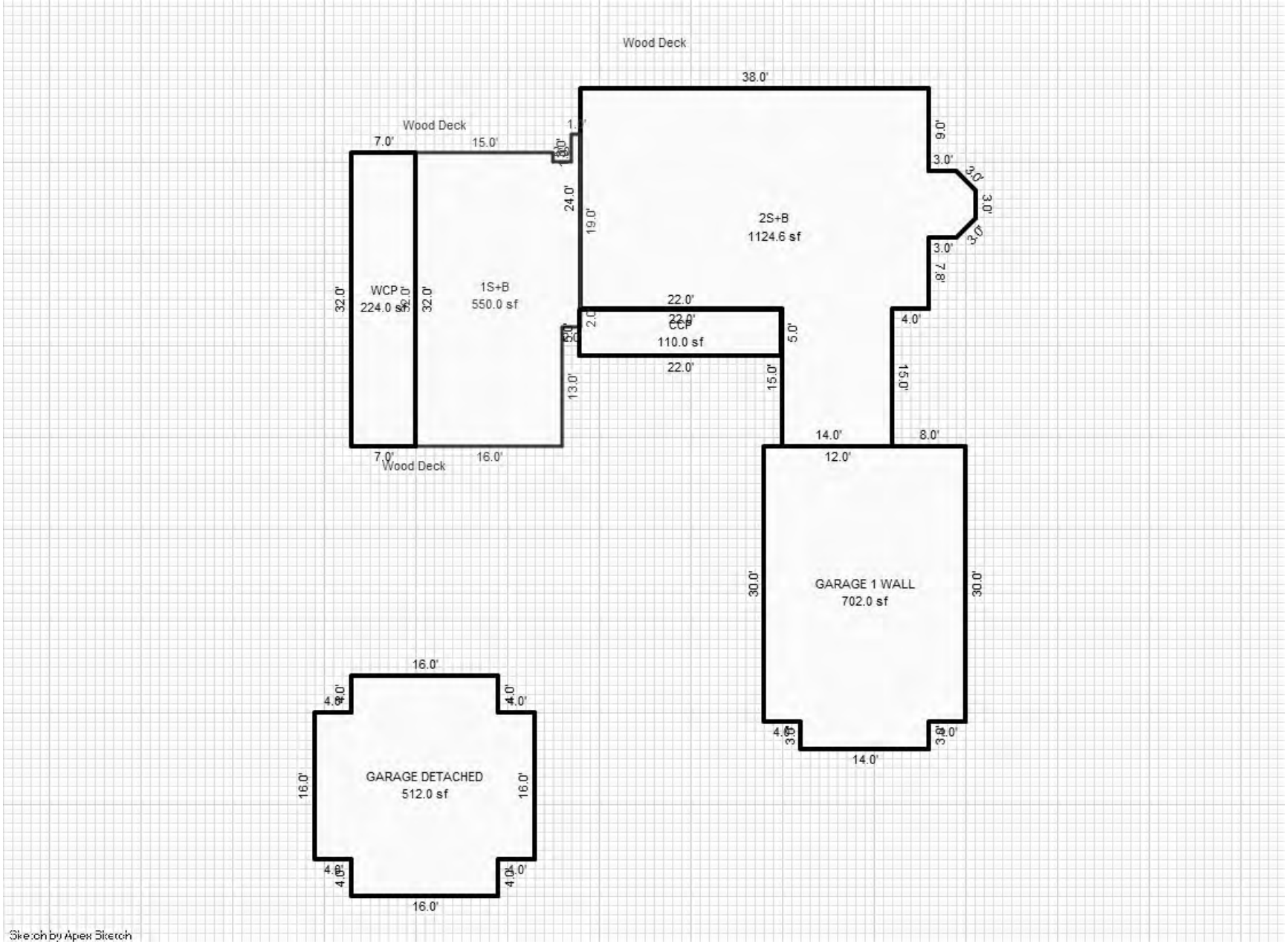
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,670
3 Fixture Bath	1	10,527	8,422
Water/Sewer			
1000 Gal Septic	1	6,158	4,926
Water Well, 100 Feet	1	6,593	5,274
Porches			
CCP (1 Story)	110	4,390	3,512
Deck			
Treated Wood	269	5,603	4,482
Treated Wood	786	11,373	9,098
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	702	52,152	41,722
Common Wall: 1/2 Wall	1	-1,836	-1,469
Door Opener	2	1,541	1,233
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	512	41,718	33,374
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: 45-006-770-009-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-770-010-03 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.
STEVENS CALVIN L IRREVOCA	BERLACHER KRISTEN & MAY K	2,800,000	05/04/2022	WD	03-ARM'S LENGTH	2022002738	PROPERTY TRANSFER	100.0
WATT DAVID M JR TRUST ET	STEVENS CALVIN L IRREVOCA	2,283,519	03/29/2021	WD	03-ARM'S LENGTH	2021003072	PROPERTY TRANSFER	100.0

Property Address
6860 W HARBOR HWY

Owner's Name/Address
BERLACHER KRISTEN & MAY KEENEN
6860 W HARBOR HWY
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/26/2022
MAP #: 34
2025 Est TCV 3,459,423 TCV/TFA: 1065.0

Building Permit(s)	Date	Number	Status
HOUSE	06/18/2001	1872	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	595.00	0.9998	1.0552	20000	100		2,026,860
96 Actual Front Feet, 1.31 Total Acres							Total Est. Land Value =	2,026,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.50	1500	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

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
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L222 P75 L371 P92&93 L371 P516/93 L214 P713 L524 P001 L549 P429/00 LOT 10 SANDY SHORES SUBDIVISION SEC 22 T29N R14W. COMBINED INTEREST SPLITS ON 03/31/2021 FROM 006-770-010-00, 006-770-010-01, 006-770-010-02;

Comments/Influences
Split/Comb. on 03/31/2021 completed 03/31/2021 TIM COMBINE INTEREST SPLITS;
Parent Parcel(s): 006-770-010-00, 006-770-010-01, 006-770-010-02;
Child Parcel(s): 006-770-010-03;

Who	When	What
TPC	03/30/2021	INSPECTED
TPC	04/25/2018	INSPECTED
TPC	03/15/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,013,400	716,300	1,729,700			1,451,807C
2024	912,100	704,300	1,616,400			1,408,155C
2023	810,700	530,400	1,341,100			1,341,100S
2022	718,500	456,700	1,175,200			1,175,200S

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*** 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
2001	0

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	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
	Metal

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: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 906 S.F.
Crawl: 931 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

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

(10) Floor Support

Joists:
Unsupported Len: 127
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)
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

	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
2	Interior 2 Story
	2nd/Same 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: 2,768
Total Base New : 574,785 E.C.F.
Total Depr Cost: 459,826 X 2.700
Estimated T.C.V: 1,241,530

(16) Porches/Decks

Area	Type
215	Treated Wood
564	Treated Wood
60	Treated Wood
60	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 800
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

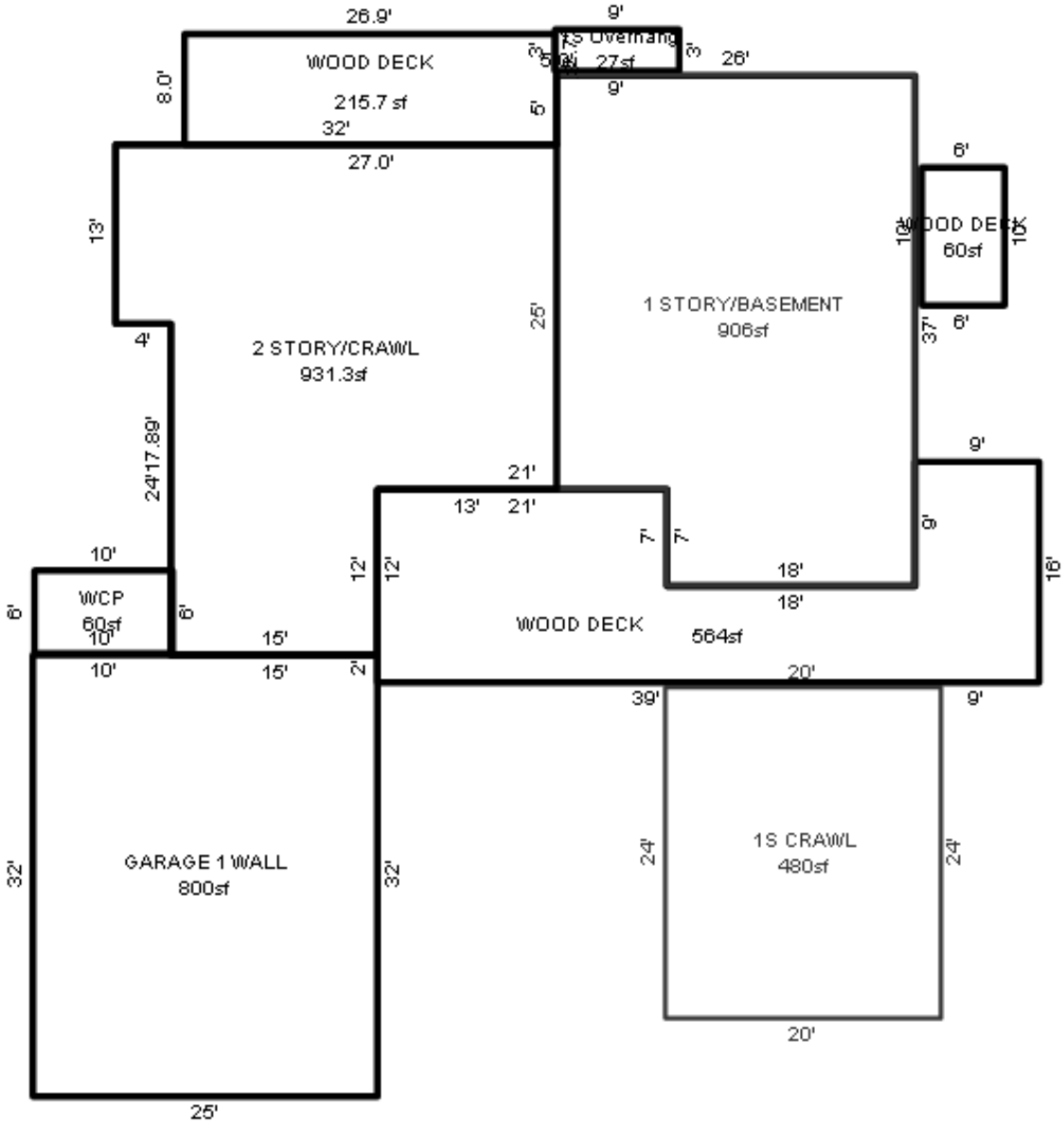
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1837 SF Floor Area = 2768 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	931		
1 Story	Siding	Basement	906		
			Total:	431,708	345,366
Other Additions/Adjustments					
Recreation Room			900	24,768	19,814
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			3	20,640	16,512
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
Deck					
Treated Wood			215	4,661	3,729
Treated Wood			564	8,725	6,980
Treated Wood			60	2,088	1,670
Treated Wood w/Roof (Deck Portion)			60	2,088	1,670
Treated Wood w/Roof (Roof portion)			60	1,540	1,232
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			800	40,456	32,365
Common Wall: 1 Wall			1	-3,139	-2,511
Door Opener			2	1,376	1,101
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***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2001	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: 480 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
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1 Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
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: 20
Floor Area: 480
Total Base New : 86,126 E.C.F.
Total Depr Cost: 68,901 X 2.700
Estimated T.C.V: 186,033

(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:

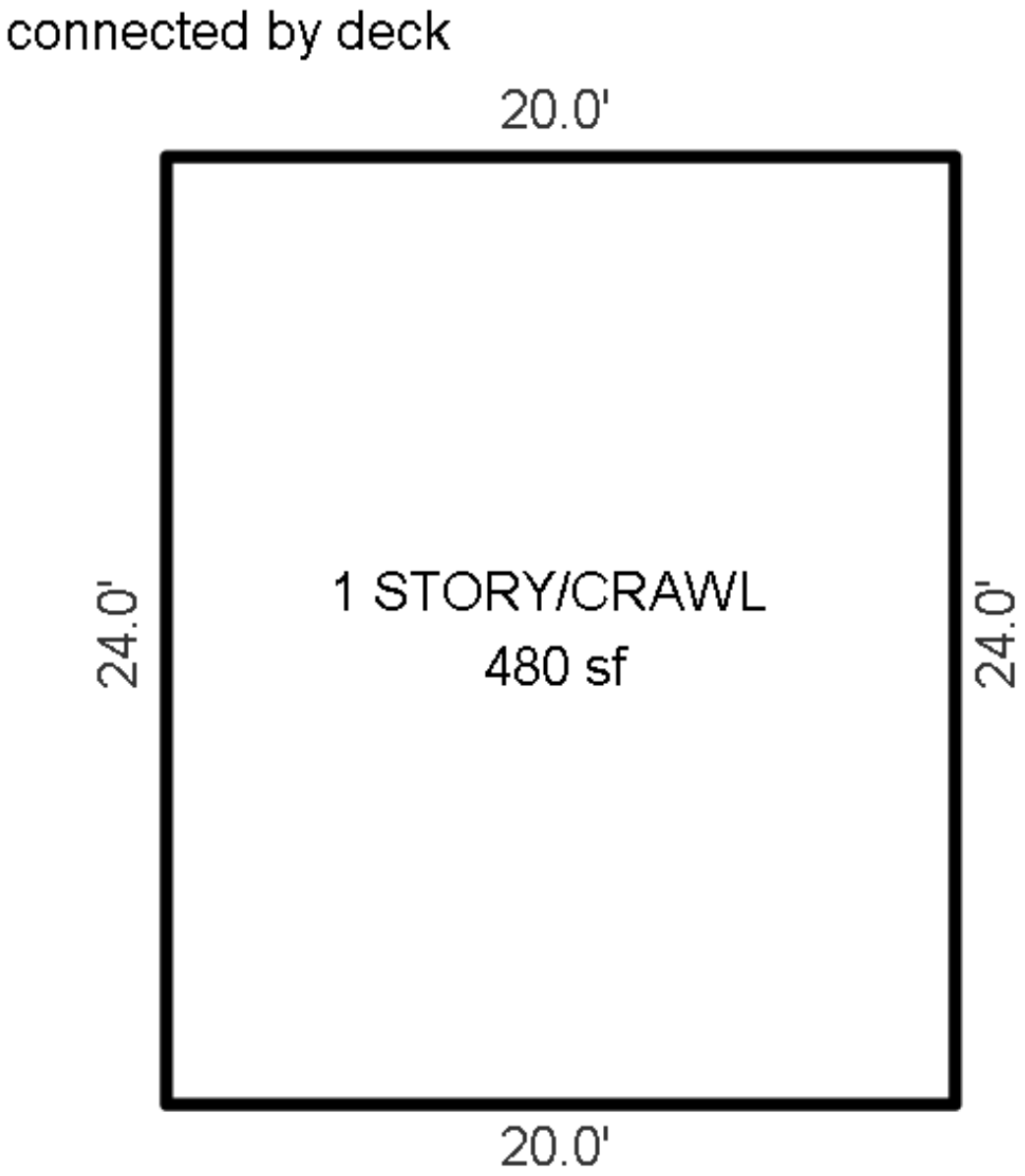
Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 480 SF Floor Area = 480 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	480		
			Total:	79,935	63,949
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
Built-Ins					
Appliance Allow.			1	4,003	3,202
			Totals:	86,126	68,901

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 186,033

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



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

Parcel Number: 45-006-770-011-00 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.
PLESSNER MICHAEL A & NANC	PLESSNER MICHAEL A & NANC	0	10/27/2022	WD	09-FAMILY	202206331	PROPERTY TRANSFER	0.0
PLESSNER MICHAEL A & NANC	PLESSNER MICHAEL A & NANC	0	06/26/2019	QC	09-FAMILY	1365P289	PROPERTY TRANSFER	0.0

Property Address
6842 W HARBOR HWY

Owner's Name/Address
PLESSNER MICHAEL A & NANCY W
PO BOX 42
GLEN ARBOR MI 49636

Tax Description
L301 P77 L519 P904/99 LOT 11 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 04/08/2010
MAP #: 34
2025 Est TCV 3,086,125 TCV/TFA: 2144.6

Building Permit(s)	Date	Number	Status
Mechanical	10/29/2024	PM24-0784	100% FINIS
Mechanical	10/20/2021	PM21-0895	100% FINIS
Electrical	09/15/2021	PE21-0618	100% FINIS
Mechanical	01/19/2011	PM11-0028	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
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/10/2019	INSPECTED
TPC	03/15/2012	INSPECTED
TPC	11/23/2011	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	600.00	0.9998	1.0574	20000	100		2,031,104
96 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	2,031,104

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	8500	0	0
D/W/P: 3.5 Concrete	7.64	114	0	0
D/W/P: Crushed Rock	2.50	400	0	0
D/W/P: 4in Ren. Conc.	10.34	400	0	0
Wood Frame	31.67	208	50	3,293

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 =				13,293

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,015,600	527,500	1,543,100			695,022C
2024	914,000	518,900	1,432,900			674,125C
2023	812,400	391,800	1,204,200			642,024C
2022	720,300	340,700	1,061,000			611,452C

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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
2011	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: 1439 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
1400	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)
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: BC
Effec. Age: 10
Floor Area: 1,439
Total Base New : 428,696 E.C.F.
Total Depr Cost: 385,825 X 2.700
Estimated T.C.V: 1,041,728

(16) Porches/Decks

Area	Type
143	WCP (1 Story)
203	WPP

(17) Garage

Year Built: 2010
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: 612
% 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 2011
(11) Heating System: Forced Heat & Cool
Ground Area = 1439 SF Floor Area = 1439 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	Basement	1,439		
			Total:	272,801	245,519
Other Additions/Adjustments					
Basement Living Area			1400	75,544	67,990
Basement, Outside Entrance, Above Grade			1	2,405	2,164
Plumbing					
Average Fixture(s)			1	2,188	1,969
2 Fixture Bath			1	4,610	4,149
Water/Sewer					
1000 Gal Septic			1	5,676	5,108
Water Well, 100 Feet			1	6,289	5,660
Porches					
WCP (1 Story)			143	8,214	7,393
WPP			203	5,822	5,240
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			612	39,902	35,912
Common Wall: 1 Wall			1	-3,139	-2,825
Door Opener			1	688	619
Built-Ins					
Appliance Allow.			1	4,003	3,603
Fireplaces					
Prefab 1 Story			1	3,692	3,323
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: 45-006-770-012-00 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.
SMITH LARRY DEC OF TRUST	SCHENK CHRISTOPH	1,350,000	08/15/2003	WD	03-ARM'S LENGTH	756:764	OTHER	100.0

Property Address
6824 W HARBOR HWY

Owner's Name/Address
SCHENK CHRISTOPH
PO BOX 198
GLEN ARBOR MI 49636

Tax Description
L532 P794 L555 P907&923/00 L568 P695/01 L613 P684&700/01 L700 P273&298/03 L754 P803/03 L756 P764/03 L928 P610/07 LOT 12 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/11/2005
MAP #: 34
2025 Est TCV 6,465,855 TCV/TFA: 1000.7

Building Permit(s)	Date	Number	Status
Mechanical	10/10/2013	PM13-0480	
Res. Single Family	10/04/2013	PB13-0329	100% FINIS
Plumbing	09/24/2013	PP13-0186	
Foundation Only	08/27/2013	PB13-0296	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
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/31/2015	INSPECTED
TPC	05/13/2015	INSPECTED
TPC	01/02/2014	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	607.00	0.9998	1.0604	20000	100		2,037,003
96 Actual Front Feet, 1.34 Total Acres							Total Est. Land Value =	2,037,003

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	1,018,500	2,214,400	3,232,900			1,793,882C
2024	916,700	2,177,300	3,094,000			1,739,944C
2023	814,800	1,638,000	2,452,800			1,657,090C
2022	722,800	1,410,100	2,132,900			1,578,181C

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*** 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
2015	0

Condition: Average

Room List

1	Basement
5	1st Floor
6	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Stone/Siding
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

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle

Chimney:

(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:
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 2660 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: 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

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	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
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
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: A
Effec. Age: 8
Floor Area: 6,461
Total Base New : 1,780,938 E.C.F.
Total Depr Cost: 1,638,464 X 2.700
Estimated T.C.V: 4,423,852

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2015
Car Capacity:
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1023
% 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 A Blt 2015
(11) Heating System: No Heating/Cooling
Ground Area = 2660 SF Floor Area = 6461 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

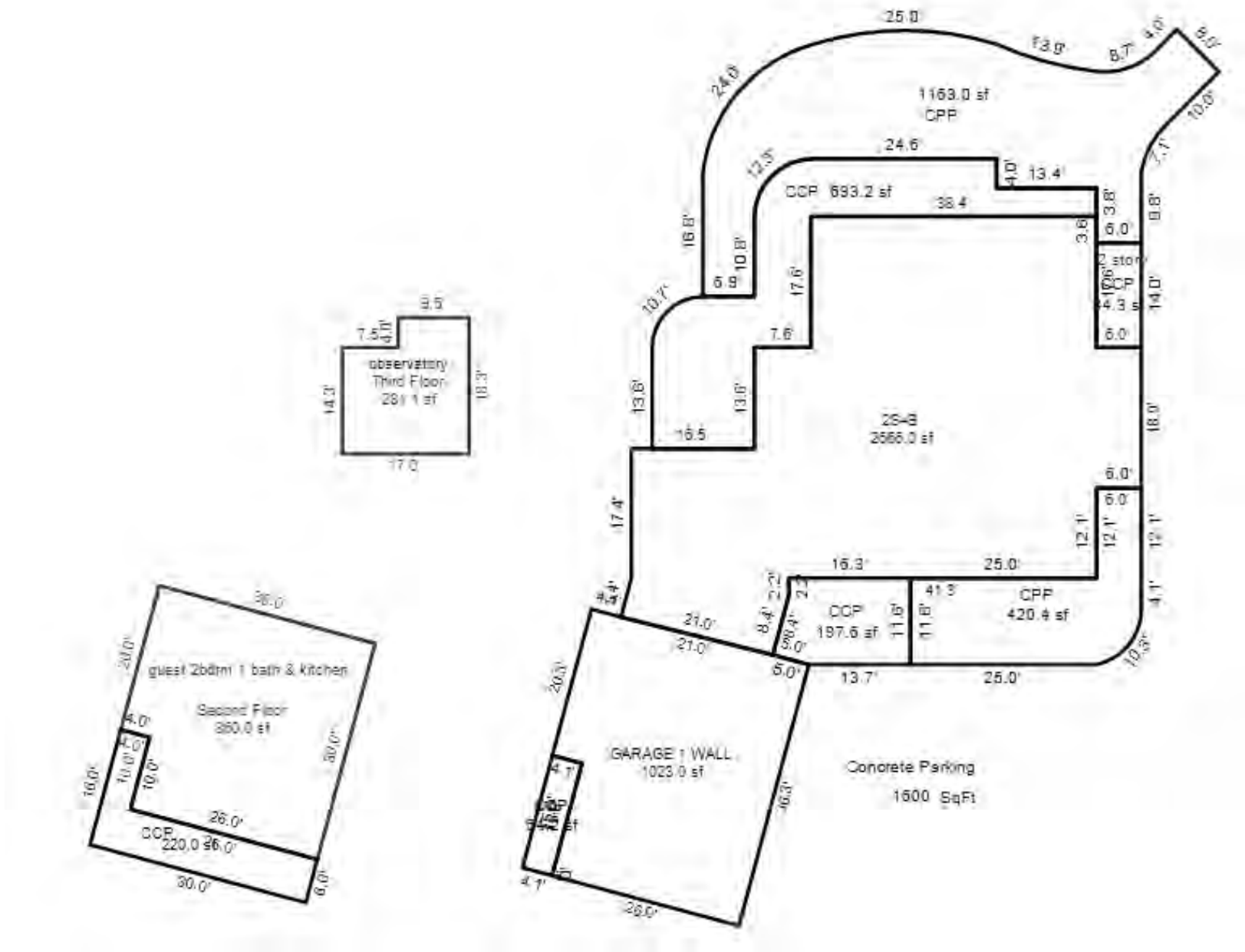
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Stone	Basement	2,660		
1 Story	Siding	Overhang	860		
1 Story	Siding	Overhang	281		
			Total:	1,582,878	1,456,249

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	5,080	4,674
Plumbing			
3 Fixture Bath	3	39,010	35,889
2 Fixture Bath	1	8,669	7,975
Separate Shower	1	3,729	3,431
Water/Sewer			
1000 Gal Septic	1	6,777	6,235
Water Well, 100 Feet	1	6,999	6,439
Garages			
Class: A Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1 Wall	1	-4,309	-3,964
Base Cost	1023	85,083	78,276
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	27,548	25,344
Built-Ins			
Appliance Allow.	2	19,474	17,916
	Totals:	1,780,938	1,638,464

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 4,423,852

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

Parcel Number: 45-006-770-012-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-770-013-00 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.
MCLAUGHLIN EDWARD C & SHI	MCLAUGHLIN EDWARD LIVING	0	11/30/2015	WD	09-FAMILY	1248P958	PROPERTY TRANSFER	0.0
GREENE DOROTHY O F/K/A OR	MCLAUGHLIN EDWARD C & SHI	69,500	01/10/1981	WD	03-ARM'S LENGTH	262P587	DEED	0.0

Property Address
6796 W HARBOR HWY

Owner's Name/Address
MCLAUGHLIN EDWARD LIVING TRUST
22067 CAMELOT CT
BEVERLY HILLS MI 48025

Tax Description
L262 P587/86 LOT 13 SANDY SHORES SUBDIVISION SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 34
2025 Est TCV 3,453,176 TCV/TFA: 737.54

Building Permit(s)	Date	Number	Status
PLUMBING	09/23/2004	PP04-0357	
ELECTRICAL	09/23/2004	PE04-0581	
MECHANICAL	09/13/2004	PM04-0579	
Res. Add/Alter/Repair	08/10/2004	PB04-0433	

X Improved Vacant

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	96.06	614.00	0.9998	1.0635	20000	100		2,042,850
96 Actual Front Feet, 1.35 Total Acres							Total Est. Land Value =	2,042,850

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
	Sewer
X	Electric
X	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,021,400	705,200	1,726,600			427,590C
2024	919,300	693,400	1,612,700			414,734C
2023	817,100	522,100	1,339,200			394,985C
2022	725,300	449,700	1,175,000			376,177C

Who	When	What
TPC	01/05/2016	INSPECTED
TPC	03/15/2012	INSPECTED
WAS	11/26/2007	INSPECTED

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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
1981	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

	Many		Large
X	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: 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		

(7) Excavation

Basement: 0 S.F.
Crawl: 2331 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

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
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: 4,682
Total Base New : 743,560 E.C.F.
Total Depr Cost: 520,491 X 2.700
Estimated T.C.V: 1,405,326

(16) Porches/Decks

Area	Type
492	Treated Wood
336	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1270
% 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 1981
(11) Heating System: Forced Heat & Cool
Ground Area = 2331 SF Floor Area = 4682 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	Siding	Crawl Space	1,081		
1 Story	Siding	Crawl Space	264		
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	126		
1 Story	Siding	Crawl Space	476		
1 Story	Siding	Overhang	1270		
			Total:	625,731	438,012

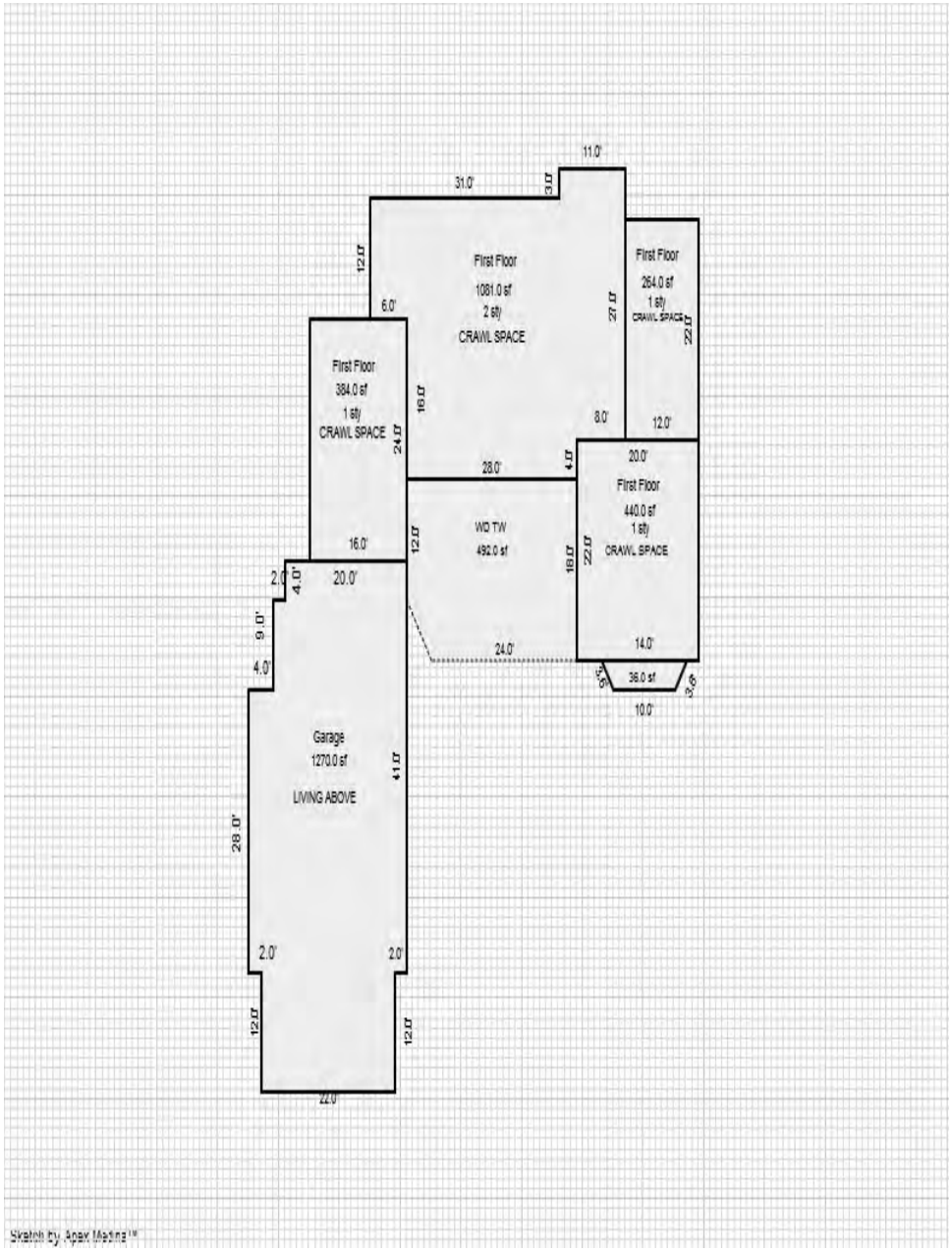
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,532
3 Fixture Bath	1	6,880	4,816
Water/Sewer			
1000 Gal Septic	1	5,676	3,973
Water Well, 100 Feet	1	6,289	4,402
Deck			
Treated Wood	492	7,975	5,582
Treated Wood	336	6,216	4,351
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1 Wall	1	-3,139	-2,197
Door Opener	2	1,376	963
Base Cost	1270	69,952	48,966
Built-Ins			
Appliance Allow.	1	4,003	2,802

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

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

Parcel Number: 45-006-770-013-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-770-014-00 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.
HESTON WILLIAM A	HESTON WILLIAM A & JANET	0	01/27/2015	WD	03-ARM'S LENGTH	1220P155	PROPERTY TRANSFER	0.0

Property Address

6788 W HARBOR HWY

Owner's Name/Address

HESTON WILLIAM A & JANET E
PO BOX 222
GLEN ARBOR MI 49636

Tax Description

L212 P326/79 LOT 14 SANDY SHORES SUBDIVISION UND 1/2 INT EACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

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

MAP #: 34

2025 Est TCV 2,558,355 TCV/TFA: 1648.4

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

Who	When	What
TPC	03/15/2012	INSPECTED
WAS	11/26/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	96.06	620.00	0.9998	1.0661	20000	100	2,047,823

96 Actual Front Feet, 1.37 Total Acres Total Est. Land Value = 2,047,823

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.78	396	50	4,510

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 = 6,010

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,023,900	255,300	1,279,200			332,466C
2024	921,500	251,200	1,172,700			322,470C
2023	819,100	189,400	1,008,500			307,115C
2022	727,400	163,200	890,600			292,491C

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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	1981

Condition: Average

Room List

	Basement
6	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
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
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: 1552 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

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
1	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: 1,552
Total Base New : 287,483 E.C.F.
Total Depr Cost: 186,860 X 2.700
Estimated T.C.V: 504,522

(16) Porches/Decks

Area	Type
224	WCP (1 Story)
576	Treated Wood
212	Treated Wood
530	Treated Wood

(17) Garage

Year Built: 1961
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 144
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

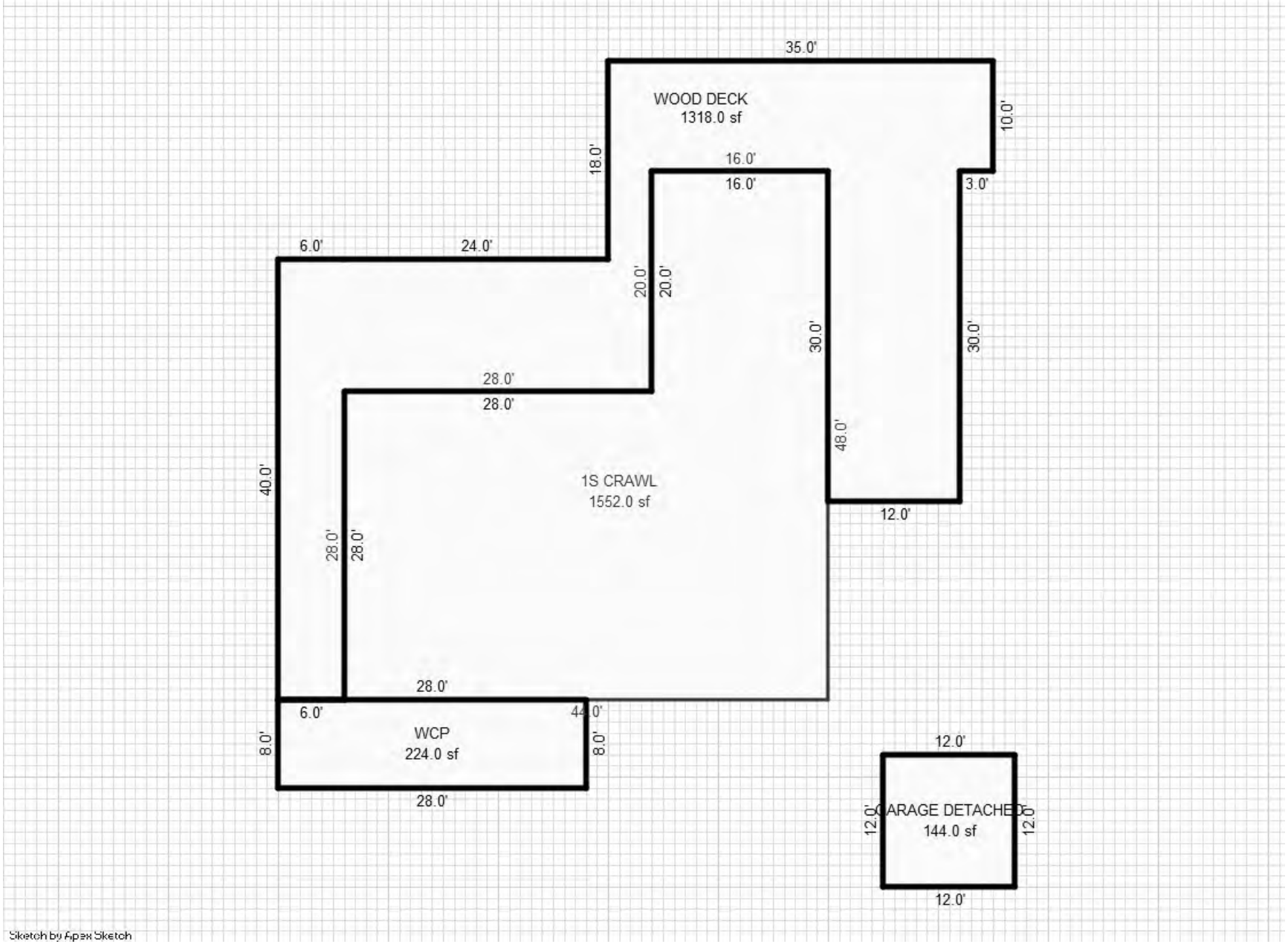
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1552 SF Floor Area = 1552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,552		
			Total:	218,016	141,706
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	966
3 Fixture Bath			1	4,678	3,041
Water/Sewer					
1000 Gal Septic			1	4,899	3,184
Water Well, 100 Feet			1	5,849	3,802
Porches					
WCP (1 Story)			224	8,655	5,626
Deck					
Treated Wood			576	8,346	5,425
Treated Wood			212	4,335	2,818
Treated Wood			530	7,902	5,136
Built-Ins					
Appliance Allow.			1	2,786	1,811
Sauna			1	6,688	4,347
Fireplaces					
Exterior 1 Story			1	6,559	4,263
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			144	7,284	4,735
			Totals:	287,483	186,860

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

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

Parcel Number: 45-006-770-014-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-775-001-00 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.
LAMOTT WILLIAM L & ANN M	LAMOTT WILLIAM L & ANN M	0	11/20/2018	QC	09-FAMILY	1346P741	OTHER	0.0
LAMOTT WILLIAM L & ANN M	LAMOTT WILLIAM L & ANN M	0	05/08/2018	QC	09-FAMILY	1346P741	PROPERTY TRANSFER	0.0

Property Address
1 SHIP WATCH

Owner's Name/Address
LAMOTT WILLIAM L & ANN M
26475 SCENIC DR
FRANKLIN MI 48025

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 672,867 TCV/TFA: 499.90

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1346 SF	325K	1 Units	325000.00000		100		325,0

0.00 Total Acres Total Est. Land Value = 325,000

Tax Description
L262 P700/86 APARTMENT 1 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
2BED/2BATH
LOWER 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	173,900	336,400			133,549C
2024	120,000	150,300	270,300			129,534C
2023	100,000	139,900	239,900			123,366C
2022	30,000	183,400	213,400			117,492C

Who	When	What
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

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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
1978	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: 1346 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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: 1,346
Total Base New : 228,859 E.C.F.
Total Depr Cost: 183,088 X 1.900
Estimated T.C.V: 347,867

(16) Porches/Decks

Area	Type
76	WCP (1 Story)
55	Treated Wood
127	Wood Balcony
60	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:

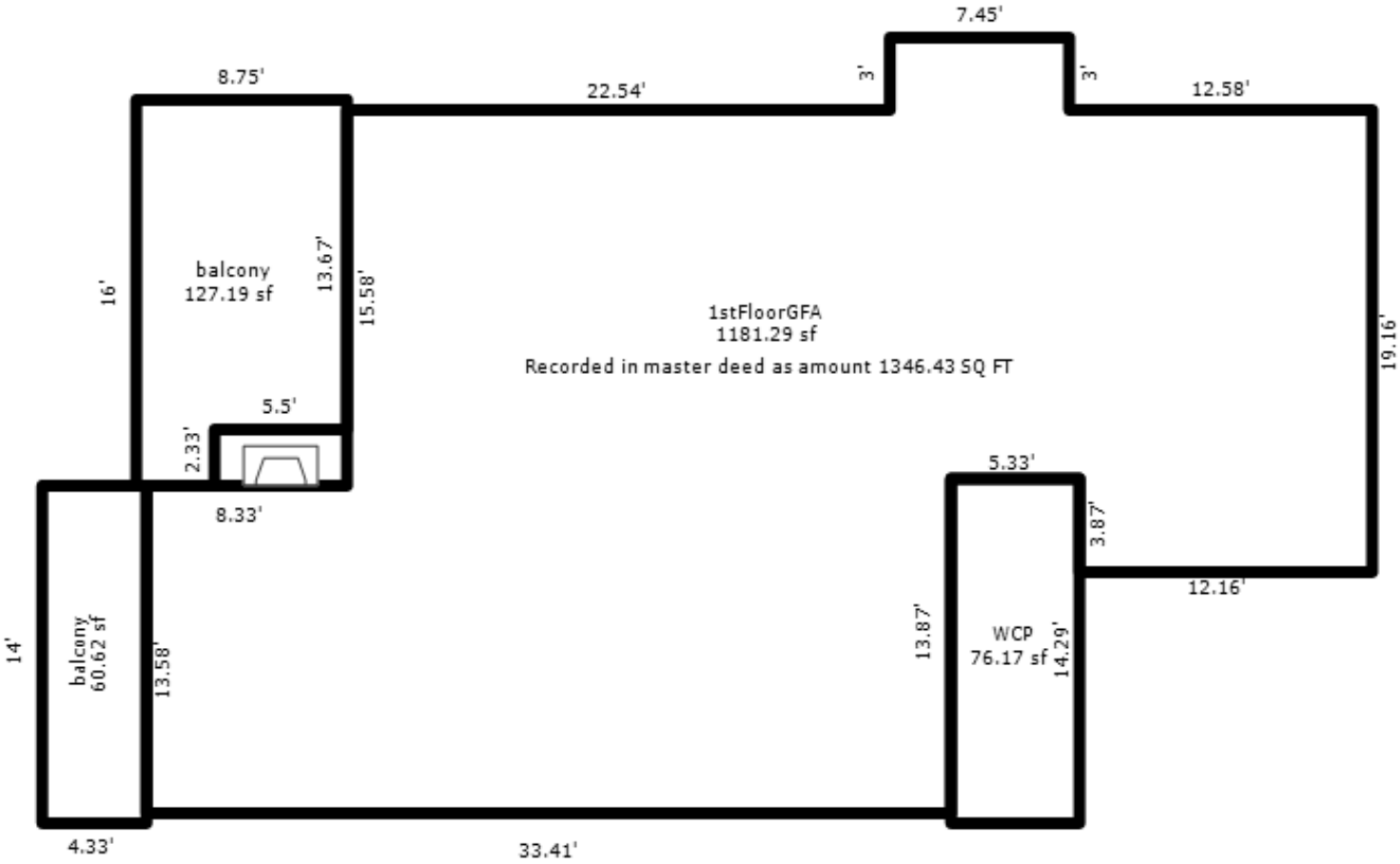
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1346 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	188,474	150,779
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			76	5,200	4,160
Deck					
Treated Wood			55	1,986	1,589
Balcony					
Wood Balcony			127	6,322	5,058
Wood Balcony			60	2,987	2,390
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:	228,859	183,088

Notes:
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 347,867

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

BUILDING 1



APT. 1

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

Parcel Number: 45-006-775-002-00 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.
EDSON JANICE MAUREEN	EDSON JANICE M TRUST	0	05/08/2024	WD	09-FAMILY	2024003412	PROPERTY TRANSFER	0.0
STOCKMAN CALVIN L & JUDIT	EDSON JANICE MAUREEN	255,000	05/17/2016	WD	03-ARM'S LENGTH	1261P22	PROPERTY TRANSFER	100.0
BROPHY JERE E LIVING TRUS	STOCKMAN CALVIN L & JUDIT	277,500	04/18/2013	WD	03-ARM'S LENGTH	1162P825	DEED	100.0
BROPHY INVESTMENT TRUST		0	06/21/2010	QC	03-ARM'S LENGTH	2010 1050-976	DEED	0.0

Property Address
5 SHIP WATCH

Owner's Name/Address
EDSON JANICE M TRUST
415 REES ST
PLAYA DEL REY CA 90293

Tax Description
L306 P585/89 L323 P749/91 APARTMENT 2 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
1BDRM 1 BATH
1BED/1BATH
LOWER LEVEL

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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
2025 Est TCV 339,681 TCV/TFA: 499.53

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	680 SF	130K	1	Units130000	.00000	100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

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	12/11/2017	INSPECTED
TPC	11/05/2009	INSPECTED
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	104,800	169,800			126,106C
2024	70,000	90,500	160,500			122,315C
2023	70,000	84,300	154,300			116,491C
2022	20,000	110,500	130,500			110,944C

*** 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
1978	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: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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: 680
Total Base New : 137,949 E.C.F.
Total Depr Cost: 110,359 X 1.900
Estimated T.C.V: 209,681

(16) Porches/Decks

Area	Type
68	WCP (1 Story)
137	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:

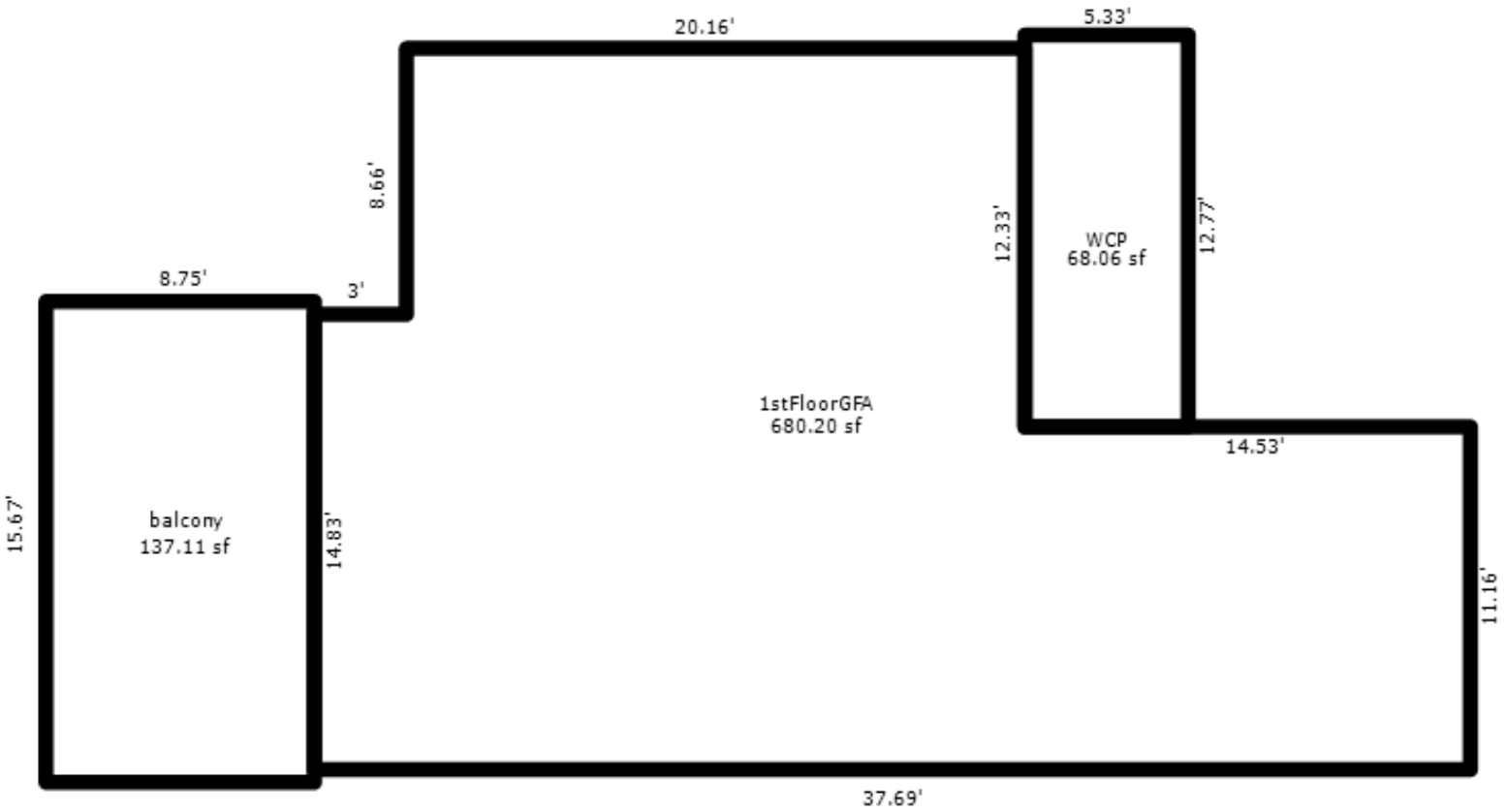
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	102,400	81,920
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			68	4,839	3,871
Balcony					
Wood Balcony			137	6,820	5,456
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:	137,949	110,359

Notes:
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 209,681

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

BUILDING 1



APT.2

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

Parcel Number: 45-006-775-003-00 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 CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
7 SHIP WATCH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 16					
SCHLEIF GARY H & PATRICIA P 3043 E BRADFORD DR BLOOMFIELD HILLS MI 48301-4139	2025 Est TCV 463,694 TCV/TFA: 441.61					

Tax Description

L274 P364/87 APARTMENT 3 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH
LOWER LEVEL

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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1 Units	180000.00000		100		180,0
			0.00 Total Acres		Total Est. Land Value =			180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	141,800	231,800			123,273C
2024	120,000	122,600	242,600			119,567C
2023	100,000	114,100	214,100			113,874C
2022	30,000	149,500	179,500			108,452C

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*** 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
1978	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: 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
	2nd/Same 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 : 186,642 E.C.F.
Total Depr Cost: 149,313 X 1.900
Estimated T.C.V: 283,694

(16) Porches/Decks

Area	Type
61	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:

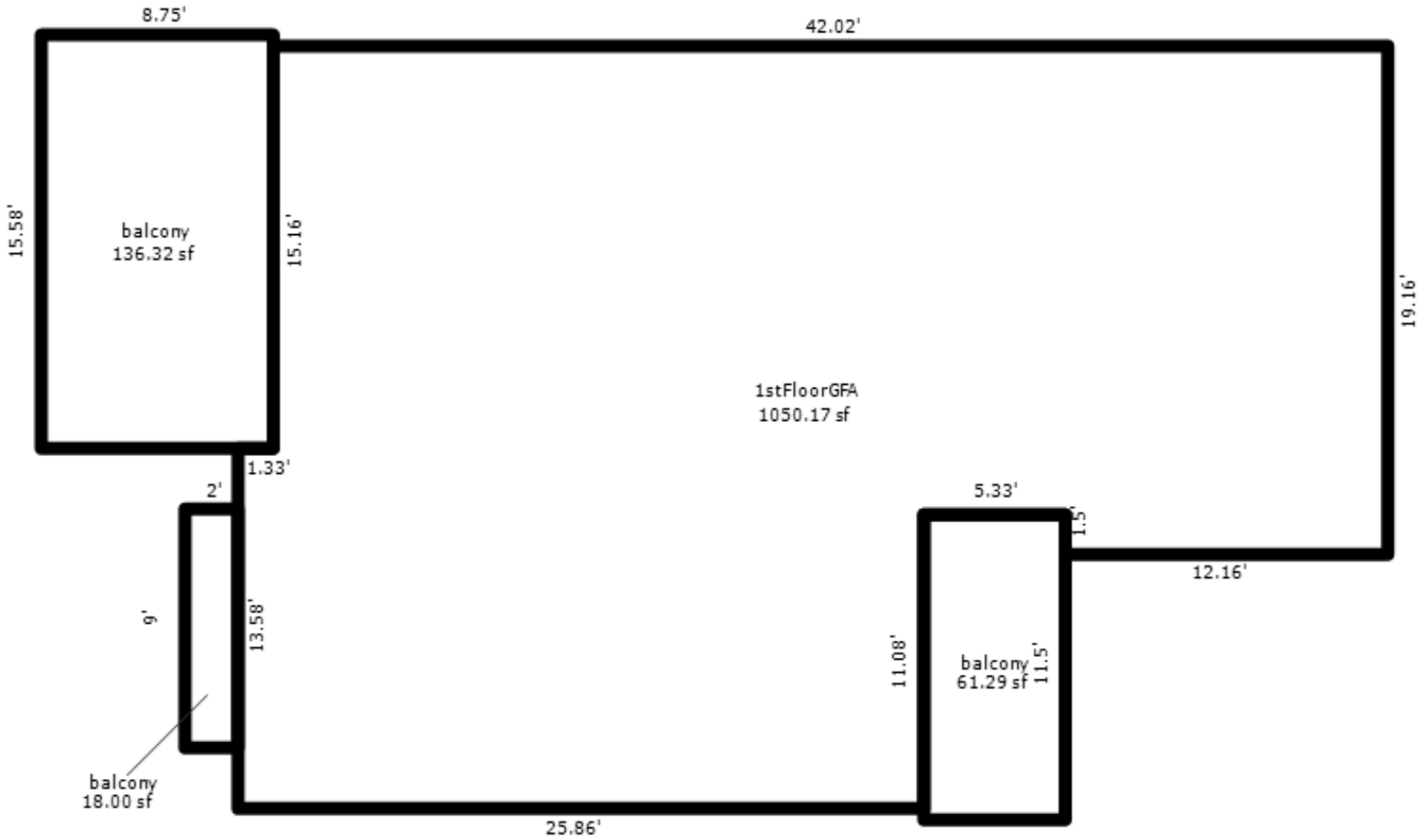
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Balcony					
Wood Balcony			154	7,666	6,133
Wood Balcony			61	3,037	2,430
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:	186,642	149,313

Notes:
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 283,694

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

BUILDING 1



APT.3

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

Parcel Number: 45-006-775-004-00 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.
ZELKOWITZ KATHLEEN M TRUS	GERLACH CAROL A TRUST	535,000	07/09/2021	WD	03-ARM'S LENGTH	2021005692	PROPERTY TRANSFER	100.0
KUNSELMAN SCOTT G & DENIS	ZELKOWITZ KATHLEEN M TRUS	354,000	05/27/2016	WD	03-ARM'S LENGTH	1262P596	PROPERTY TRANSFER	100.0
KELLY MICHAEL J	KUNSELMAN SCOTT G & DENIS	180,000	06/25/1998	WD	03-ARM'S LENGTH	480P480	DEED	0.0
LIGGETT	KELLY	138,000	08/23/1993	WD	03-ARM'S LENGTH	369:480	OTHER	0.0

Property Address

11 SHIP WATCH

Owner's Name/Address

GERLACH CAROL A TRUST
15888 WINDING CREEK CT
NORTHVILLE MI 48168

Tax Description

L274 P319 L323 P168 L369 P480 L480 P480 APARTMENT 4 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BDRM 2 BATH
2BED/2BATH
LOWER LEVEL

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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
2025 Est TCV 483,770 TCV/TFA: 460.73

Building Permit(s)	Date	Number	Status
Electrical	02/16/2017	PE17-0082	
Plumbing	01/19/2017	PP17-0014	
Mechanical	01/19/2017	PM17-0051	
Commercial/Residential	01/17/2017	PB17-0004	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	06/23/2021	INSPECTED
TPC	11/14/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1 Units		180000.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	151,900	241,900			216,082C
2024	120,000	131,200	251,200			209,585C
2023	100,000	122,200	222,200			199,605C
2022	30,000	160,100	190,100			190,100S

*** 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
1978	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 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
	2nd/Same 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 : 188,092 E.C.F.
Total Depr Cost: 159,879 X 1.900
Estimated T.C.V: 303,770

(16) Porches/Decks

Area	Type
61	WCP (1 Story)
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:

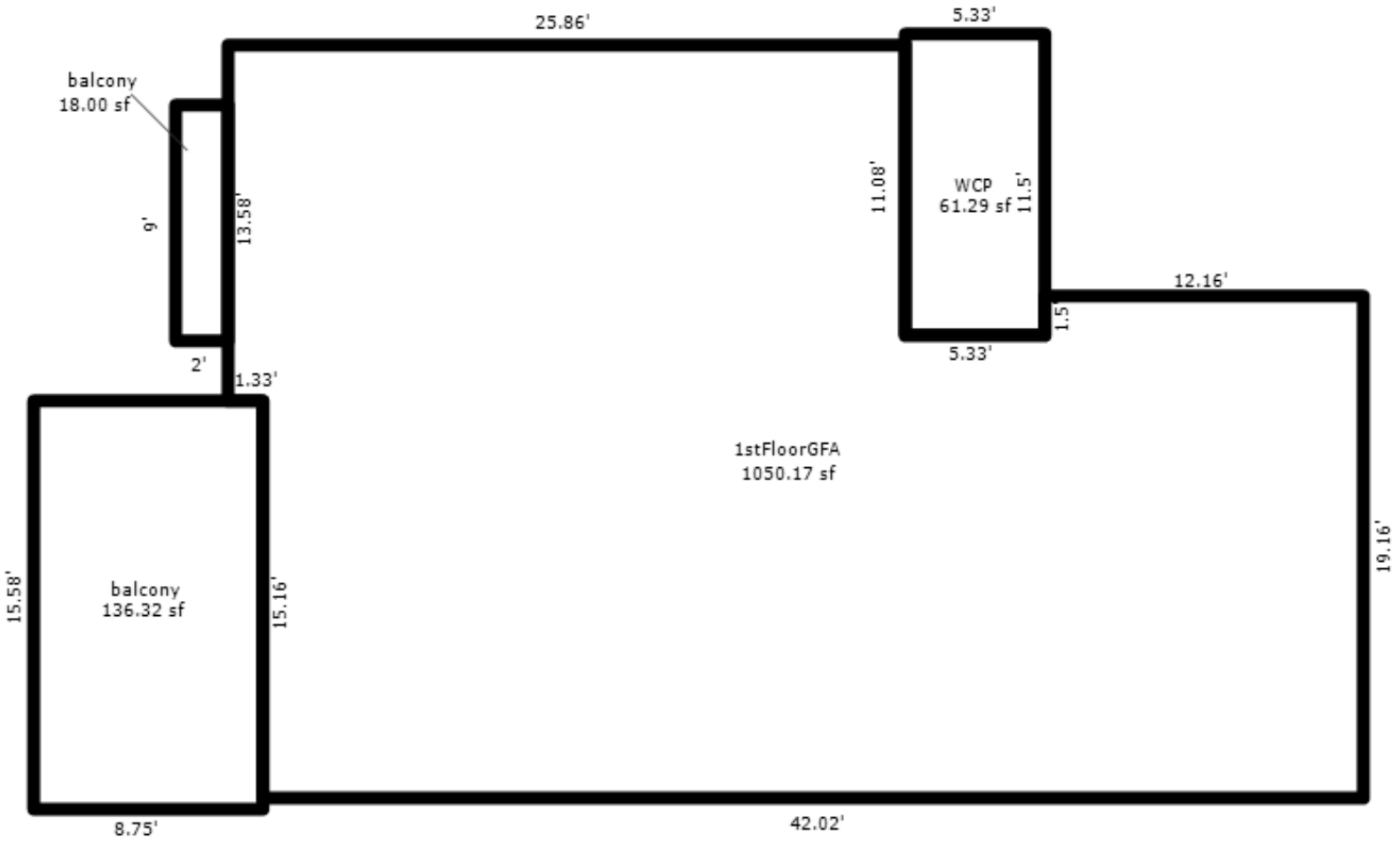
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	129,242
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Porches					
WCP (1 Story)			61	4,487	3,814
Balcony					
Wood Balcony			154	7,666	6,516
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:	188,092	159,879

Notes:
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 303,770

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

BUILDING 1



APT.4

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

Parcel Number: 45-006-775-005-00 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.
DOUGHTY BRIAN C & SARAH L	PRBD LLC	0	08/02/2023	WD	21-NOT USED/OTHER	2023004196	PROPERTY TRANSFER	0.0
FOGARASI JOHN J & MARIYA	DOUGHTY BRIAN C & SARAH L	730,000	04/27/2022	WD	03-ARM'S LENGTH	2022002621	PROPERTY TRANSFER	100.0
WEISFLOG	FOGARASI	375,000	05/18/2001	WD	03-ARM'S LENGTH	582:772	OTHER	0.0
DUNLOP	WEISFLOG	208,500	09/19/1997	WD	03-ARM'S LENGTH	453:763	OTHER	0.0

Property Address
3 SHIP WATCH

Owner's Name/Address
PRBD LLC
9686 NORMANDY
PLYMOUTH MI 48170

Tax Description
L275 P326 L380 P934 L453 P763/97 L582 P772/01 APARTMENT 5 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
3BED/2BATH
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 716,162 TCV/TFA: 532.07

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1346 SF	325K	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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	195,600	358,100			286,334C
2024	120,000	176,700	296,700			277,725C
2023	100,000	164,500	264,500			264,500S
2022	30,000	178,400	208,400			176,849C

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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
1978	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 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: 673 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	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: 10
Floor Area: 1,346
Total Base New : 228,752 E.C.F.
Total Depr Cost: 205,875 X 1.900
Estimated T.C.V: 391,162

(16) Porches/Decks

Area	Type
76	WCP (1 Story)
187	Wood Balcony
51	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:

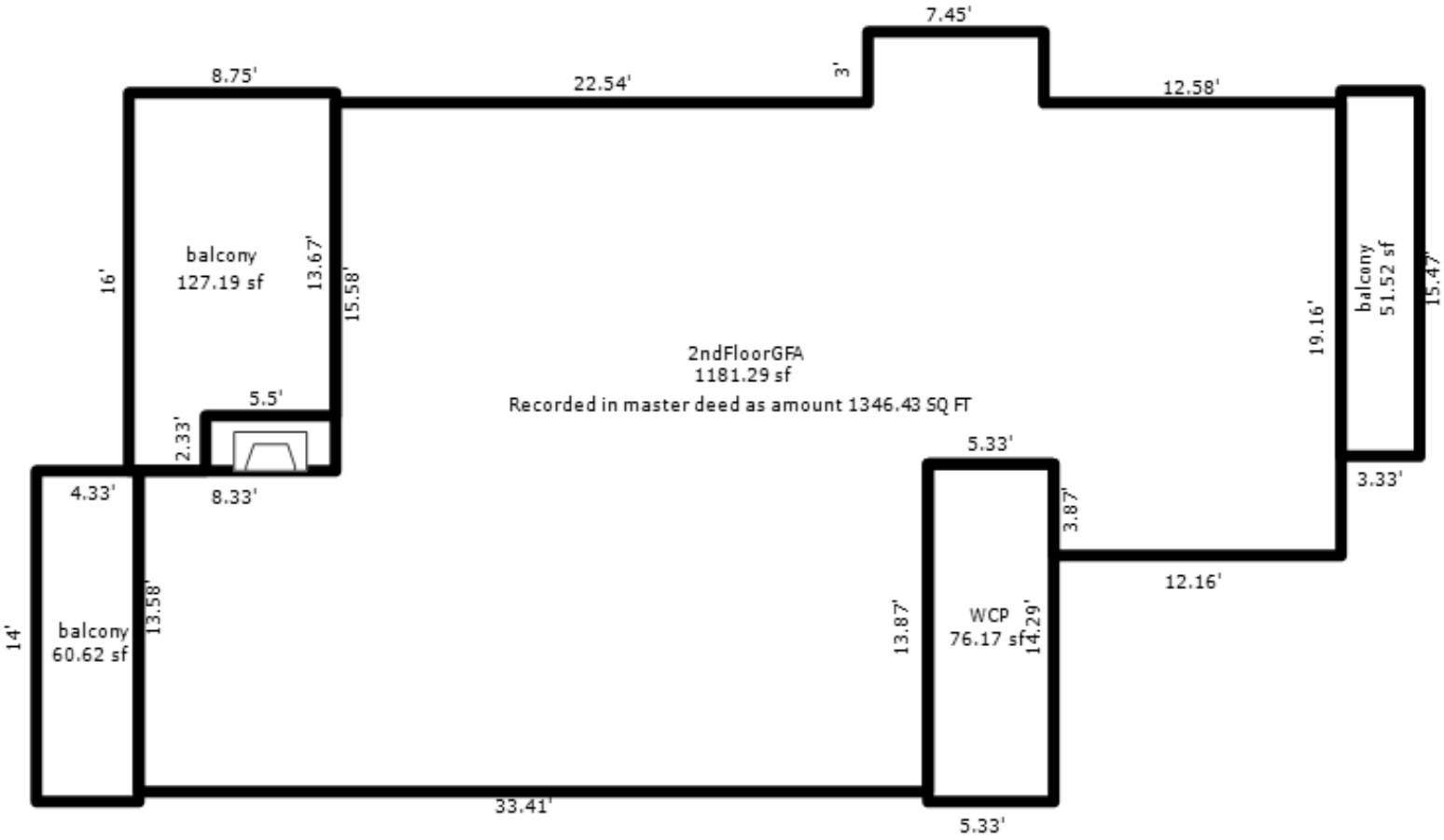
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 673 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	673		
			Total:	187,814	169,032
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			1	6,880	6,192
Porches					
WCP (1 Story)			76	5,200	4,680
Balcony					
Wood Balcony			187	9,309	8,378
Wood Balcony			51	2,539	2,285
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					
Interior 1 Story			1	6,965	6,268
			Totals:	228,752	205,875

Notes: 2017 - 2018 EXTENSIVE REMODELE
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 391,162

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

BUILDING 1



APT. 5

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

Parcel Number: 45-006-775-006-00 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.
BADER RICHARD E & CAROL J	YOUNGBERG KARIN	245,000	11/04/2011	WD	03-ARM'S LENGTH	1101-929 WD	PROPERTY TRANSFER	100.0
SHAHEEN	BADER	210,000	09/18/2000	WD	03-ARM'S LENGTH	555:3	PROPERTY TRANSFER	0.0
HOFFMAN	SHAHEEN ET AL	160,000	01/12/1999	WD	03-ARM'S LENGTH	499:879	OTHER	0.0
HOBBS	HOFFMAN	94,900	01/14/1991	WD	03-ARM'S LENGTH	319:976	PROPERTY TRANSFER	0.0

Property Address

6 SHIP WATCH

Owner's Name/Address

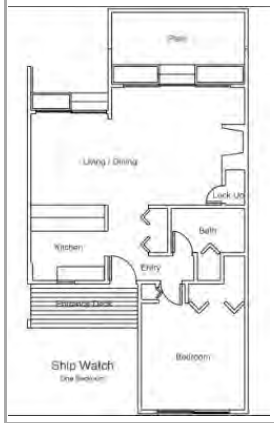
YOUNGBERG KARIN
4559 12TH AVE
ROCK ISLAND IL 61201

Tax Description

L499 P879/99 L555 P3/00 L685 P610/02 APARTMENT 6 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

1BED/1BATH
UPPER LEVEL



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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
2025 Est TCV 332,705 TCV/TFA: 489.27

Building Permit(s)	Date	Number	Status
Electrical	12/16/2022	PE22-0952	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	680 SF	130K	1 Units	130000.00000		100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	101,400	166,400			122,701C
2024	70,000	87,500	157,500			119,012C
2023	70,000	81,500	151,500			113,345C
2022	20,000	106,800	126,800			107,948C

*** 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
1978	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: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same 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: 680
Total Base New : 133,359 E.C.F.
Total Depr Cost: 106,687 X 1.900
Estimated T.C.V: 202,705

(16) Porches/Decks

Area	Type
68	WCP (1 Story)
137	Wood Balcony
46	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 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 680 SF Floor Area = 680 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	680		
			Total:	102,400	81,920

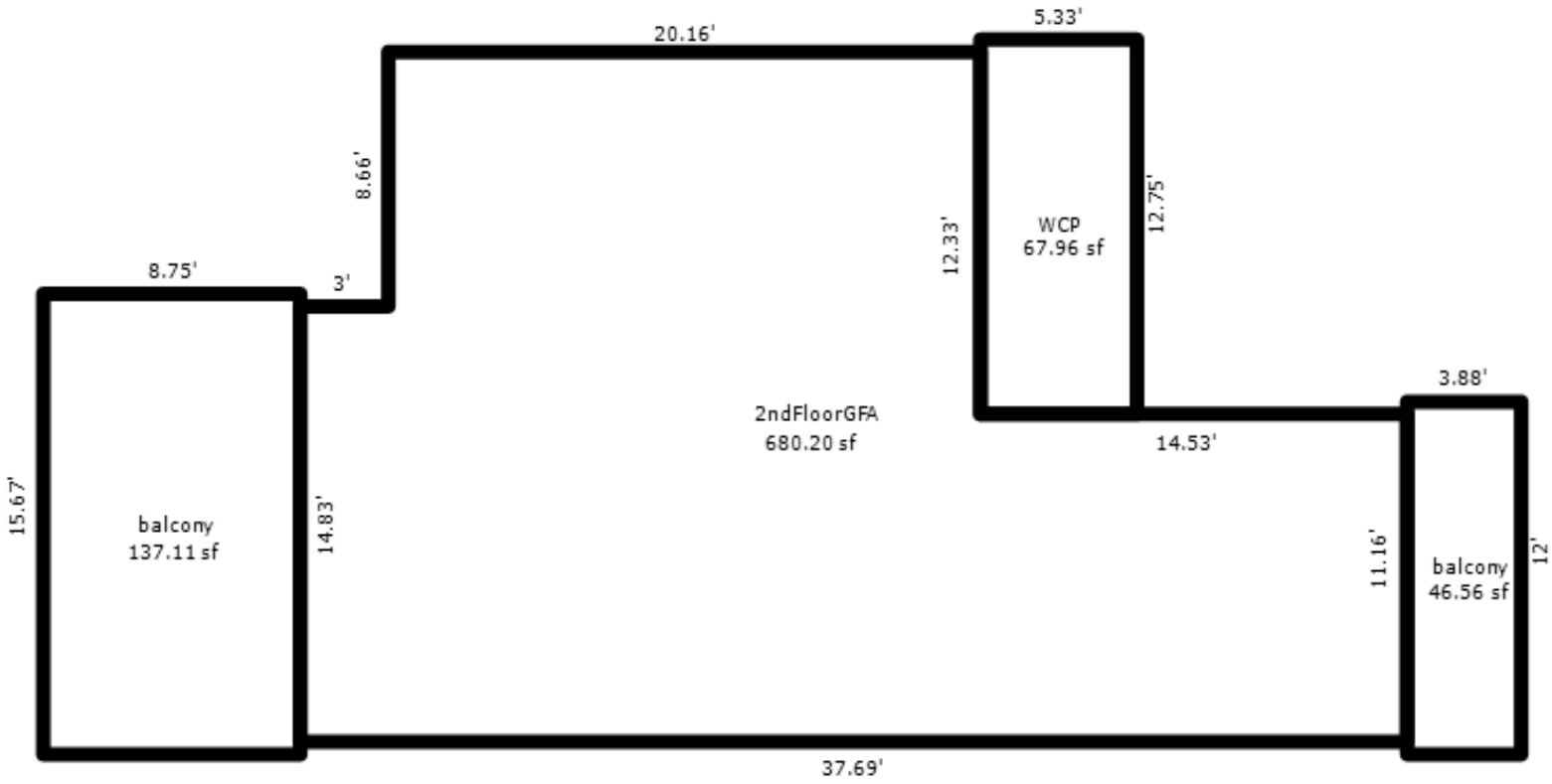
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
Porches			
WCP (1 Story)	68	4,839	3,871
Balcony			
Wood Balcony	137	6,820	5,456
Wood Balcony	46	2,290	1,832
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:	133,359	106,687

Notes:
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 202,705

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

BUILDING 1



APT.6

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

Parcel Number: 45-006-775-007-00 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.
CHACONAS LORI & STEPHEN T	BOWERS TIMOTHY R & SARAH	545,000	10/08/2021	WD	03-ARM'S LENGTH	2021007977	PROPERTY TRANSFER	100.0
BUFFA GASPER JR & THERESA	CHACONAS LORI & STEPHEN T	535,000	07/12/2021	WD	03-ARM'S LENGTH	2021005690	PROPERTY TRANSFER	100.0
STIEMANN TERRENCE J & DEB	BUFFA GASPER JR & THERESA	0	05/28/2019	WD	16-LC PAYOFF	1361P328	OTHER	0.0
STIEMANN TERRENCE J & DEB	BUFFA GASPER JR & THERESA	360,000	05/26/2015	LC	03-ARM'S LENGTH	1220P472	PROPERTY TRANSFER	100.0

Property Address

9 SHIP WATCH

Owner's Name/Address

BOWERS TIMOTHY R & SARAH HOLLIS
3650 DOERING RD
JACKSON MI 49201

Tax Description

L410 P92 L424 P301/96 APARTMENT 7 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH
UPPER LEVEL

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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

2025 Est TCV 488,594 TCV/TFA: 465.33

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	08/25/2021	INSPECTED
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1 Units	180000.00000	100			180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	154,300	244,300			218,923C
2024	120,000	133,300	253,300			212,341C
2023	100,000	124,100	224,100			202,230C
2022	30,000	162,600	192,600			192,600S

*** 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
1978	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
	2nd/Same 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 : 191,079 E.C.F.
Total Depr Cost: 162,418 X 1.900
Estimated T.C.V: 308,594

(16) Porches/Decks

Area	Type
61	WCP (1 Story)
154	Wood Balcony
60	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 1978
Exterior Units: 1 Interior Units: 0 Roof:
(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

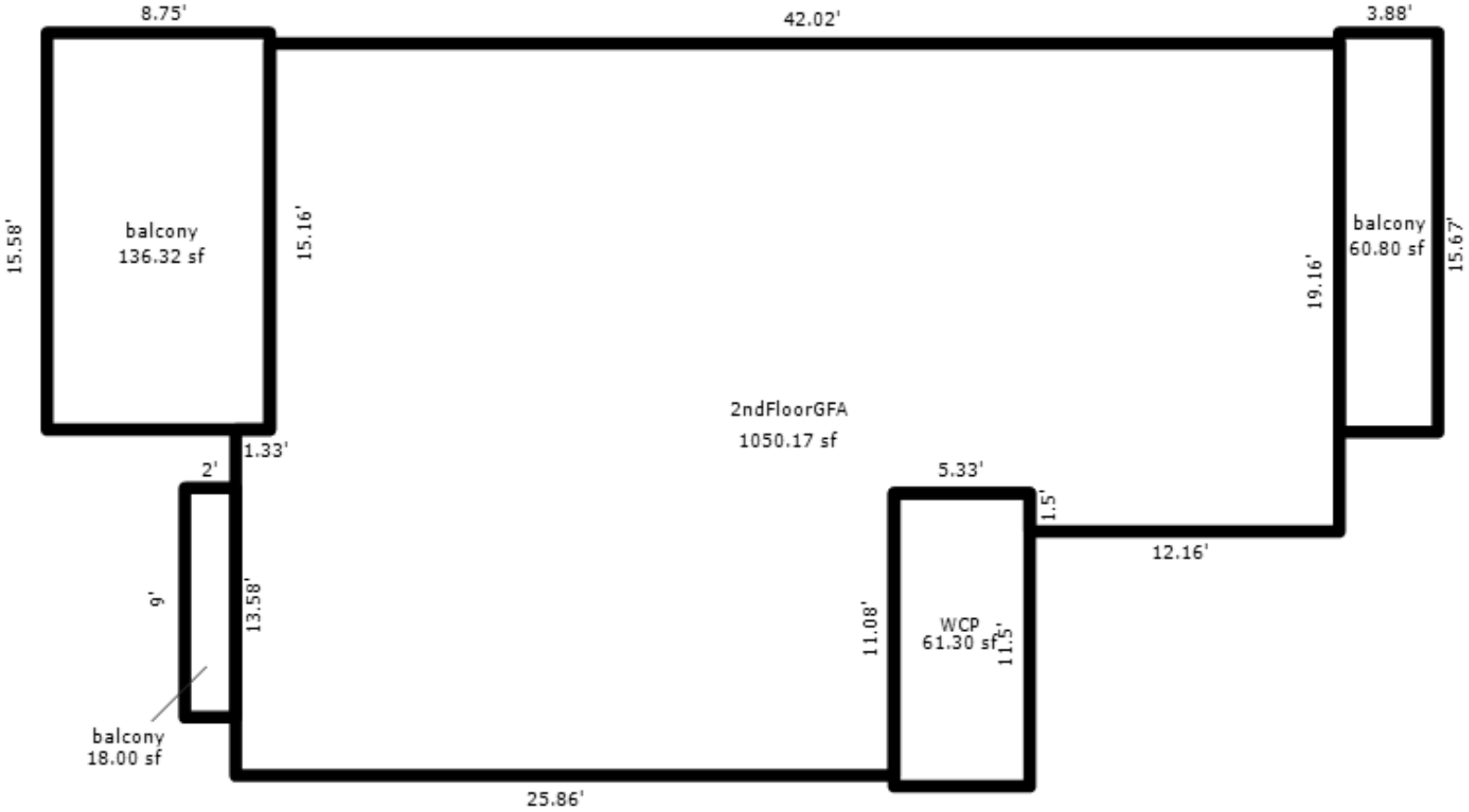
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	129,242

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
Porches			
WCP (1 Story)	61	4,487	3,814
Balcony			
Wood Balcony	154	7,666	6,516
Wood Balcony	60	2,987	2,539
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:	191,079	162,418

Notes:
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 308,594

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

BUILDING 1



APT.7

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

Parcel Number: 45-006-775-008-00 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.
PARSON ELAINE A & WILLIAM	KNUPPEL PETE B & MELANIE	420,000	12/18/2020	WD	03-ARM'S LENGTH	2020008921	PROPERTY TRANSFER	100.0
BROWN PATRICK D & ROBERTA	PARSON ELAINE A & WILLIAM	380,000	11/10/2017	WD	03-ARM'S LENGTH	1313P52	PROPERTY TRANSFER	100.0
STEPHENS	BROWN	337,500	09/12/2002	WD	03-ARM'S LENGTH	667:45	PROPERTY TRANSFER	0.0

Property Address

13 SHIP WATCH

Owner's Name/Address

KNUPPEL PETE B & MELANIE G
51040 PLYMOUTH LAKE CT
PLYMOUTH MI 48170

Tax Description

L338 P642 L416 P186/96 L667 P45/02 APARTMENT 8 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH
UPPER LEVEL

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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

2025 Est TCV 478,712 TCV/TFA: 455.92

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	10/29/2020	INSPECTED
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1 Units	180000.00000		100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	149,400	239,400			181,528C
2024	120,000	129,000	249,000			176,070C
2023	100,000	120,100	220,100			167,686C
2022	30,000	157,400	187,400			159,701C

*** 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
1978	2012

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 : 196,522 E.C.F.
Total Depr Cost: 157,217 X 1.900
Estimated T.C.V: 298,712

(16) Porches/Decks

Area	Type
61	WCP (1 Story)
154	Wood Balcony
60	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:

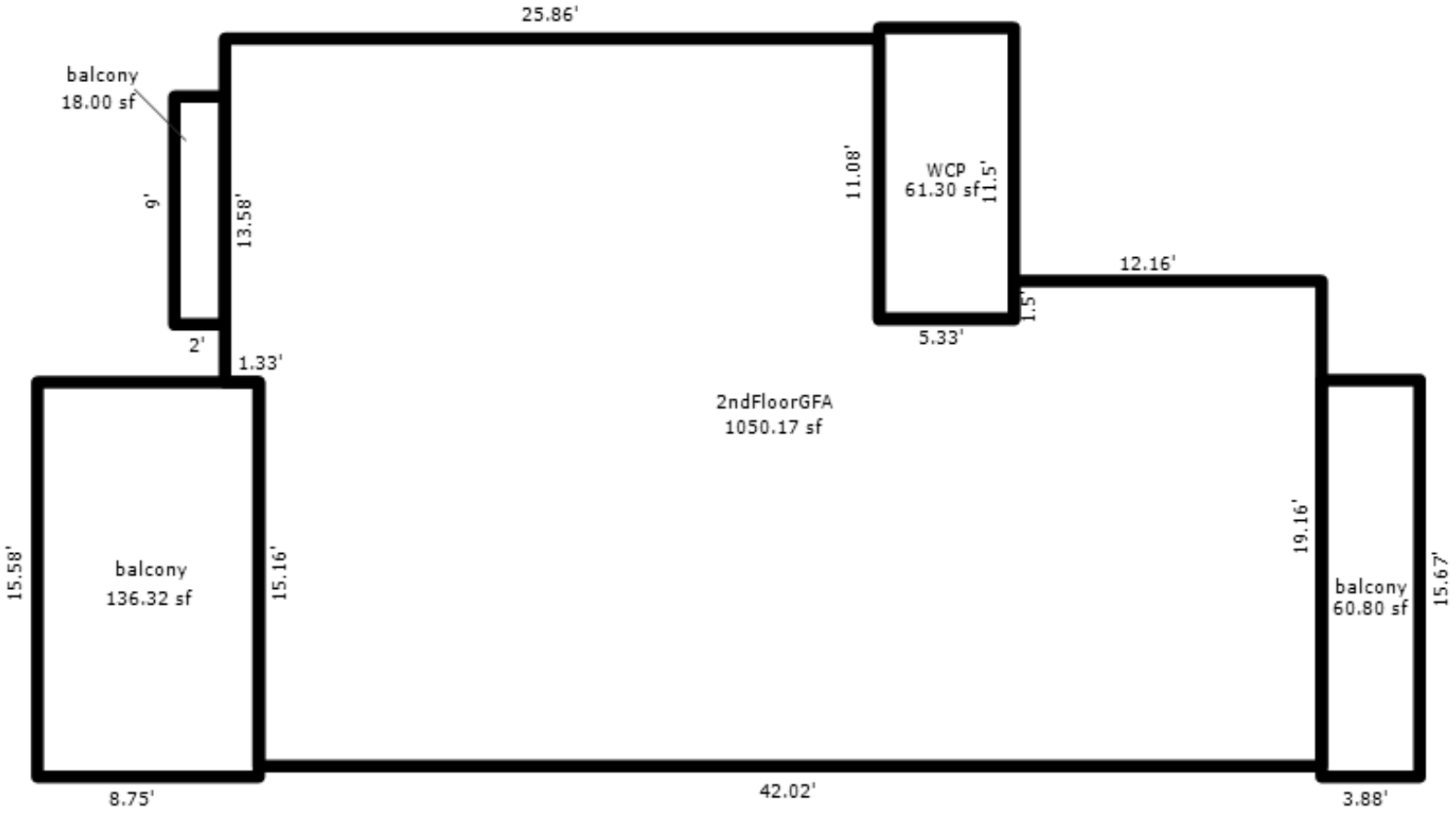
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			61	4,487	3,590
Balcony					
Wood Balcony			154	7,666	6,133
Wood Balcony			60	2,987	2,390
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:	196,522	157,217

Notes:
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 298,712

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

BUILDING 1



APT.8

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

Parcel Number: 45-006-775-009-00 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.
PHILLIPS BEN & MARY	PIKE JOHN C & CRISTI L	312,000	09/26/2019	WD	03-ARM'S LENGTH	2019005538	PROPERTY TRANSFER	100.0

Property Address
15 SHIP WATCH

Owner's Name/Address
PIKE JOHN C & CRISTI L
1612 OLD MILL RD
EAST LANSING MI 48823

Tax Description
L276 P374/87 L608 P352/01 L608 P353/01 APARTMENT 9 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
2BED/2BATH
LOWER LEVEL

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Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 475,387 TCV/TFA: 452.75

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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units	180000.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	147,700	237,700			179,883C
2024	120,000	127,600	247,600			174,475C
2023	100,000	118,800	218,800			166,167C
2022	30,000	155,700	185,700			158,255C

*** 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
1978	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: 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 : 194,336 E.C.F.
Total Depr Cost: 155,467 X 1.900
Estimated T.C.V: 295,387

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	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:

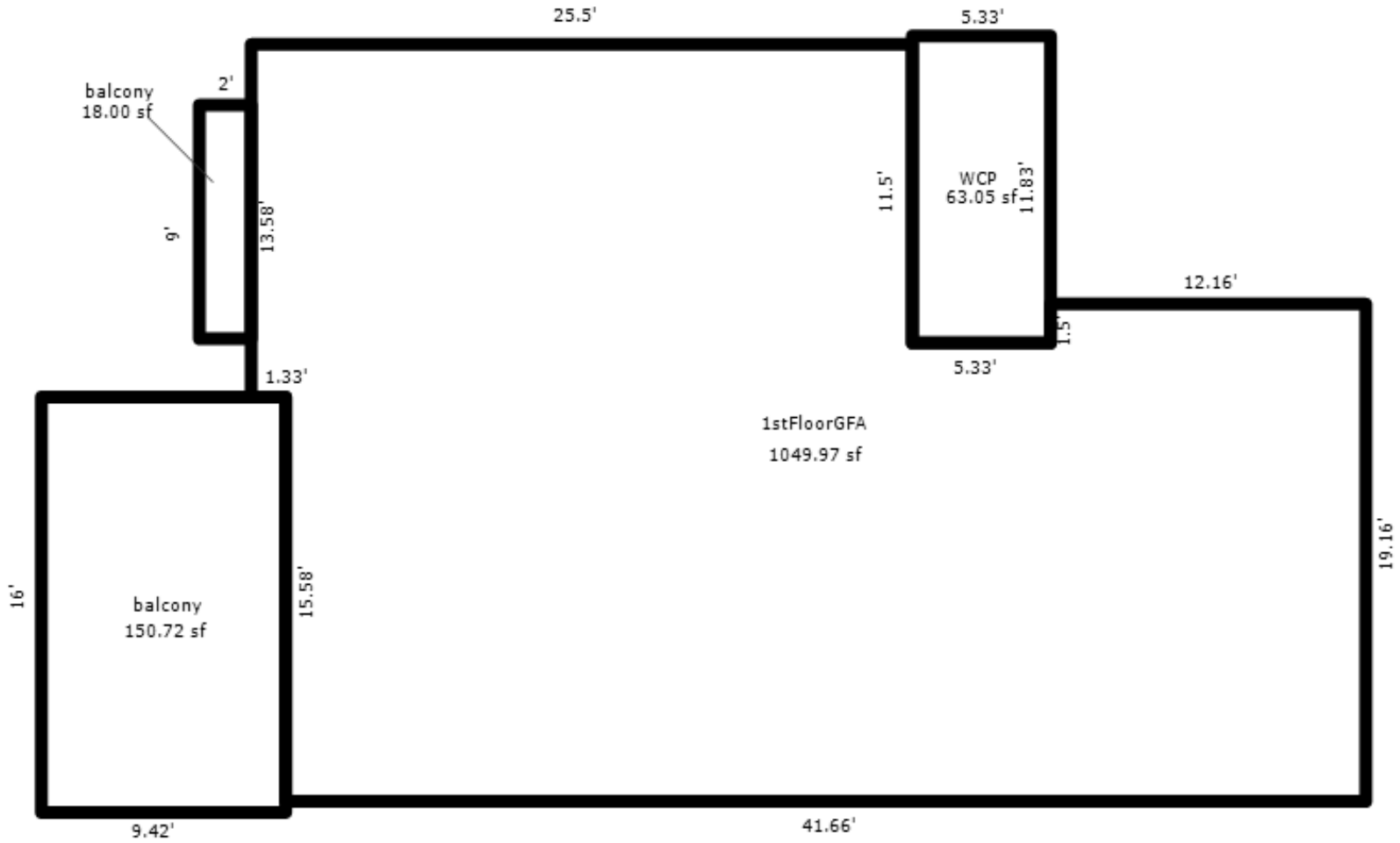
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
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:	194,336	155,467

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 295,387

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

BUILDING 2



APT.9

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

Parcel Number: 45-006-775-010-00 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.
LONG JULIA L	LONG JULIA LELAND DEC OF	0	08/01/2007	WD	03-ARM'S LENGTH	955:352	OTHER	0.0
WHALL	LONG	159,000	01/17/1997	WD	03-ARM'S LENGTH	437:655	PROPERTY TRANSFER	0.0

Property Address

19 SHIP WATCH

Owner's Name/Address

LONG LELAND JULIA TRUST
17585 PARKSIDE
DETROIT MI 48221

Tax Description

L272 P994 L406 P321 L437 P665/97 DC L897 P980/06 APARTMENT 10 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 467,114 TCV/TFA: 444.87

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 12/11/2017 INSPECTED
WAS 01/03/2007 INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units	180000.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	143,600	233,600			144,260C
2024	120,000	124,000	244,000			139,923C
2023	100,000	115,500	215,500			133,260C
2022	30,000	151,300	181,300			126,915C

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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
1978	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: 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:

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	Wood		Coal		Steam

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	Forced Air w/ Ducts
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	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:

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1	Appliance Allow.
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	Bath Heater
	Vent Fan
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	Vented Hood
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	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
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	Security System

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	Exterior 1 Story
	Exterior 2 Story
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	Heat Circulator
	Raised Hearth
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Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 188,893 E.C.F.
Total Depr Cost: 151,113 X 1.900
Estimated T.C.V: 287,114

(16) Porches/Decks

Area	Type
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168	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 1978
Exterior Units: 1 Interior Units: 0 Roof:
(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:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
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Porches					
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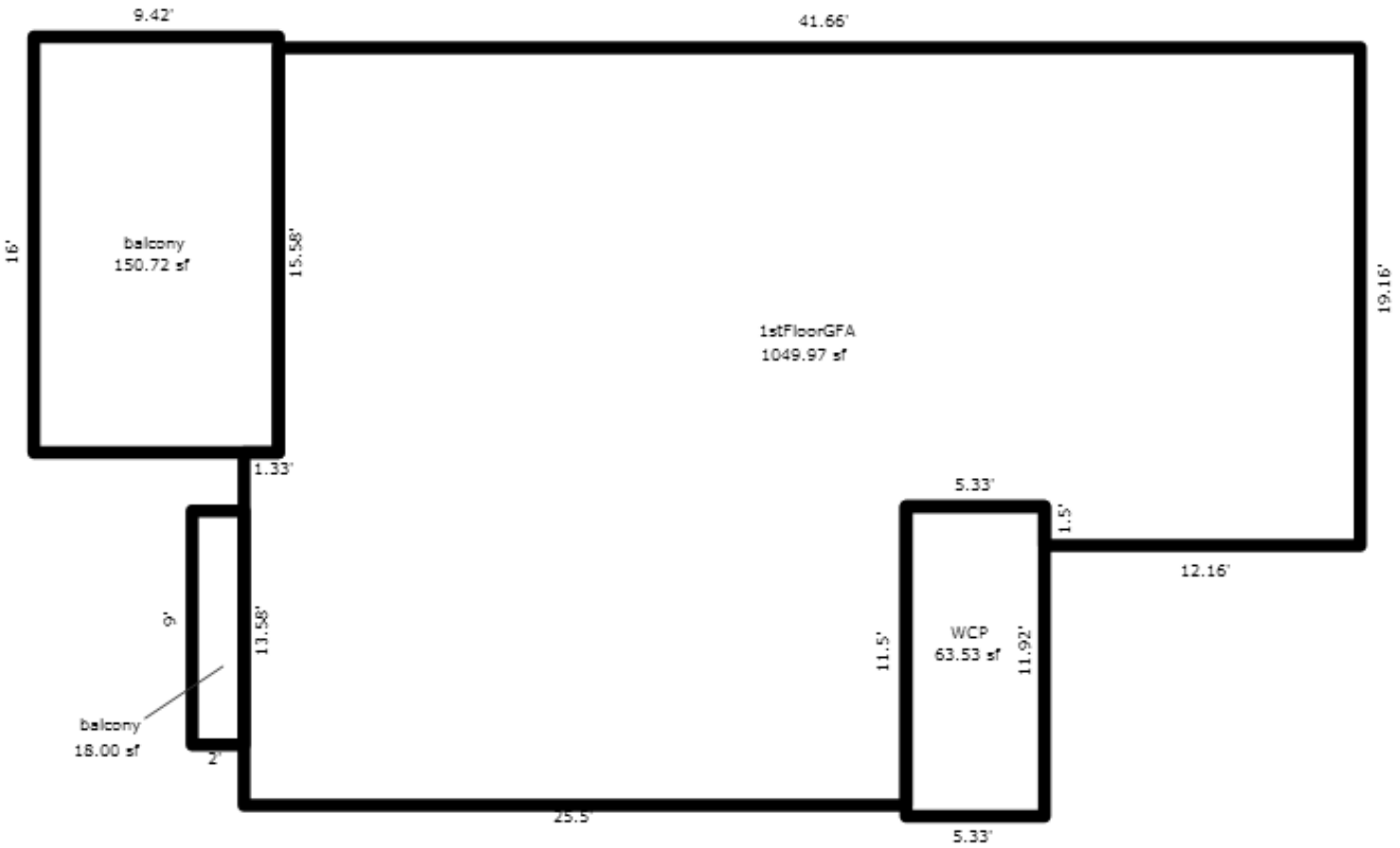
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
			Totals:	188,893	151,113

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 287,114

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

BUILDING 2



APT.10

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

Parcel Number: 45-006-775-011-50 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.
BENSON WHITELAW FAMILY TR	SYTSMA JACK D & JANICE R	499,000	03/16/2023	WD	03-ARM'S LENGTH	2023001188	PROPERTY TRANSFER	100.0
BENSON JAN S & WHITELAW N	BENSON WHITELAW FAMILY TR	0	09/07/2020	QC	09-FAMILY	2020006755	PROPERTY TRANSFER	0.0
GORDON FRANKLIN L JR & KA	BENSON JAN S & WHITELAW N	330,000	03/17/2014	WD	03-ARM'S LENGTH	1193P764	PROPERTY TRANSFER	100.0
FARLEY	GARDON	175,000	08/03/1998	WD	03-ARM'S LENGTH	484:235	OTHER	0.0

Property Address

23 SHIP WATCH

Owner's Name/Address

SYTSMA JACK D & JANICE R TRUST
1939 MILLBANK ST SE
GRAND RAPIDS MI 49508

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 467,114 TCV/TFA: 444.87

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units180000	.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

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

L242 P991 L368 P21 L484 P235/98 L615 P937/01 APARTMENT 11 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

1ST FLOOR
2BED/2BATH
LOWER LEVEL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	143,600	233,600			233,600S
2024	120,000	124,000	244,000			244,000S
2023	100,000	115,500	215,500			162,480C
2022	30,000	151,300	181,300			154,743C

Who	When	What
TPC	01/30/2023	INSPECTED
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

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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
1978	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: 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
	2nd/Same 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 : 188,893 E.C.F.
Total Depr Cost: 151,113 X 1.900
Estimated T.C.V: 287,114

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	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:

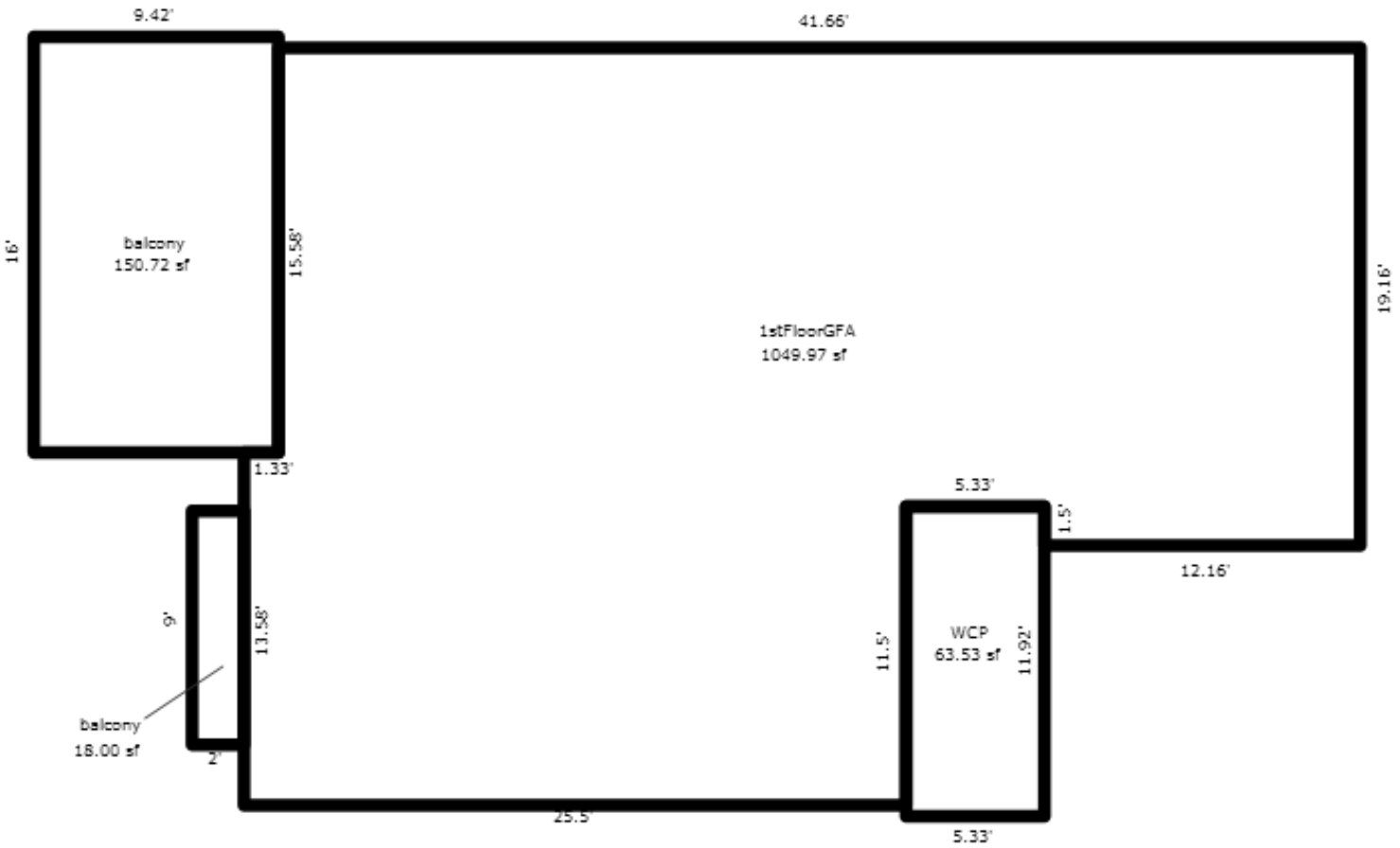
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
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:	188,893	151,113

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 287,114

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

BUILDING 2



APT.10

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

Parcel Number: 45-006-775-012-00 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.
WHEAT MICHAEL L & JANINE	WHEAT FAMILY REVOCABLE TR	1	09/10/2014	QC	09-FAMILY	1208P992	DEED	0.0
COX ANTHONY D & DENA S	WHEAT MICHAEL L & JANINE	325,000	09/05/2014	WD	03-ARM'S LENGTH	1208P315	PROPERTY TRANSFER	100.0
BENES&CO	COX	335,000	12/26/2002	WD	03-ARM'S LENGTH	695:247	PROPERTY TRANSFER	0.0

Property Address
27 SHIP WATCH

Owner's Name/Address
WHEAT FAMILY REVOCABLE TRUST
556 HARRISON BLVD
VALPARAISO IN 46385

Tax Description
L695 P247/02 APARTMENT 12 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
2/22/2007 MLS 1674054 $419,000
2BED/2BATH
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 467,114 TCV/TFA: 444.87

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 12/11/2017 INSPECTED
WAS 01/03/2007 INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units	180000.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	143,600	233,600			175,892C
2024	120,000	124,000	244,000			170,604C
2023	100,000	115,500	215,500			162,480C
2022	30,000	151,300	181,300			154,743C

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*** 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
1978	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: 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
	2nd/Same 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 : 188,893 E.C.F.
Total Depr Cost: 151,113 X 1.900
Estimated T.C.V: 287,114

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	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:

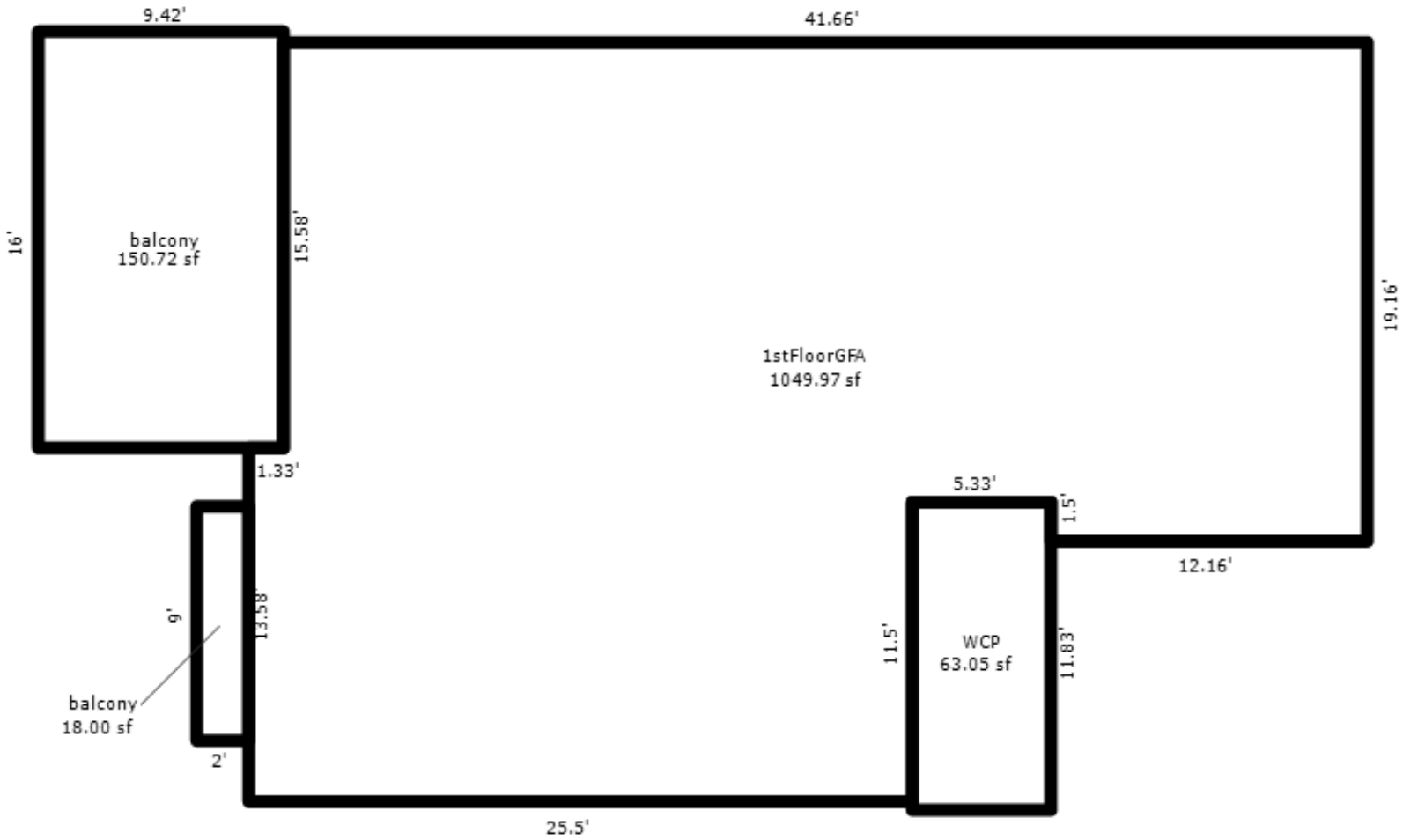
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
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:	188,893	151,113

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 287,114

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

BUILDING 2



APT.12

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

Parcel Number: 45-006-775-013-00 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.
HALLGREN RICHARD C & MARI	HALLGREN FAMILY TRUST	0	04/08/2015	QC	09-FAMILY	1227P31	PROPERTY TRANSFER	0.0
CAHILL	HALLGREN	287,500	11/17/2000	WD	03-ARM'S LENGTH	560:288	PROPERTY TRANSFER	0.0

Property Address
17 SHIP WATCH

Owner's Name/Address
HALLGREN FAMILY TRUST
2129 BUTTERNUT DR
OKEMOS MI 48864-3202

Tax Description
L270 P202/86 L560 P288/00 APARTMENT 13 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
2BED/2BATH
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 471,655 TCV/TFA: 449.20

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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units	180000.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	145,800	235,800			178,005C
2024	120,000	126,000	246,000			172,653C
2023	100,000	117,300	217,300			164,432C
2022	30,000	153,700	183,700			156,602C

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Licensed To: Township of Glen Arbor,
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*** 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
1978	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: 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

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	Forced Air w/ Ducts
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	Electric Wall Heat
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	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
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	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
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	Vent Fan

(14) Water/Sewer

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1	Public Sewer
	Water Well
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	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
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	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
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	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 191,880 E.C.F.
Total Depr Cost: 153,503 X 1.900
Estimated T.C.V: 291,655

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	Wood Balcony
60	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:

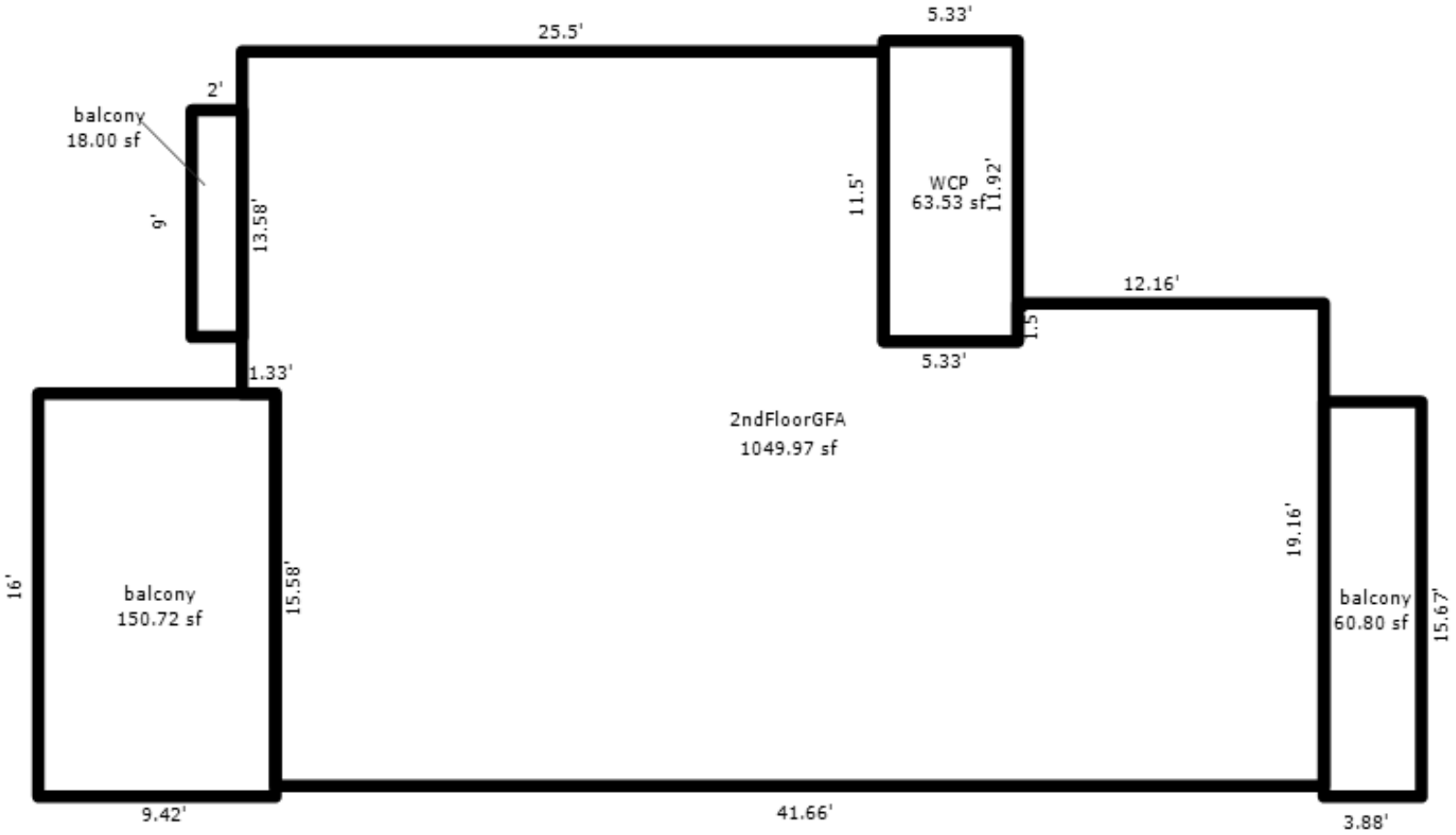
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
Wood Balcony			60	2,987	2,390
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:	191,880	153,503

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 291,655

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

BUILDING 2



APT.13

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

Parcel Number: 45-006-775-014-00 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.
CRAWMER WILLAM ROBERT & A	DEL ROSE MICHAEL S & MICH	420,000	01/19/2021	WD	03-ARM'S LENGTH	2021000594	PROPERTY TRANSFER	100.0
BENNETT JOHN K & FAITH H	CRAWMER WILLAM ROBERT & A	340,000	10/15/2012	WD	03-ARM'S LENGTH	1141P533	PROPERTY TRANSFER	100.0
CRAWMER TRUST	BENNETT	280,000	03/31/2000	WD	03-ARM'S LENGTH	539:446	PROPERTY TRANSFER	0.0
BROWN	CRAWMER	164,000	10/31/1997	WD	03-ARM'S LENGTH	457:649	PROPERTY TRANSFER	0.0

Property Address
21 SHIP WATCH

Owner's Name/Address
DEL ROSE MICHAEL S & MICHELE D
2737 STEAMBOAT SPRINGS
ROCHESTER MI 48309

Tax Description
L457 P649 L462 P373 L539 P446/00
APARTMENT 14 SHIP WATCH CONDOMINIUM REC
IN L198 P417-454 / 1ST AMEND L201 P802 /
2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
2BED/2BATH
UPPER LEVEL

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 486,386 TCV/TFA: 463.22

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	11/30/2020	INSPECTED
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units180000.00000		100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	153,200	243,200			217,559C
2024	120,000	132,300	252,300			211,018C
2023	100,000	123,200	223,200			200,970C
2022	30,000	161,400	191,400			191,400S

*** 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
1978	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: 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
	2nd/Same 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 : 201,571 E.C.F.
Total Depr Cost: 161,256 X 1.900
Estimated T.C.V: 306,386

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	Wood Balcony
60	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:

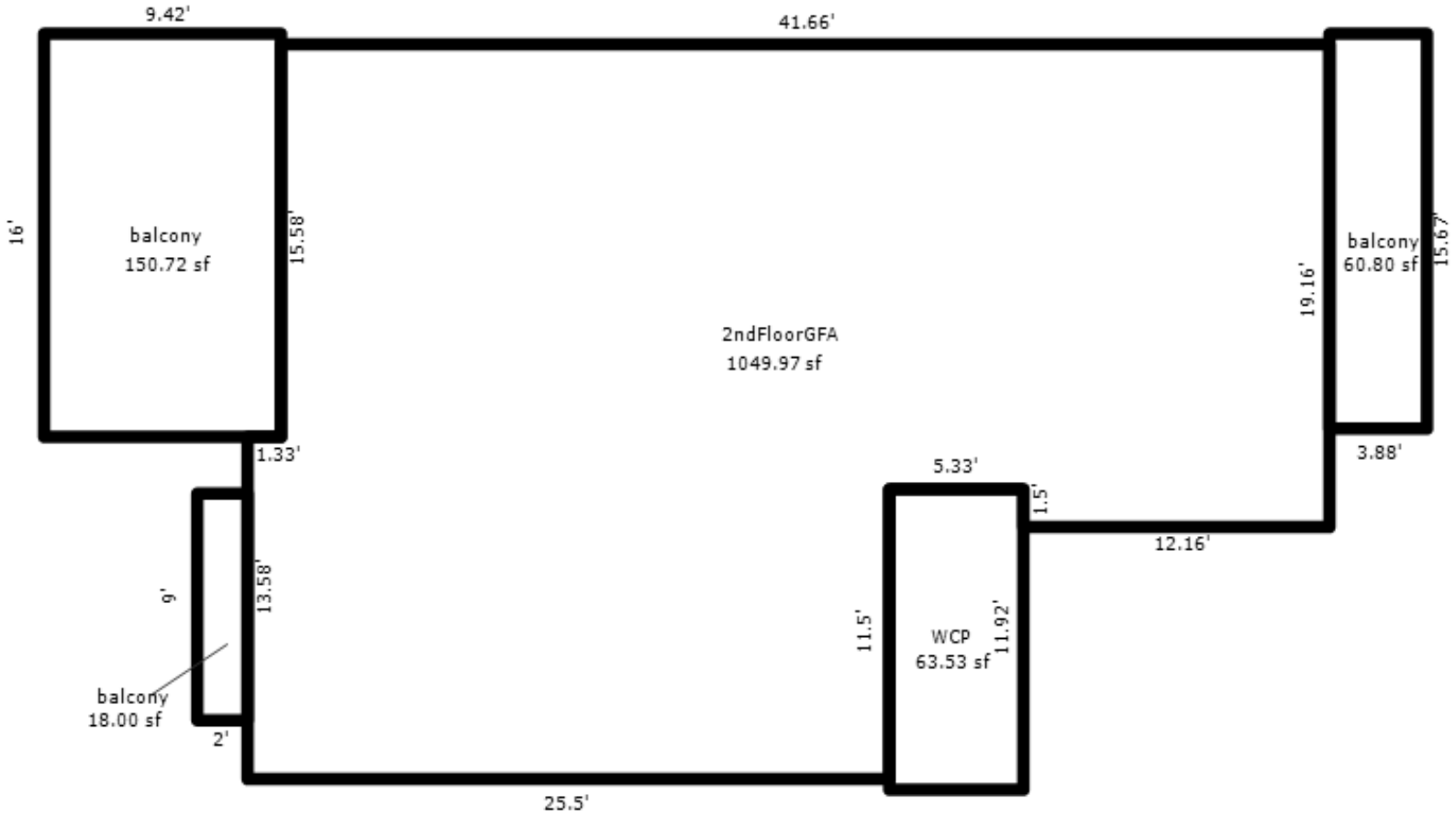
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	161,740	129,391
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
Wood Balcony			60	2,987	2,390
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:	201,571	161,256

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 306,386

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

BUILDING 2



APT.14

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

Parcel Number: 45-006-775-015-00 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.
HOBBS ROBERT C & DIANE E	CARTWRIGHT MARY L TRUST	350,000	06/30/2014	WD	03-ARM'S LENGTH	1202P150	PROPERTY TRANSFER	100.0
GERISH	HOGGS	125,000	08/27/1990	WD	03-ARM'S LENGTH	314:774	OTHER	0.0

Property Address

25 SHIP WATCH

Owner's Name/Address

CARTWRIGHT MARY L TRUST
1016 RIDGE CREST DR
COLUMBUS OH 43230

Tax Description

L255 P327 L281 P968 L314 P774/90
APARTMENT 15 SHIP WATCH CONDOMINIUM REC
IN L198 P417-454 / 1ST AMEND L201 P802 /
2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 471,655 TCV/TFA: 449.20

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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1 Units	180000.00000		100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	145,800	235,800			178,005C
2024	120,000	126,000	246,000			172,653C
2023	100,000	117,300	217,300			164,432C
2022	30,000	153,700	183,700			156,602C

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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
1978	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
	2nd/Same 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 : 191,880 E.C.F.
Total Depr Cost: 153,503 X 1.900
Estimated T.C.V: 291,655

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	Wood Balcony
60	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 1978
Exterior Units: 1 Interior Units: 0 Roof:
(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:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
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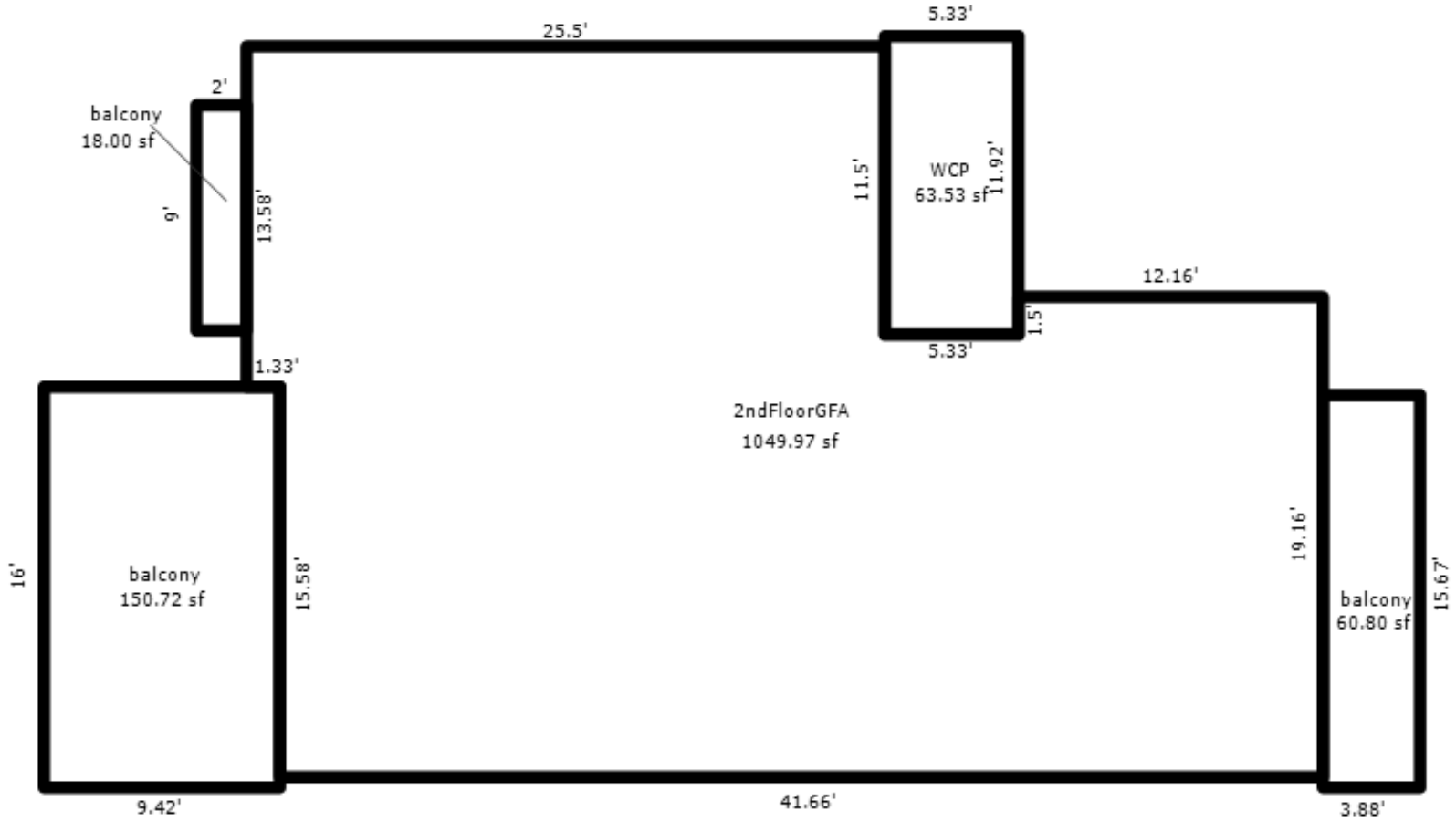
Wood Balcony			60	2,987	2,390
Water/Sewer					
Public Water			1	1,927	1,542
Public Sewer			1	1,927	1,542
Built-Ins					
Appliance Allow.			1	4,003	3,202
Fireplaces					
Interior 1 Story			1	6,965	5,572
			Totals:	191,880	153,503

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 291,655

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

BUILDING 2



APT.15

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

Parcel Number: 45-006-775-016-00 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.
WORTH KAREN	WORTH DANIEL & MARGARET	0	10/15/2019	QC	09-FAMILY	2019005861	OTHER	0.0
FANNIE MAE	WORTH DANIEL & MARGARET	274,000	09/04/2012	CD	11-FROM LENDING INSTITUT	1134P676	OTHER	100.0
SHERIFF	FANNIE MAE	318,751	12/24/2011	SD	10-FORECLOSURE	1098/894	DEED	0.0
CITIMORTGAGE INC	FANNIE MAE	1	07/08/2011	QC	09-FAMILY	1091-550	OTHER	0.0

Property Address

29 SHIP WATCH

Owner's Name/Address

WORTH DANIEL & MARGARET
66 GROVE HILL AVE
NEWTON MA 02458

Tax Description

L270 P303/86 L271 P5/86 L914 P852/06 L947 P968/07 APARTMENT 16 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 486,386 TCV/TFA: 463.22

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	12/11/2017	INSPECTED
TPC	10/14/2012	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1 Units		180000.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	153,200	243,200			185,285C
2024	120,000	132,300	252,300			179,714C
2023	100,000	123,200	223,200			171,157C
2022	30,000	161,400	191,400			163,007C

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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
1978	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: 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
	2nd/Same 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 : 201,571 E.C.F.
Total Depr Cost: 161,256 X 1.900
Estimated T.C.V: 306,386

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	Wood Balcony
60	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:

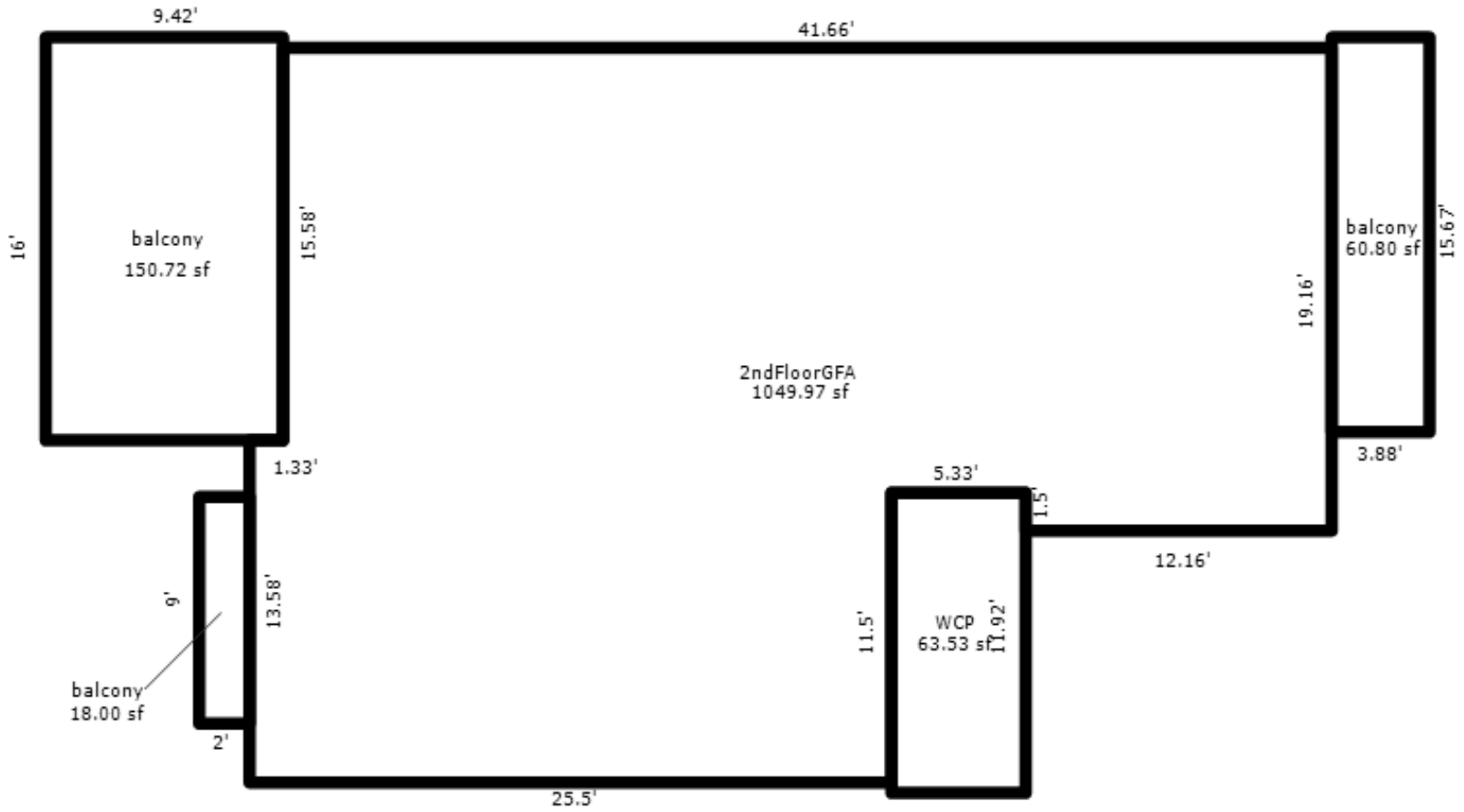
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	161,740	129,391
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
Wood Balcony			60	2,987	2,390
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:	201,571	161,256

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 306,386

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

BUILDING 2



APT.16

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

Parcel Number: 45-006-775-017-00 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.

Property Address

31 SHIP WATCH

Owner's Name/Address

HOISINGTON DAVID H & KATHI JO
7584 CREYTS RD
DIMONDALE MI 48821

Tax Description

L273 P738/87 APARTMENT 17 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH
LOWER LEVEL

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Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 467,114 TCV/TFA: 444.87

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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units180000.00000		100		180,0
			0.00	Total Acres		Total Est. Land Value =		180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	143,600	233,600			123,273C
2024	120,000	124,000	244,000			119,567C
2023	100,000	115,500	215,500			113,874C
2022	30,000	151,300	181,300			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
1978	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
	2nd/Same 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 : 188,893 E.C.F.
Total Depr Cost: 151,113 X 1.900
Estimated T.C.V: 287,114

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	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:

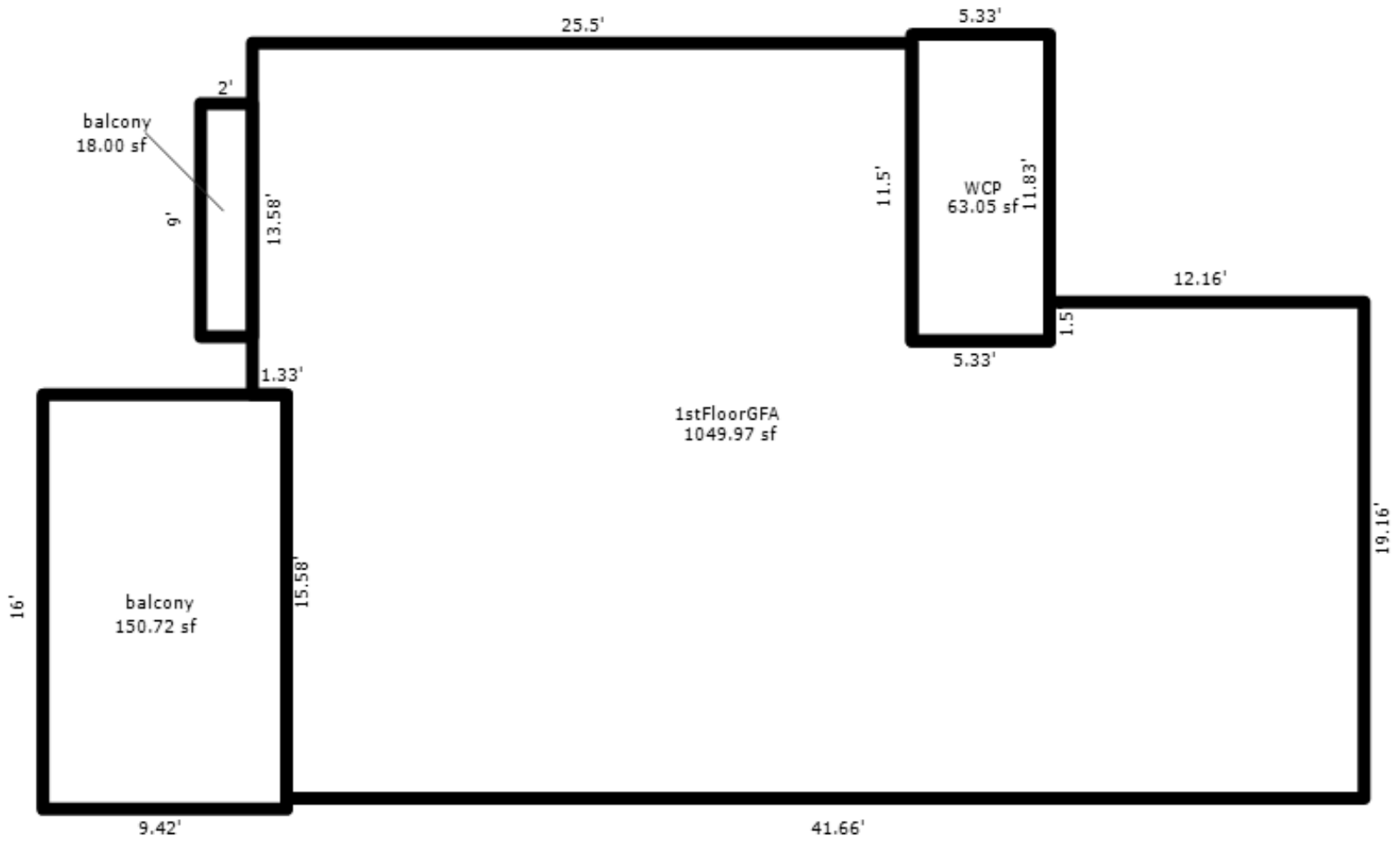
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
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:	188,893	151,113

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 287,114

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

BUILDING 3



APT.17

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

Parcel Number: 45-006-775-018-00 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.
TROPMAN JOHN E & PENELOPE	TROPMAN JOHN E & TROPMAN	0	10/09/2024	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
HIGGINS THOMAS C & RITA T	TROPMAN JOHN E & PENELOPE	275,000	02/28/2018	WD	03-ARM'S LENGTH	1321P906	OTHER	100.0
LUCE	HIGGINS	97,000	02/20/1993	WD	03-ARM'S LENGTH	358:584	OTHER	0.0

Property Address
35 SHIP WATCH

Owner's Name/Address
TROPMAN JOHN E & TROPMAN PENELOPE &
TROPMAN JESSICA LUX
3568 RIVER PINES DR
ANN ARBOR MI 48103

Tax Description
L270 P400 L291 P443 L358 P584 L362 P563
APARTMENT 18 SHIP WATCH CONDOMINIUM REC
IN L198 P417-454 / 1ST AMEND L201 P802 /
2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
1BED/1BATH
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 329,224 TCV/TFA: 484.15

Building Permit(s)	Date	Number	Status
Mechanical	02/02/2023	PM23-0129	100% FINIS
Electrical	02/02/2023	PE23-0075	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 H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	680 SF	130K	1 Units	130000.00000		100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	99,600	164,600			123,326C
2024	70,000	88,200	158,200			119,618C
2023	70,000	80,100	150,100			111,827C
2022	20,000	105,000	125,000			106,502C

Who	When	What
TPC	11/01/2023	INSPECTED
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

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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
1978	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: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 680
Total Base New : 131,069 E.C.F.
Total Depr Cost: 104,855 X 1.900
Estimated T.C.V: 199,224

(16) Porches/Decks

Area	Type
68	WCP (1 Story)
137	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 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 680 SF Floor Area = 680 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	680		
			Total:	102,400	81,920

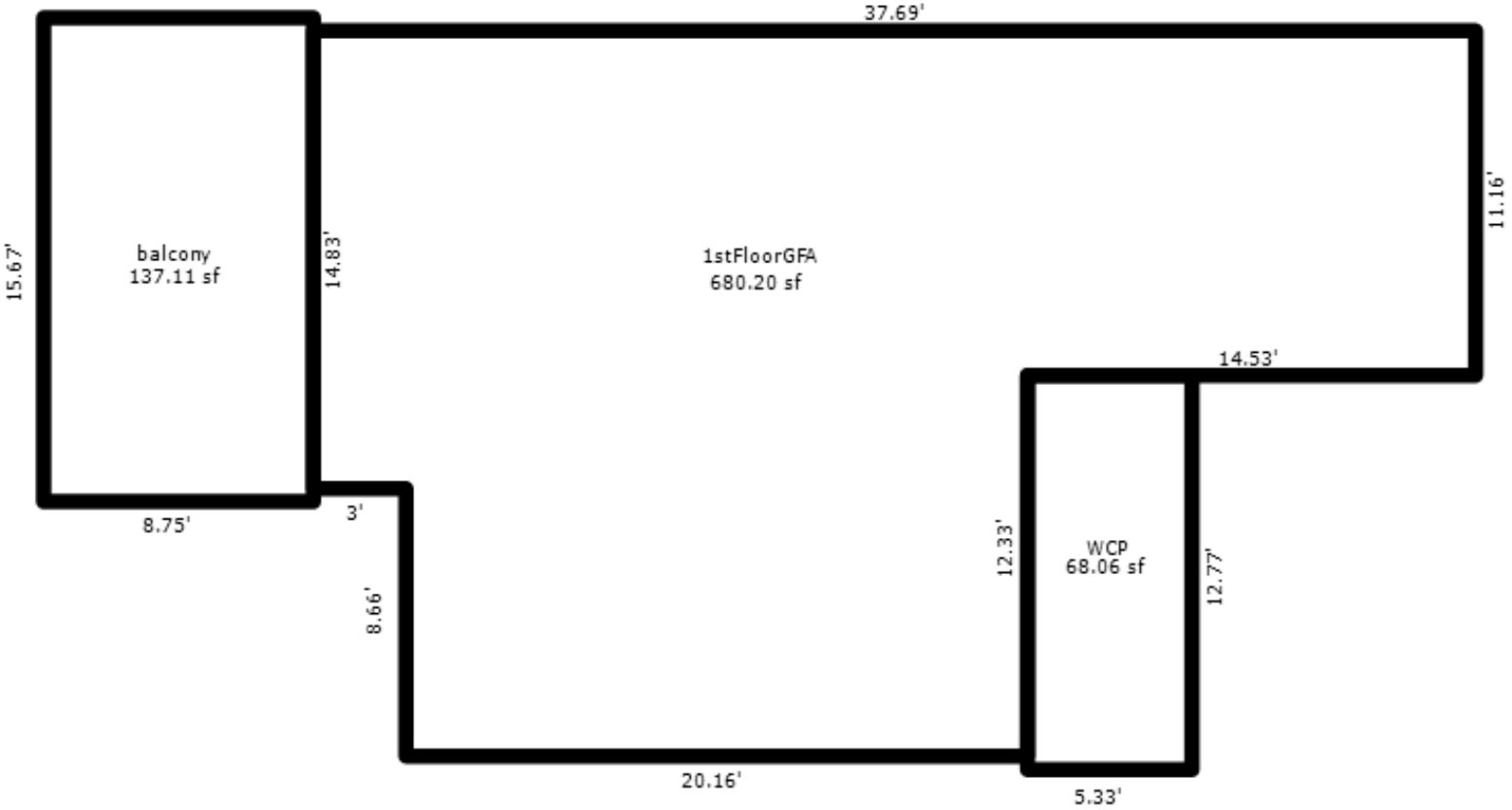
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
Porches			
WCP (1 Story)	68	4,839	3,871
Balcony			
Wood Balcony	137	6,820	5,456
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:	131,069	104,855

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 199,224

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

BUILDING 3



APT.18

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

Parcel Number: 45-006-775-019-00 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.
LOVASZ J RONALD TRUST	BREWSTER JANET L TRUST	300,000	09/05/2023	LC	03-ARM'S LENGTH	2023004009	PROPERTY TRANSFER	100.0
LOVASZ PATRICIA J TRUST	LOVASZ J RONALD TRUST	0	11/08/2011	QC	09-FAMILY	1102-426 QCD	DEED	0.0
LOVASZ PATRICIA J		0	06/19/2011	AFF	07-DEATH CERTIFICATE	1091/374	DEED	0.0
LOVASZ RONALD L & PATRICI	LOVASZ PATRICIA J TRUST	0	04/27/2000	QC	09-FAMILY		DEED	0.0

Property Address

37 SHIP WATCH

Owner's Name/Address

BREWSTER JANET L TRUST
392 S STONE RD
FREMONT MI 49412

Tax Description

L237 P406/83 L310 P988 L542 P014/00 APARTMENT 19 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

1BED/1BATH
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 342,700 TCV/TFA: 503.97

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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	680 SF	130K	1	Units130000.00000		100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	106,400	171,400			166,815C
2024	70,000	91,800	161,800			161,800S
2023	70,000	85,500	155,500			85,403C
2022	20,000	112,000	132,000			81,337C

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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
1978	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: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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: 680
Total Base New : 139,935 E.C.F.
Total Depr Cost: 111,948 X 1.900
Estimated T.C.V: 212,700

(16) Porches/Decks

Area	Type
68	WCP (1 Story)
55	Treated Wood
137	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:

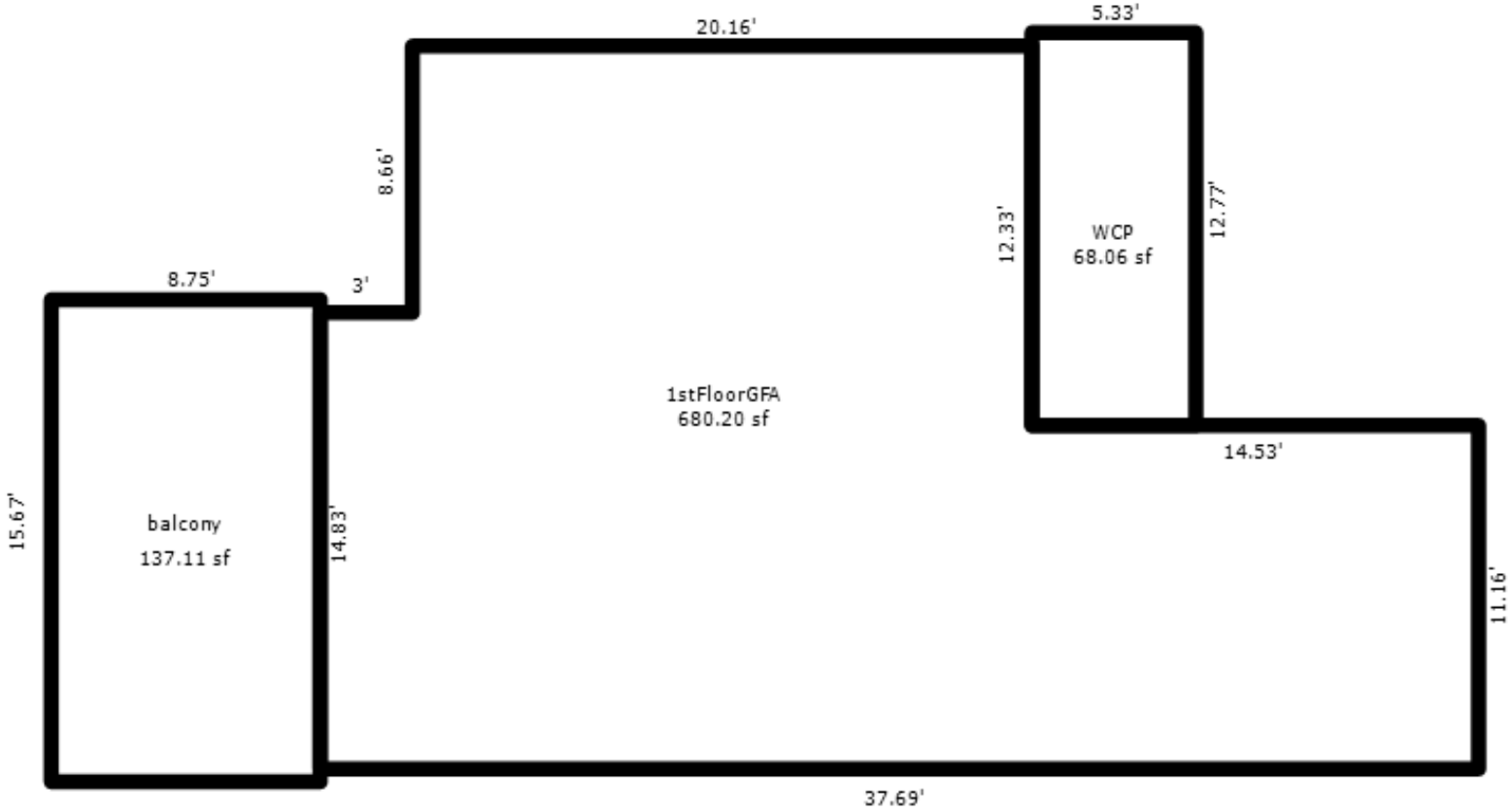
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	102,400	81,920
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			68	4,839	3,871
Deck					
Treated Wood			55	1,986	1,589
Balcony					
Wood Balcony			137	6,820	5,456
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:	139,935	111,948

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 212,700

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

BUILDING 3



APT.19

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

Parcel Number: 45-006-775-020-00 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.
WALDECK LYNDA	WALDECK LYNDA	0	03/08/2022	WD	18-LIFE ESTATE	2022002048	PROPERTY TRANSFER	0.0
DUNBAR JAMES H TRUST	CARLSON ELIZABETH & WALDE	0	11/18/2021	QC	09-FAMILY	2021009658	PROPERTY TRANSFER	0.0
DUNBAR JAMES H & BETTY J		0	07/16/2007	MLC	09-FAMILY	956/447	DEED	0.0
DUNBAR JAMES H & BETTY J	DUNBAR JAMES H TRUST	1	12/06/2000	QC	09-FAMILY	1151P353	PROPERTY TRANSFER	0.0

Property Address

39 SHIP WATCH

Owner's Name/Address

CARLSON ELIZABETH & WALDECK LYNDA
12085 ARROWHEAD CT
PLYMOUTH MI 48170

Tax Description

APARTMENT 20 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

DOOR 39 & 40
3BED/2BATH
LOWER LEVEL

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Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 669,846 TCV/TFA: 497.66

Building Permit(s)	Date	Number	Status
Commercial/Residential	03/20/2017	PB17-0079	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1346 SF	325K	1	Units325000.00000		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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	172,400	334,900			133,549C
2024	120,000	149,000	269,000			129,534C
2023	100,000	138,700	238,700			123,366C
2022	30,000	181,800	211,800			117,492C

*** 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
1978	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: 1346 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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: 1,346
Total Base New : 226,873 E.C.F.
Total Depr Cost: 181,498 X 1.900
Estimated T.C.V: 344,846

(16) Porches/Decks

Area	Type
76	WCP (1 Story)
187	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:

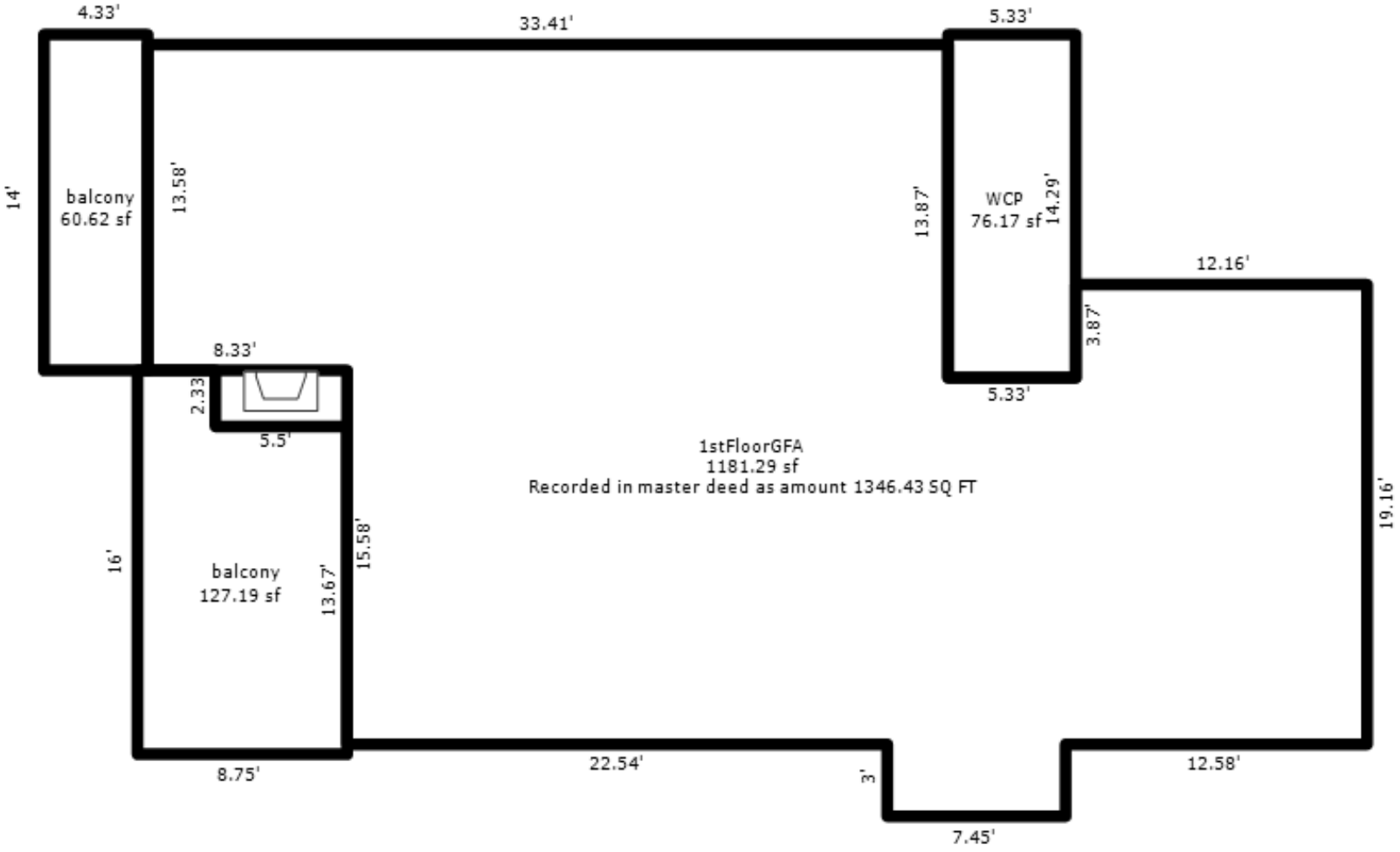
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1346 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	188,474	150,779
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			76	5,200	4,160
Balcony					
Wood Balcony			187	9,309	7,447
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:	226,873	181,498

Notes: 1ST FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 344,846

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

BUILDING 3



APT.20

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

Parcel Number: 45-006-775-021-00 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.
SCHUESSLER ROBERT & KATHE	SCHUESSLER FAMILY TRUST	1	07/25/2016	QC	09-FAMILY	1268P583	PROPERTY TRANSFER	0.0
SCHUESSLER ROBERT & KATHE	SCHUESSLER ROBERT & KATHE	0	01/11/2008	WD	03-ARM'S LENGTH	977/508	DEED	0.0
DUNLOP	SCHUESSLER	215,000	05/19/1999	WD	03-ARM'S LENGTH	512:825	PROPERTY TRANSFER	0.0

Property Address
33 SHIP WATCH

Owner's Name/Address
SCHUESSLER FAMILY TRUST
36325 ST ANDREWS DR
LIVONIA MI 48152

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 471,655 TCV/TFA: 449.20

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1050 SF	180K	1	Units	180000.00000	100		180,0

0.00 Total Acres Total Est. Land Value = 180,000

Tax Description
L512 P825/99 APARTMENT 21 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
2BED/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
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	145,800	235,800			178,005C
2024	120,000	126,000	246,000			172,653C
2023	100,000	117,300	217,300			164,432C
2022	30,000	153,700	183,700			156,602C

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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
1978	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: 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
	2nd/Same 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 : 191,880 E.C.F.
Total Depr Cost: 153,503 X 1.900
Estimated T.C.V: 291,655

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
168	Wood Balcony
60	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:

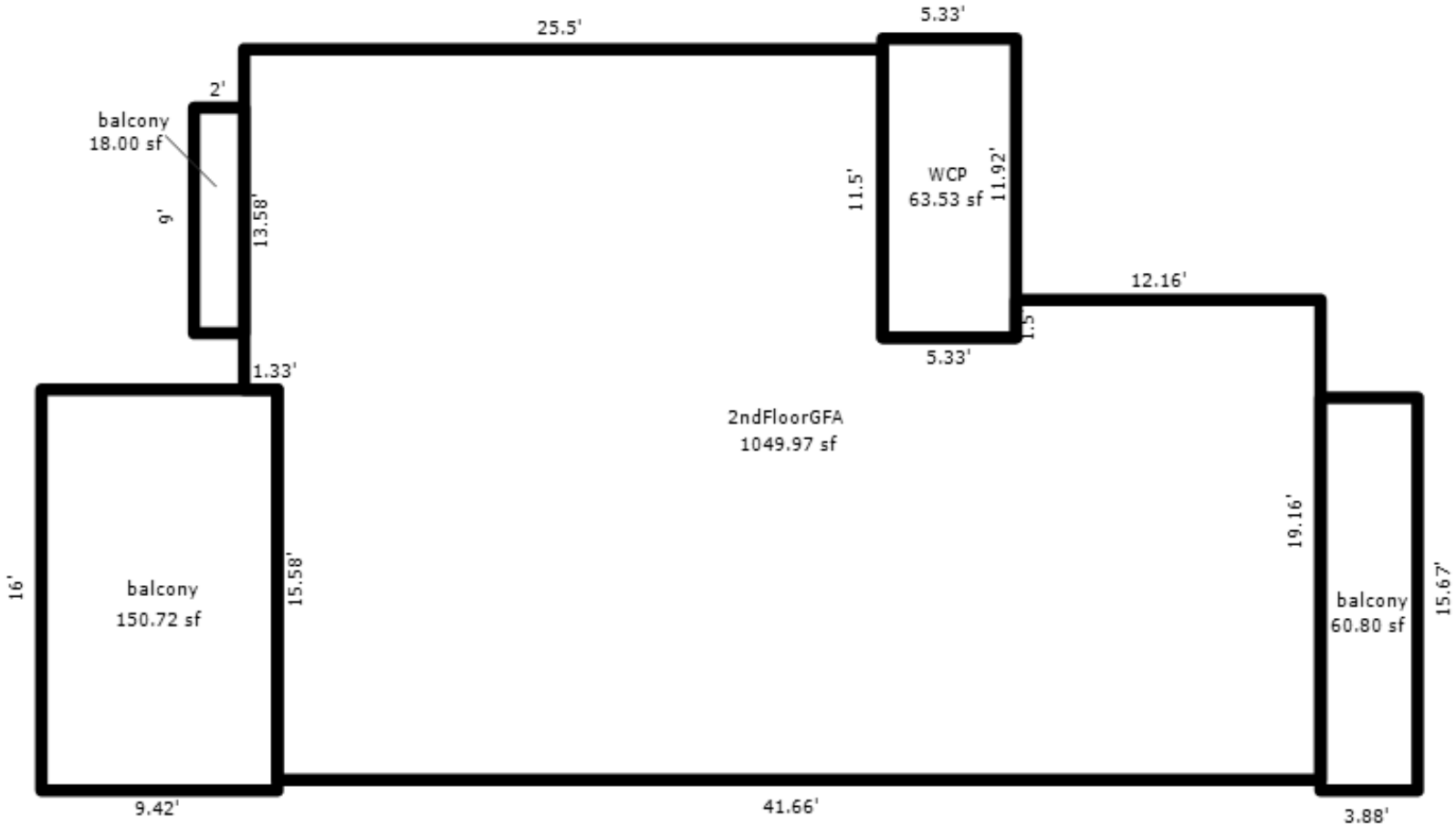
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	152,049	121,638
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			63	4,591	3,673
Balcony					
Wood Balcony			168	8,363	6,690
Wood Balcony			60	2,987	2,390
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:	191,880	153,503

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 291,655

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

BUILDING 3



APT.21

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

Parcel Number: 45-006-775-022-00 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.
MUSIAL JAMES J & GERI A	SCHABES PAMELA L TRUST	283,500	01/10/2014	WD	03-ARM'S LENGTH	1189P366	PROPERTY TRANSFER	100.0
ODONALD	MUSIAL	111,800	06/21/1996	WD	03-ARM'S LENGTH	425:518	OTHER	0.0
SMITH	O'DONALD	94,000	10/11/1990	WD	03-ARM'S LENGTH	316:944	OTHER	0.0

Property Address
36 SHIP WATCH

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 332,632 TCV/TFA: 489.16

Building Permit(s)	Date	Number	Status

Owner's Name/Address
SCHABES PAMELA L TRUST
9521 CONSERVATION ST NE
ADA MI 49301

X Improved Vacant

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	680 SF	130K	1 Units	130000.00000		100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

Tax Description
L316 P944-945/90 L425 P518/96 APARTMENT 22 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
1BED/1BATH
UPPR 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	101,300	166,300			122,701C
2024	70,000	87,500	157,500			119,012C
2023	70,000	81,500	151,500			113,345C
2022	20,000	106,800	126,800			107,948C

Who	When	What
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

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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
1978	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: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same 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: 680
Total Base New : 133,311 E.C.F.
Total Depr Cost: 106,649 X 1.900
Estimated T.C.V: 202,632

(16) Porches/Decks

Area	Type
67	WCP (1 Story)
137	Wood Balcony
46	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:

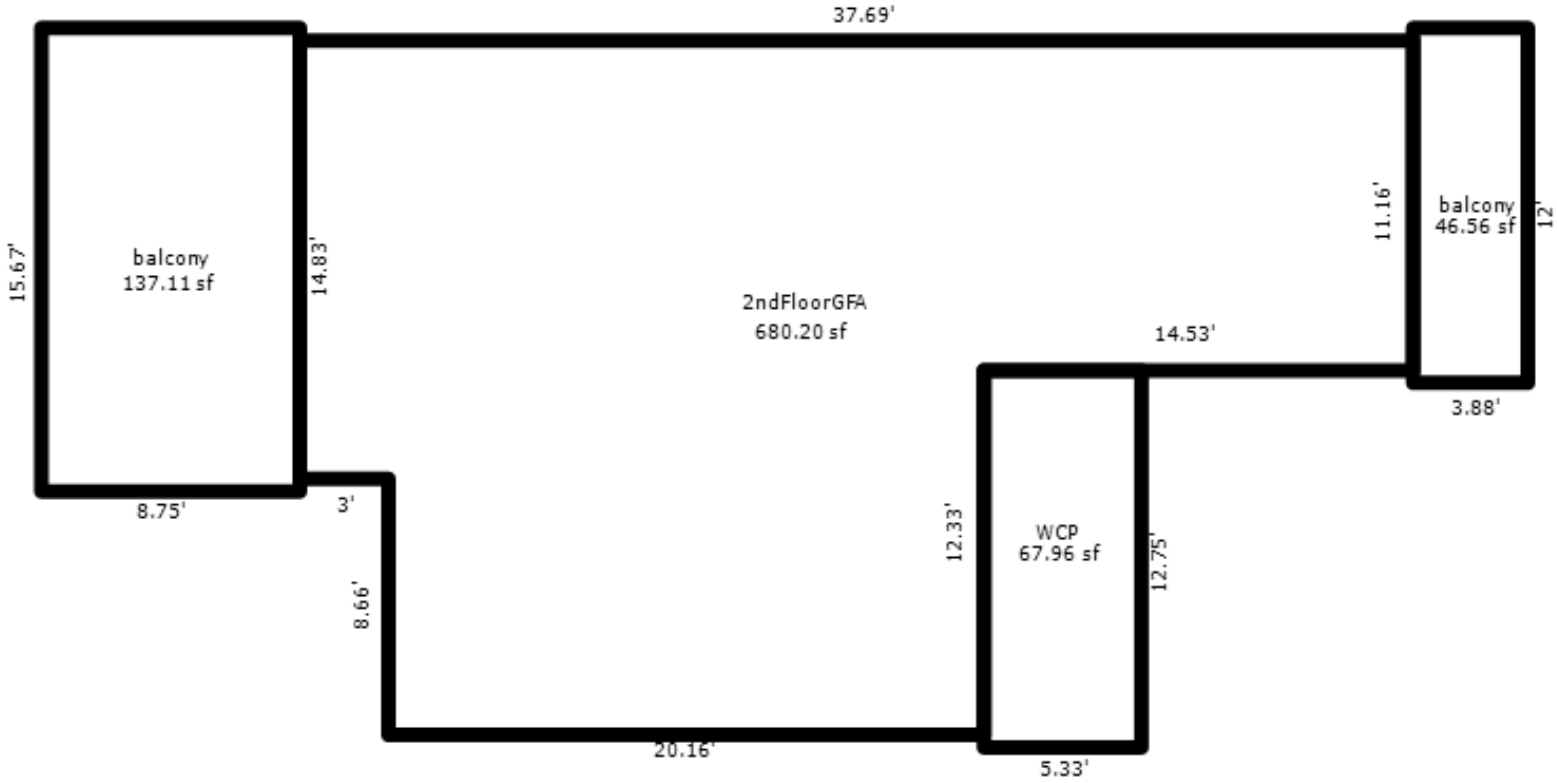
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	102,400	81,920
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
Porches					
WCP (1 Story)			67	4,791	3,833
Balcony					
Wood Balcony			137	6,820	5,456
Wood Balcony			46	2,290	1,832
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:	133,311	106,649

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 202,632

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

BUILDING 3



APT.22

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

Parcel Number: 45-006-775-023-00 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.
DOUGHTY CLARK G & CLAUDIA	DOUGHTY CLARK G & CLAUDIA	0	10/12/2021	QC	09-FAMILY	2021008313	DEED	0.0
BEETY FAMILY TRUST	DOUGHTY CLARK G & CLAUDIA	260,000	01/23/2019	WD	03-ARM'S LENGTH	1351P916	PROPERTY TRANSFER	100.0
BEETY THOMAS E	BEETY FAMILY TRUST	10	05/12/2015	WD	03-ARM'S LENGTH	1230P663	DEED	0.0

Property Address
38 SHIP WATCH

Owner's Name/Address
DOUGHTY CLARK G & CLAUDIA A
33856 HUNTERS POINTE RD
FARMINGTON MI 48331

Tax Description
APARTMENT 23 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences
1BED/1BATH
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 16
2025 Est TCV 343,090 TCV/TFA: 504.54

Building Permit(s)	Date	Number	Status
Plumbing	04/30/2019	PP19-0105	REVIEWED
Electrical	04/03/2019	PE19-0135	REVIEWED
Res. Add/Alter/Repair	04/03/2019	PB19-0062	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	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Land Value Estimates for Land Table H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	680 SF	130K	1 Units	130000.00000		100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	106,500	171,500			127,750C
2024	70,000	92,000	162,000			123,909C
2023	70,000	85,700	155,700			118,009C
2022	20,000	112,200	132,200			112,390C

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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
1978	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: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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: 680
Total Base New : 140,191 E.C.F.
Total Depr Cost: 112,153 X 1.900
Estimated T.C.V: 213,090

(16) Porches/Decks

Area	Type
67	WCP (1 Story)
137	Wood Balcony
46	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:

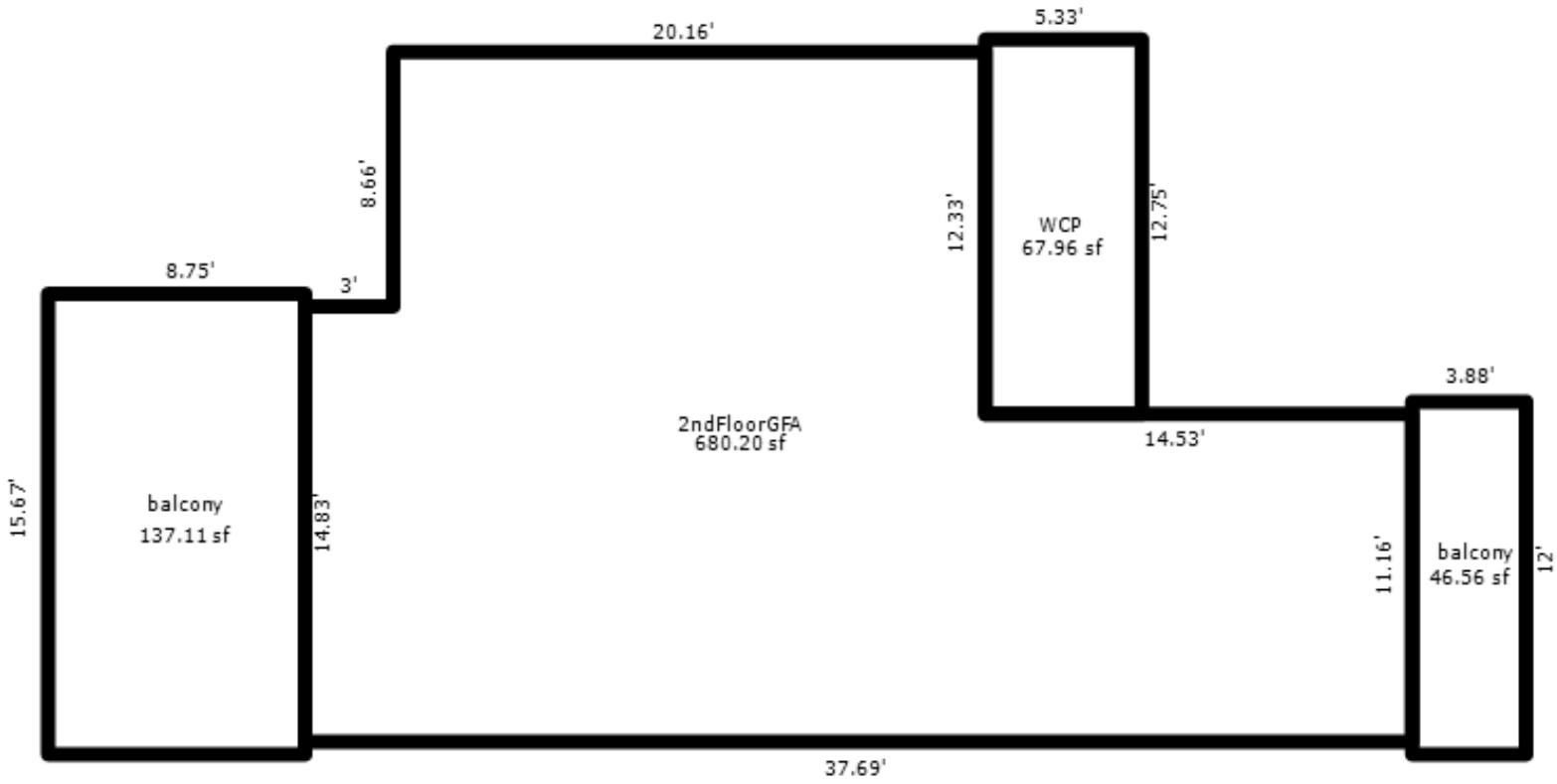
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	102,400	81,920
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			67	4,791	3,833
Balcony					
Wood Balcony			137	6,820	5,456
Wood Balcony			46	2,290	1,832
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:	140,191	112,153

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 213,090

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

BUILDING 3



APT.23

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

Parcel Number: 45-006-775-024-00 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.
STEINER PETER & PATRICIA	LEFLEIN JEFFREY & LAURIE	330,000	05/15/2009	WD	03-ARM'S LENGTH	2009 1015-610W	DEED	100.0
LEFLEIN JEFFREY & LAURIE	SHIP WATCH TRUST	0	05/15/2009	QC	03-ARM'S LENGTH	2009 1015-607T	DEED	0.0
STEINER	LEFLEIN JEFFREY & LAURIE	0	05/13/2009	WD	03-ARM'S LENGTH	2009 1015-610W	DEED	0.0
STEINER PATRICIA O TRUST		0	07/18/2008	QC	03-ARM'S LENGTH	2008 984/172TD	DEED	0.0

Property Address

41 SHIP WATCH

Owner's Name/Address

LEFLEIN JEFFREY & LAURIE
2975 EXMOOR
ANN ARBOR MI 48104

Tax Description

APARTMENT 24 SHIP WATCH CONDOMINIUM REC IN L198 P417-454 / 1ST AMEND L201 P802 / 2ND AMEND L858 P628 SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2025 Est TCV 680,712 TCV/TFA: 505.73

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 H775.H775 SHIP WATCH CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H775 SHIP	1346 SF	325K	1 Units	325000.00000	100			325,0

0.00 Total Acres Total Est. Land Value = 325,000

Who	When	What
TPC	12/11/2017	INSPECTED
WAS	01/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	162,500	177,900	340,400			209,474C
2024	120,000	153,700	273,700			203,176C
2023	100,000	143,100	243,100			193,501C
2022	30,000	187,500	217,500			184,287C

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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
1978	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: 1346 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 1,346
Total Base New : 234,022 E.C.F.
Total Depr Cost: 187,217 X 1.900
Estimated T.C.V: 355,712

(16) Porches/Decks

Area	Type
76	WCP (1 Story)
187	Wood Balcony
51	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:

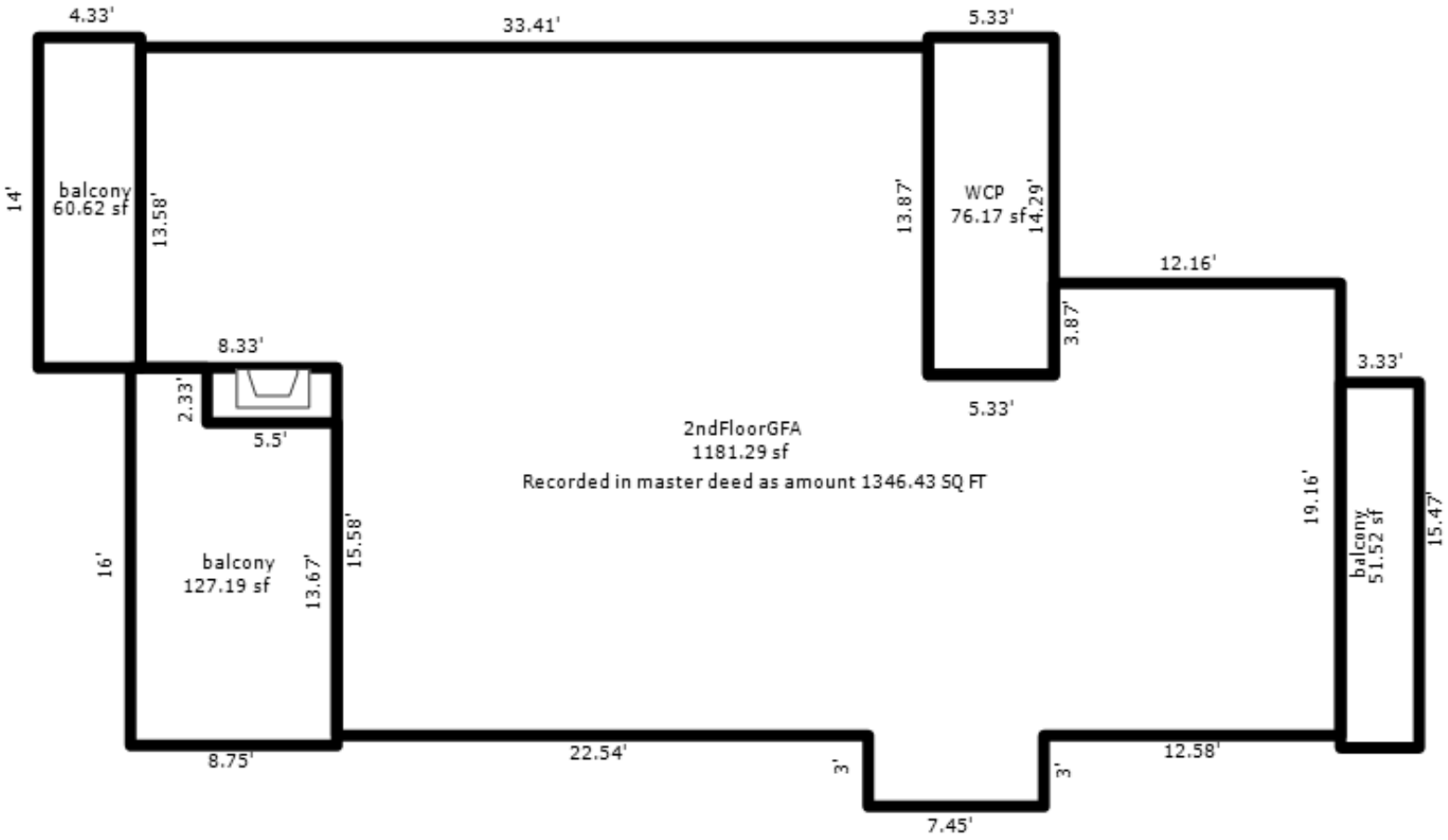
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1978
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 1346 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	188,474	150,779
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
Porches					
WCP (1 Story)			76	5,200	4,160
Balcony					
Wood Balcony			187	9,309	7,447
Wood Balcony			51	2,539	2,031
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:	234,022	187,217

Notes: 2ND FLR
ECF (H775 SHIP WATCH CONDOS) 1.900 => TCV: 355,712

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

BUILDING 3



APT.24

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

Parcel Number: 45-006-778-001-00 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.
VASIU SAMUEL II & ELIZABE	VASIU SAMUEL II & ELIZABE	0	12/31/2021	WD	09-FAMILY	2022000072	PROPERTY TRANSFER	0.0
VASIU SAMUEL II & ELIZABE	VASIU SAMUEL II & ELIZABE	1	05/22/2019	QC	09-FAMILY	1362P976	OTHER	0.0
BAYBERRY PROP	VASIU	360,000	10/18/2000	WD	03-ARM'S LENGTH	557:634	OTHER	0.0

Property Address

1 SHORESIDE

Owner's Name/Address

VASIU SAMUEL II & ELIZABETH A TRUST
21 PEARTREE LANE NE
GRAND RAPIDS MI 49546

Tax Description

L557 P634/00 UNIT 1A SHORESIDE CONDOMINIUM REC IN L543 P677-737/00 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 263,004 TCV/TFA: 239.53

Building Permit(s)	Date	Number	Status
Electrical	04/28/2017	PE17-0197	
Mechanical	04/28/2017	PM17-0268	
Plumbing	04/28/2017	PP17-0106	

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1	Units	210000.00000	100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	26,500	131,500			89,119C
2024	90,000	31,100	121,100			86,440C
2023	80,000	29,000	109,000			82,324C
2022	60,000	21,600	81,600			78,404C

Who	When	What
TPC	10/11/2017	INSPECTED
WAS	01/12/2008	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 245,386 E.C.F.
Total Depr Cost: 26,502 X 2.000
Estimated T.C.V: 53,004

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

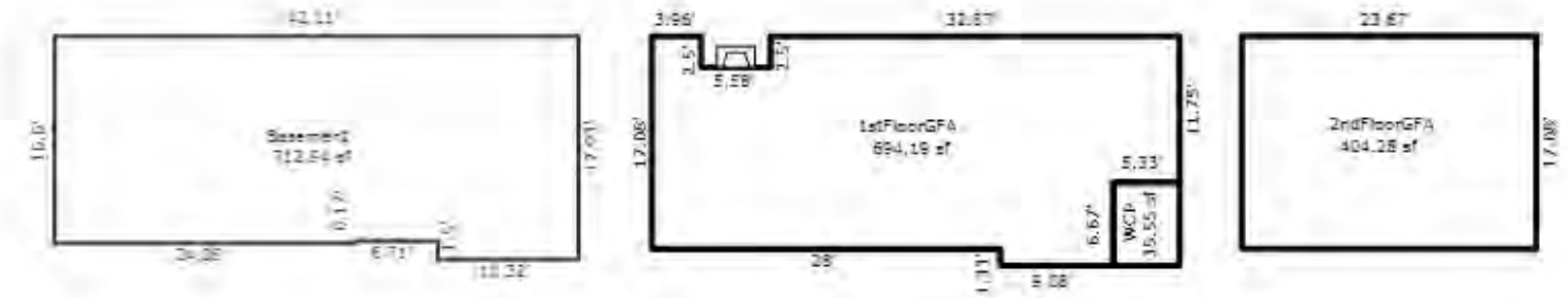
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	20,074
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	245,386	26,502

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 53,004

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



UNIT 1

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

Parcel Number: 45-006-778-001-10 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.
BAYBERRY PROP	MARINOS	240,000	10/19/2000	WD	03-ARM'S LENGTH	559:923	OTHER	0.0

Property Address
1 SHORESIDE

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 261,544 TCV/TFA: 238.20

Building Permit(s)	Date	Number	Status
REPAIR	11/17/2015	PB15-0442	100% FINIS

Owner's Name/Address
MARINOS PAUL & TAMMY
37116 DUNSTABLE CT
FARMINGTON MI 48335

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Tax Description
L559 P923/00 UNIT 1-B SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
FRACTIONAL - DUPLEX TYPE UNIT

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	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

Who	When	What
TPC	10/11/2017	INSPECTED
TPC	12/17/2015	INSPECTED
WAS	01/12/2008	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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

Parcel Number: 45-006-778-001-20 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.
BERNTH BRIAN F & LINDA L	BERNTH BRIAN F & LINDA L	0	03/31/2022	WD	09-FAMILY	2022002140	DEED	0.0
LAVEN ROBERT & MARGARET	BERNTH LINDA L	180,000	07/22/2015	QC	09-FAMILY	1236P489	OTHER	0.0
BERNTH LINDA L	BERNTH BRIAN F & LINDA L	0	07/22/2015	QC	09-FAMILY	1236P491	DEED	0.0
MARINOS	LAVEN	240,000	08/29/2002	WD	03-ARM'S LENGTH	661:806	OTHER	0.0

Property Address

1 SHORESIDE

Owner's Name/Address

BERNTH BRIAN F & LINDA L
2407 TOPSWOOD LN
SOUTH BEND IN 46614

Tax Description

L559 P923 L661 P806/02 UNIT 1-C SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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	10/11/2017	INSPECTED
TPC	12/17/2015	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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

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1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

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(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
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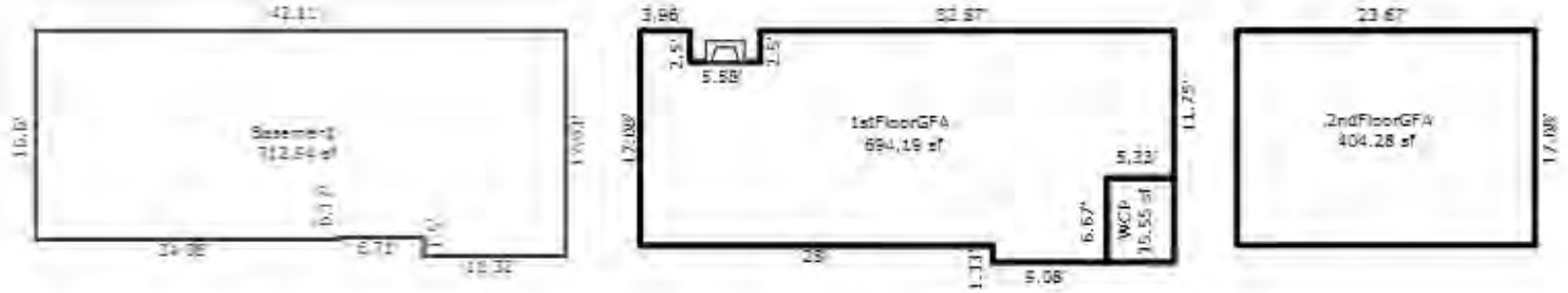
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 1

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

Parcel Number: 45-006-778-001-30 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.
KNAPP KATHLEEN	KNAPP KATHLEEN R ET AL	1	04/28/2014	QC	09-FAMILY	1198P201	DEED	0.0
BAYBERRY PROP	VASIU	360,000	10/18/2000	WD	03-ARM'S LENGTH	557:634	OTHER	0.0

Property Address

1 SHORESIDE

Owner's Name/Address

KNAPP KATHLEEN R ET AL
4883 FAIRWAYS DR
BRIGHTON MI 48116

Tax Description

L580 P137/01 L557 P634/00 UNIT 1D SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Who	When	What
TPC	10/11/2017	INSPECTED
TPC	12/17/2015	INSPECTED
WAS	01/12/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

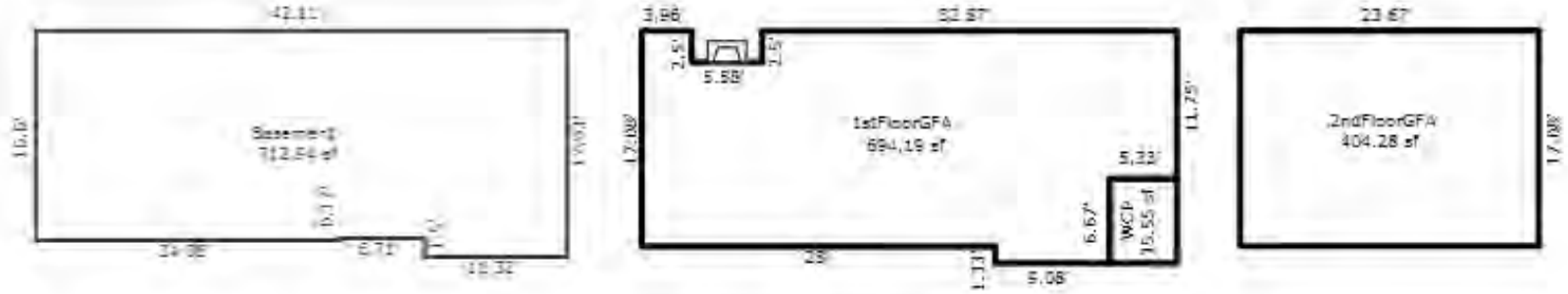
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 1

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

Parcel Number: 45-006-778-001-40 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.
INCHAUSTEGUI MARIO F & MO	INCHAUSTEGUI MARIO TR	0	07/16/2010	WD	03-ARM'S LENGTH	2010 1054-345W	PROPERTY TRANSFER	0.0
QUACKENBUSH LELAND J &	INCHAUSTEGUI MARIO & MONI	250,000	09/17/2004	WD	03-ARM'S LENGTH	823:267	OTHER	100.0
BAYBERRY PROP	QUACKENBUSH	120,000	10/18/2000	WD	03-ARM'S LENGTH	557:526	OTHER	0.0

Property Address

1 SHORESIDE 1E

Owner's Name/Address

INCHAUSTEGUI MARIO F TRUST
22715 FOXMOOR DR
NOVI MI 48374

Tax Description

L557 P526/00 L566 P023/01 L823 P276/04
UNIT 1E SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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	10/11/2017	INSPECTED
TPC	12/17/2015	INSPECTED
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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

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700	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
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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

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1	Average Fixture(s)
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Class: BC
Effec. Age: 10
Floor Area: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

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Exterior Units: 1 Interior Units: 0 Roof:
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Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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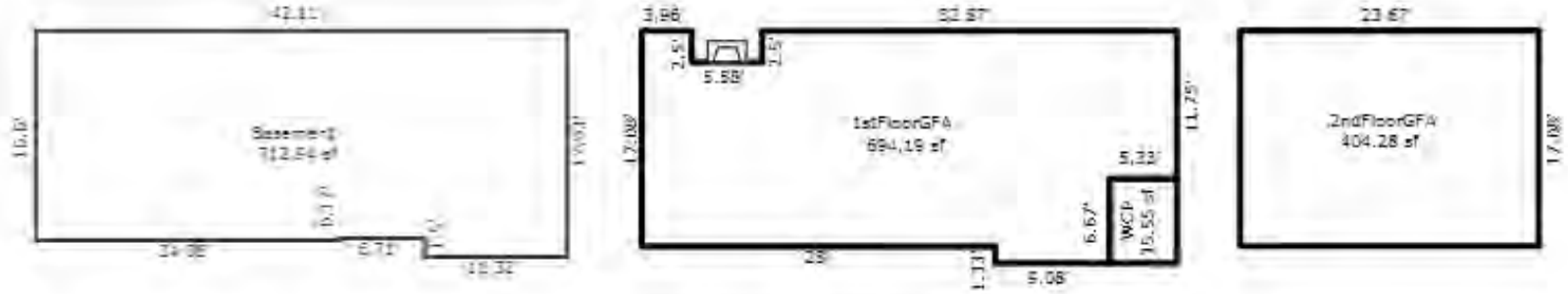

UNIT 1

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

Parcel Number: 45-006-778-001-50 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.
VASIU JENNIFER C REVOCABL	BRENNAN THOMAS S & MARGAR	215,000	03/16/2018	WD	03-ARM'S LENGTH	1323P807	PROPERTY TRANSFER	100.0
VASIU DR PETER S & JENNIF	VASIU JENNIFER C REVOCABL	0	05/03/2005	WD	09-FAMILY	901:703	OTHER	0.0
EARL WILLIAM & ROSEMARY	VASIU DR PETER S & JENNIF	220,000	05/02/2005	WD	03-ARM'S LENGTH	852:447	OTHER	100.0
BAYBERRY PROP	VASIU	360,000	10/18/2000	WD	03-ARM'S LENGTH	557:634	OTHER	0.0

Property Address

1 SHORESIDE

Owner's Name/Address

BRENNAN THOMAS S & MARGARET A
1901 AUSTIN AVE
ANN ARBOR MI 48104

Tax Description

L557 P634/00 L586 P340/01 L852 P447/05 L901 P703/06 UNIT 1F SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT
PETE CALLED TO STATE HE FELT THE 2007 TRUE CASH VALUE IS OVERSTATED COMPAIRED TO MARKET PRICES FOR THESE UNITS. I EMAILED PETE @ PVASIU@EARTHLINK.NET AND TOLD HIM I MIGHT CALL HIM NEAR YEAR END FOR ADDITIONAL INFORMATION. - TIM PETE'S

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Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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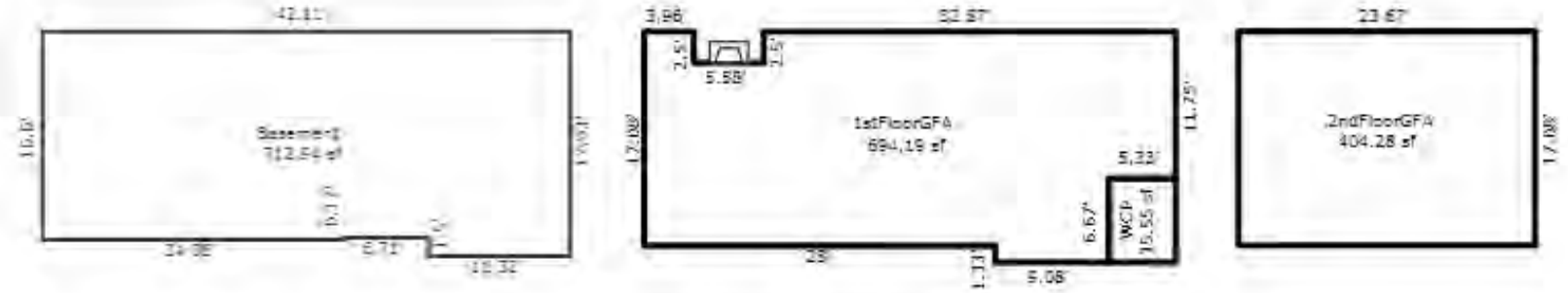
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 1

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

Parcel Number: 45-006-778-001-60 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.
BAYBERRY PROP	MARINOS	120,000	10/18/2000	WD	03-ARM'S LENGTH	557:636	OTHER	0.0

Property Address

1 SHORESIDE

Owner's Name/Address

MARINOS PAUL & TAMMY
37116 DUNSTABLE CT
FARMINGTON MI 48335

Tax Description

. L557 P636 UNIT 1G SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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	10/11/2017	INSPECTED
TPC	12/17/2015	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

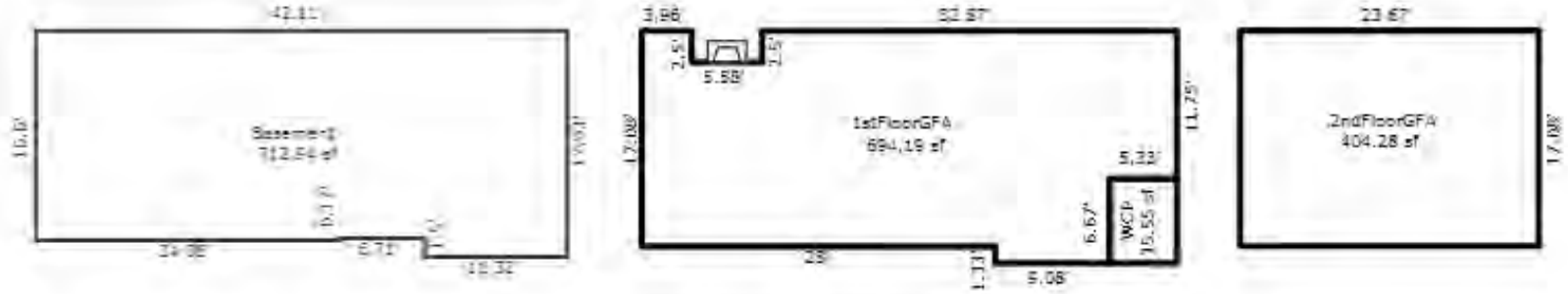
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 1

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

Parcel Number: 45-006-778-001-70 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.
CHAPIN RICHARD E	CHAPIN RICHARD E LIVING T	0	03/15/2015	AFF	09-FAMILY	1245P115	OTHER	0.0
CHAPIN RICHARD & LOIS	CHAPIN RICHARD E LIVING T	1	01/22/2015	WD	03-ARM'S LENGTH	1221P709	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES INC	CHAPIN RICHARD & LOIS	120,000	10/18/2000	WD	03-ARM'S LENGTH	557:635	OTHER	0.0

Property Address

1 SHORESIDE

Owner's Name/Address

CHAPIN RICHARD E LIVING TRUST
CHAPIN BRUCE A TRUSTEE
9353 TAVISTOCK
PLYMOUTH MI 48170

Tax Description

. L557 P635/00 UNIT 1H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT
MLS 1689491 $249,900

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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	02/28/2020	INSPECTED
TPC	10/11/2017	INSPECTED
TPC	09/24/2015	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
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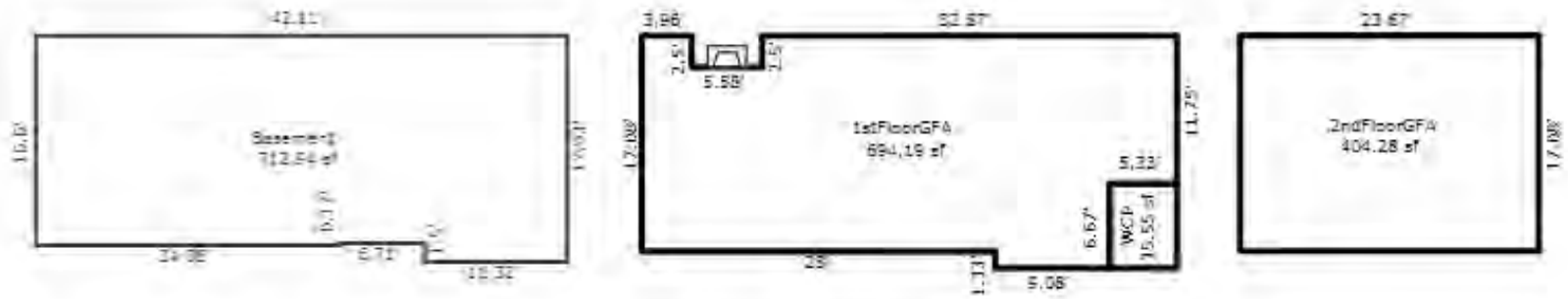
Deck					
Treated Wood			144	3,561	385
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 1

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

Parcel Number: 45-006-778-002-00 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.
KANDLER WILLIAM C & DEBRA	KANDLER WILLIAM C & DEBRA	0	08/01/2014	WD	03-ARM'S LENGTH	1205P864	PROPERTY TRANSFER	0.0
SEVERINO FAMILY TRUST AGR	KANDLER WILLIAM C & DEBRA	220,000	06/07/2007	WD	03-ARM'S LENGTH	943:661	PROPERTY TRANSFER	100.0
SEVERINO NICHOLAS A & LAU	SEVERINO FAMILY TRUST AGR	0	10/28/2004	QC	09-FAMILY	831:813	OTHER	0.0
BAYBERRY PROP	SEVERINO	118,000	11/09/2000	WD	03-ARM'S LENGTH	559:809	OTHER	0.0

Property Address

2 SHORESIDE

Owner's Name/Address

KANDLER WILLIAM C & DEBRA A TRUST
1510 SAND POINT
LANSING MI 48917

Tax Description

L559 P809/00 L831 P813/04 UNIT 2-A
SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

Building Permit(s)	Date	Number	Status
Electrical	04/28/2017	PE17-0198	
Mechanical	04/28/2017	PM17-0269	
Plumbing	04/28/2017	PP17-0107	

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

Who	When	What
TPC	03/30/2021	INSPECTED
TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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
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	Prefab 1 Story
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	Heat Circulator
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Class: BC
Effec. Age: 10
Floor Area: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

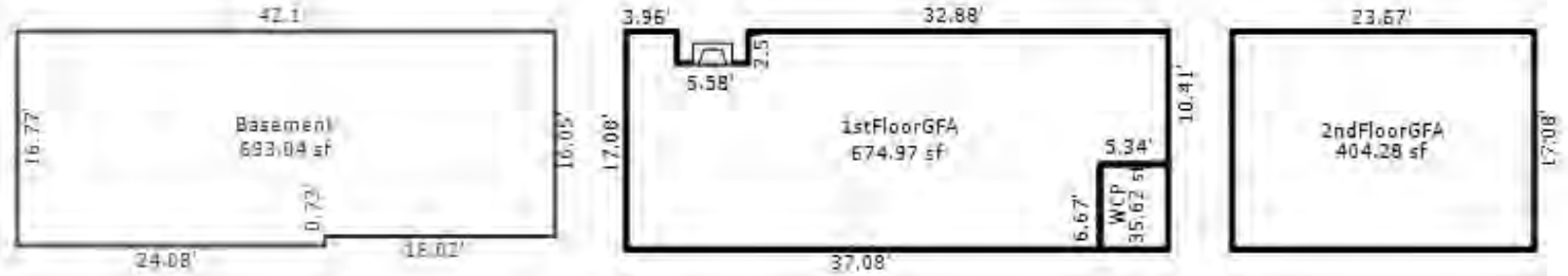
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 2

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

Parcel Number: 45-006-778-002-10 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.
KENDZICKY DAVID & DANA	KENDZICKY DANA A TRUST	100	01/04/2022	WD	09-FAMILY	2022000316	PROPERTY TRANSFER	0.0
HART ROY & MARILYN	KENDZICKY DAVID & DANA	170,000	05/04/2021	WD	03-ARM'S LENGTH	2021003698	PROPERTY TRANSFER	100.0
REEMS RONDA R & EPSTEIN M	HART ROY & MARILYN	180,000	09/25/2017	WD	03-ARM'S LENGTH	1315P362	PROPERTY TRANSFER	100.0
MATT-BOND PROPERTIES LLC	REEMS RONDA R & EPSTEIN M	10	02/29/2008	QC	09-FAMILY	970/74	OTHER	0.0

Property Address

2 SHORESIDE

Owner's Name/Address

KENDZICKY DANA A TRUST
4954 MOTHER TERESA DR
ANN ARBOR MI 48105

Tax Description

L562 P406/00 L913 P349/06 UNIT 2B SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 260,908 TCV/TFA: 242.03

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Who	When	What
TPC	03/30/2021	INSPECTED
TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			91,843C
2024	90,000	29,900	119,900			89,082C
2023	80,000	27,800	107,800			84,840C
2022	60,000	20,800	80,800			80,800S

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
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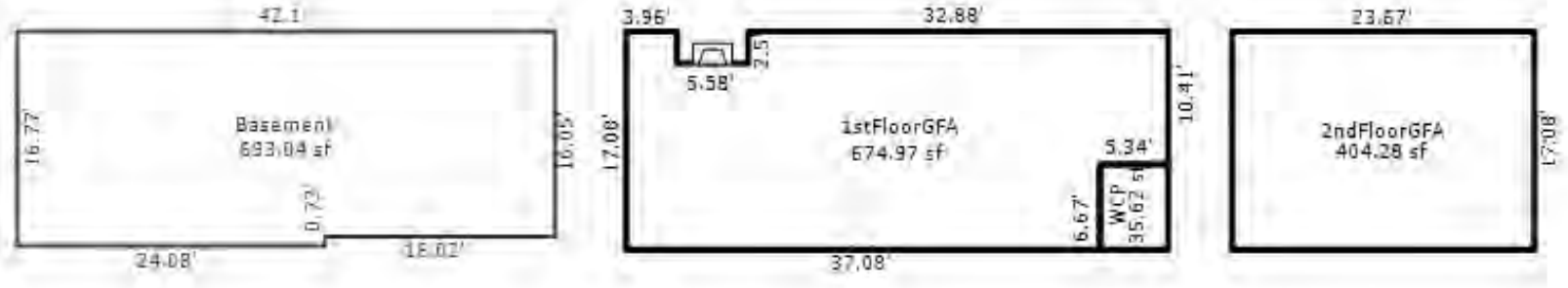
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 2

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

Parcel Number: 45-006-778-002-20 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.
GROVE GEORGE A & BEVERLY	GROVE GEROGE A & BEVERLY	0	06/29/2016	WD	09-FAMILY	1288P790	PROPERTY TRANSFER	0.0
GROVE GEORGE A & BEVERLY	GROVE BEVERLY R TRUSTEE	0	09/13/2005	PTA	09-FAMILY		PROPERTY TRANSFER	0.0
MCCAUSLAND CONSTANCE LIVI	GROVE GEORGE A & BEVERLY	230,000	11/14/2003	WD	03-ARM'S LENGTH	776:301	OTHER	100.0
BAYBERRY PROP	MCCAUSLAND	123,000	11/09/2000	WD	03-ARM'S LENGTH	559:579	OTHER	0.0

Property Address

2 SHORESIDE

Owner's Name/Address

GROVE GEORGE A & BEVERLY R
41150 WOODWARD AVE APT E240
BLOOMFIELD HILLS MI 48304

Tax Description

L559 P579/00 L568 P855/01 L776 P301/03
UNIT 2-C SHORESIDE CONDOMINIUM REC IN
L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 260,908 TCV/TFA: 242.03

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	03/30/2021	INSPECTED
TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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 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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
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Porches					
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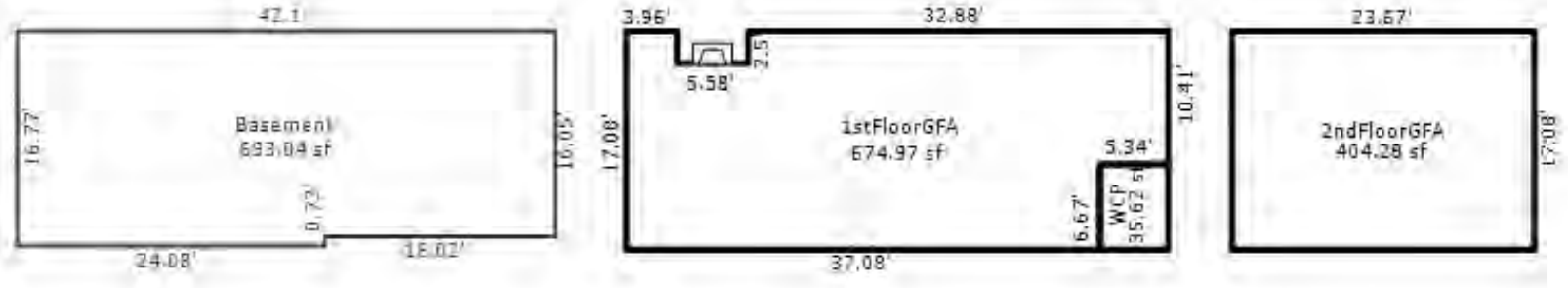
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 2

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

Parcel Number: 45-006-778-002-30 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.
RICH FAMILY TRUST	RICH CINEY J & JANET A	0	02/25/2020	QC	09-FAMILY	2020001241	PROPERTY TRANSFER	0.0
RICH CINEY J & JANET L	RICH FAMILY TRUST	0	02/09/2016	QC	09-FAMILY	1253P548	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES	RICH	123,000	11/09/2000	WD	03-ARM'S LENGTH	560:850	OTHER	0.0

Property Address

2 SHORESIDE

Owner's Name/Address

RICH CINEY J & JANET A
5538 SILVER LEAF CT
HASLETT MI 48840

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 260,908 TCV/TFA: 242.03

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1	Units	210000.00000	100		210,0
			0.00	Total Acres		Total Est. Land Value =		210,000

Tax Description

. L560 P850/00 UNIT 2D SHORESIDE CONDOMINIUM MASTER DEED L543 P677-737 SEC 28 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

Who	When	What
TPC	03/30/2021	INSPECTED
TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	0

Condition: Average

Room List

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	Brick
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X	Many Avg. Few		Large Avg. Small

	Wood Sash
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	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: 719 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
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(9) Basement Finish

690	Recreation	SF
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1	Walkout Doors (B)	
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(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

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	Wood		Coal		Steam		

	Forced Air w/o Ducts
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	Elec. Ceil. Radiant
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(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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

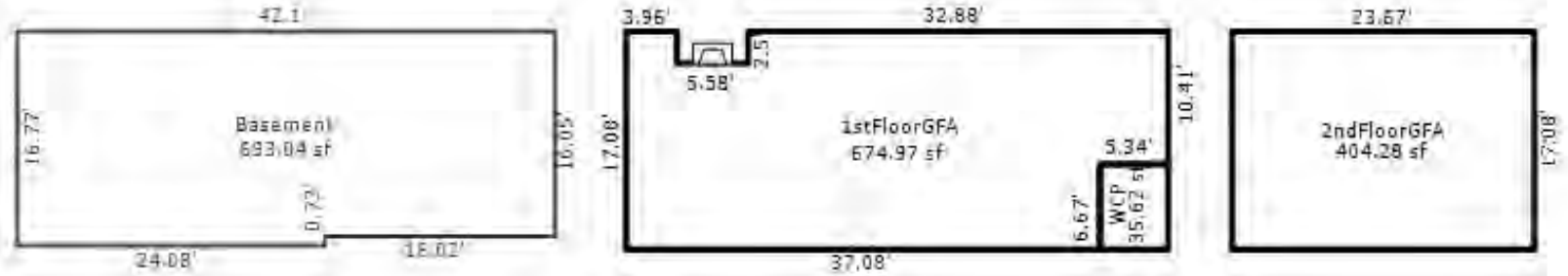
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 2

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

Parcel Number: 45-006-778-002-40 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.
KENNEDY LAWRENCE R	KENNEDY LAWRENCE R	0	06/28/2019	QC	09-FAMILY	2019005099	PROPERTY TRANSFER	0.0
LITTLETON ANN L TRUST	KENNEDY LAWRENCE	168,000	03/08/2019	WD	03-ARM'S LENGTH	1355P180	PROPERTY TRANSFER	100.0
GESSERT GEOFFREY		0	09/01/2009	OTH	07-DEATH CERTIFICATE	2009 1025-873D	DEED	0.0
LAVEN	GESSERT	220,000	08/29/2002	WD	03-ARM'S LENGTH	661:804	OTHER	0.0

Property Address

2 SHORESIDE

Owner's Name/Address

KENNEDY LAWRENCE R
KENNEDY LAWRENCE R PROTECTION TRUST
3856 PRESERVE DR NE
BELMONT MI 49306

Tax Description

L559 P650/00 L661 P804/02 UNIT 2-E
SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 262,342 TCV/TFA: 243.36

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0
			0.00 Total Acres		Total Est. Land Value =			210,000

Who	When	What
TPC	03/30/2021	INSPECTED
TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	26,200	131,200			90,411C
2024	90,000	32,800	122,800			87,693C
2023	80,000	30,500	110,500			83,518C
2022	60,000	22,800	82,800			79,541C

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 242,331 E.C.F.
Total Depr Cost: 26,171 X 2.000
Estimated T.C.V: 52,342

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

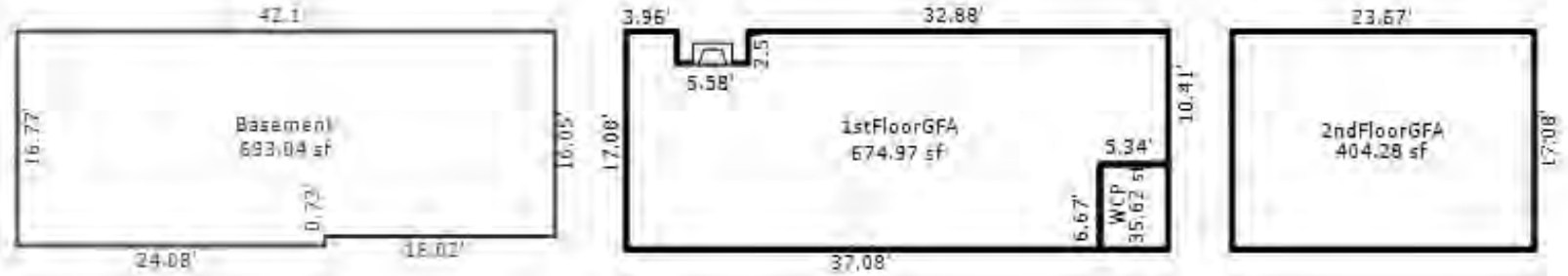
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	183,094	19,773
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	242,331	26,171

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 52,342

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



UNIT 2

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

Parcel Number: 45-006-778-002-50 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.
INCHAUSTEGUI MARIO F & MO	INCHAUSTEGUI MARIO TR	0	07/16/2010	WD	03-ARM'S LENGTH	2010 1054-344W	PROPERTY TRANSFER	0.0
CHRISTO PAUL TRUST		0	12/21/2009	QC	03-ARM'S LENGTH	2009 1036-95TR	DEED	0.0
CHRISTO PAUL TTEE	INCHAUSTEGUI MARIO F & MO	177,900	12/15/2009	WD	03-ARM'S LENGTH	2009 1036-121W	PROPERTY TRANSFER	100.0
BAYBERRY PROPERTIES	CHRISTO	120,500	11/09/2000	WD	03-ARM'S LENGTH	560:849	OTHER	0.0

Property Address

2 SHORESIDE

Owner's Name/Address

INCHAUSTEGUI MARIO F TRUST
22715 FOXMOOR DR
NOVI MI 48374

Tax Description

L560 P849/00 UNIT 2F SHORESIDE CONDOMINIUM MASTER DEED REC L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 260,908 TCV/TFA: 242.03

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

Who	When	What
TPC	03/30/2021	INSPECTED
TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
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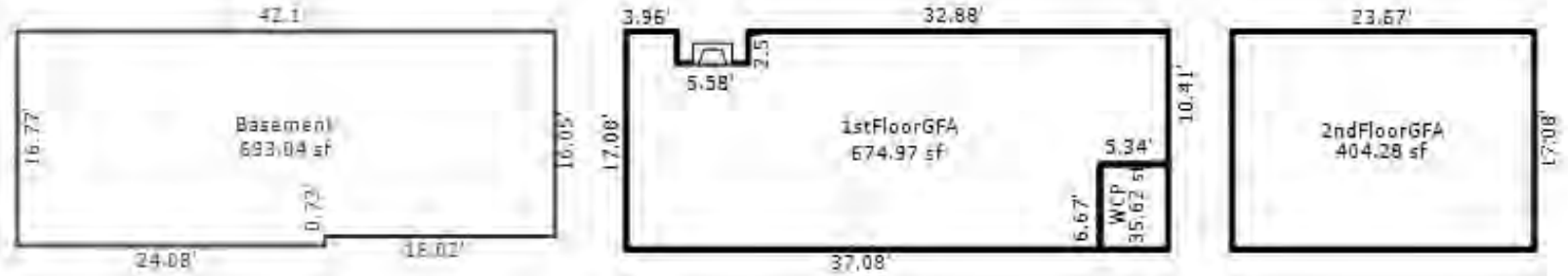
Deck					
Treated Wood			144	3,561	385
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 2

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

Parcel Number: 45-006-778-002-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

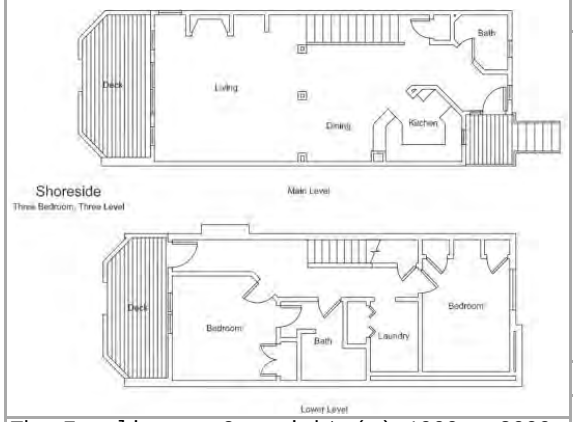
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ORR AMY J & STEPHEN H	MASNYJ MICHAEL W	162,500	12/04/2020	WD	03-ARM'S LENGTH	20200008458	PROPERTY TRANSFER	100.0
WATSON DOUGLAS M & JACQUE	WERTENBERGER JEFF & WERTE	189,900	10/31/2014	WD	03-ARM'S LENGTH	1213P358	PROPERTY TRANSFER	100.0
WERTENBERGER JEFF ET AL	ORR AMY J & STEPHEN H	170,000	10/31/2014	WD	03-ARM'S LENGTH	1213P362	PROPERTY TRANSFER	100.0
HART	WATSON	195,000	04/15/2002	WD	03-ARM'S LENGTH	641:7	OTHER	0.0

Property Address
2 SHORESIDE G

Owner's Name/Address
MASNYJ MICHAEL W
1780 WHITEGATE LN
EAST LANSING MI 48823

Tax Description
L560 P842/00 L641 P7/02 UNIT 2G SHORESIDE CONDOMINIUM MASTER DEED REC L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT



Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

Building Permit(s)	Date	Number	Status
REPAIR	11/17/2015	PB15-0441	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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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0.00 Total Acres Total Est. Land Value = 210,000

Who	When	What
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TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

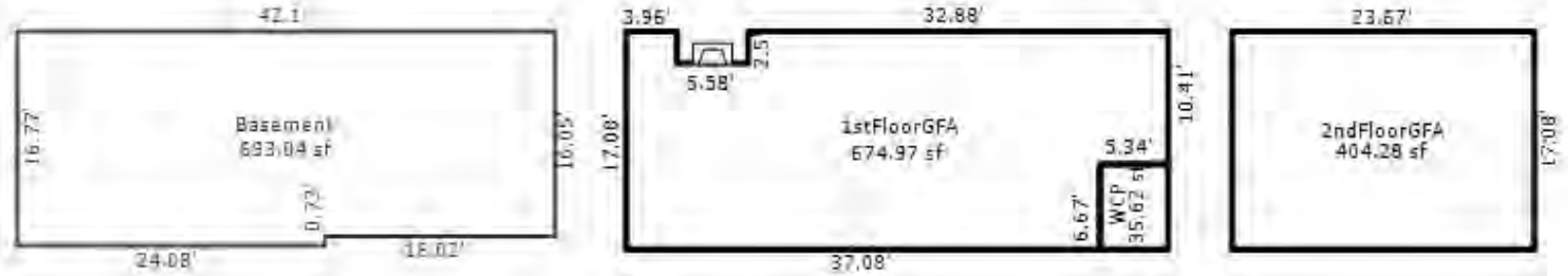
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 2

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

Parcel Number: 45-006-778-002-70 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.
VONFOERSTER STEPHEN & KAT	BENSON TRUST	161,000	12/04/2020	WD	03-ARM'S LENGTH	2020008464	PROPERTY TRANSFER	100.0
BAYBERRY PROP	VONFOERSTER	118,000	11/09/2000	WD	03-ARM'S LENGTH	560:308	OTHER	0.0

Property Address
2 SHORESIDE

Owner's Name/Address
BENSON TRUST
4458 GAYLORD DR
TROY MI 48098

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0
			0.00 Total Acres		Total Est. Land Value =			210,000

Tax Description
L560 P308 UNIT 2-H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

Who	When	What
TPC	03/30/2021	INSPECTED
TPC	08/29/2020	INSPECTED
TPC	10/11/2017	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

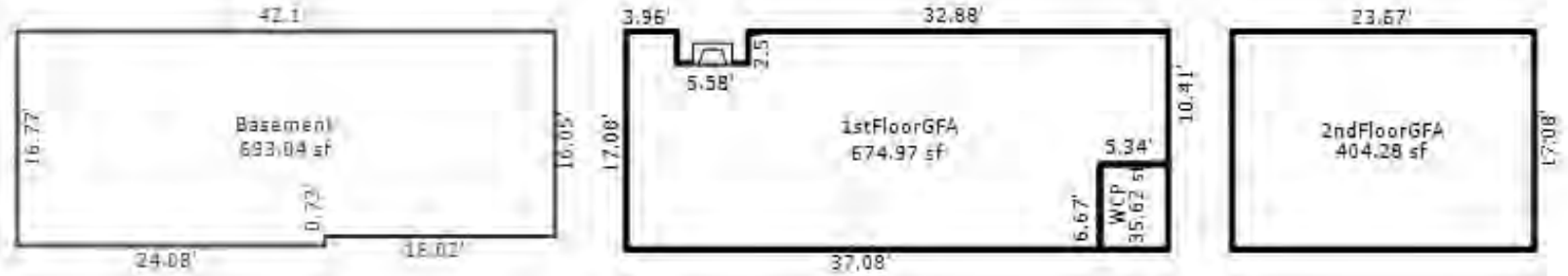
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 2

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

Parcel Number: 45-006-778-003-00 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.
MACFARLAND PHILIP J & CAR	MACFARLAND PHILIP J & CAR	0	01/24/2022	QC	09-FAMILY	2022002081	PROPERTY TRANSFER	0.0
JOHNSON PENNY J TRUST	MACFARLAND PHILIP J & CAR	153,000	11/13/2020	WD	03-ARM'S LENGTH	2020007803	PROPERTY TRANSFER	100.0
JOHNSON PENNY JANE	JOHNSON PENNY J TRUST	0	04/12/2016	QC	09-FAMILY	1258P693	OTHER	0.0
JOHNSON PENNY JANE	JOHNSON PENNY JANE TRUST	0	04/06/2016	QC	09-FAMILY	1256P787	PROPERTY TRANSFER	0.0

Property Address

3 SHORESIDE A

Owner's Name/Address

MACFARLAND PHILIP J & CAROLE TRUST
304 MONTGOMERY AVE
ANN ARBOR MI 48103

Tax Description

L562 P999/00 DC L771 P255 L771 P256/03 UNIT 3A SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

Building Permit(s)	Date	Number	Status
Electrical	04/28/2017	PE17-0199	
Mechanical	04/28/2017	PM17-0270	
Plumbing	04/28/2017	PP17-0108	

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1	Units	210000.00000	100		210,0
			0.00	Total Acres	Total Est. Land Value =			210,000

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	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

Who	When	What
TPC	01/27/2023	INSPECTED
TPC	04/26/2019	INSPECTED
TPC	10/11/2017	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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
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	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.
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
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	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
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	Heat Circulator
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Class: BC
Effec. Age: 10
Floor Area: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
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2 Fixture Bath			1	4,610	498
Porches					
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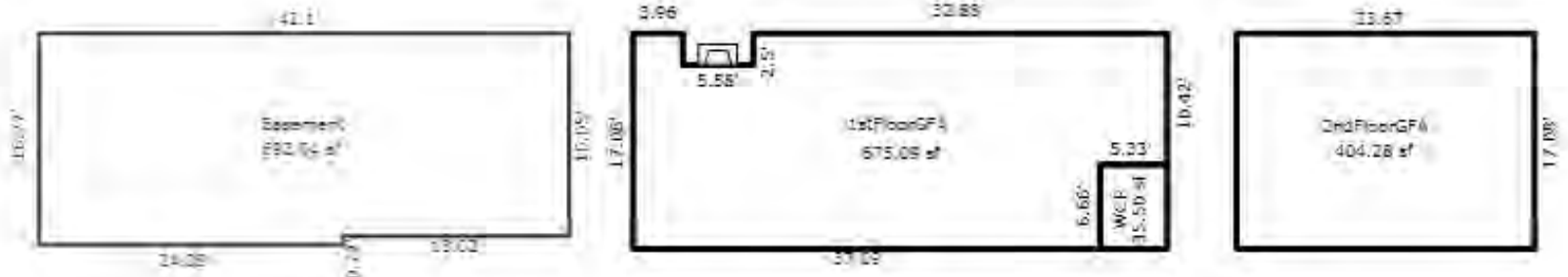
Deck					
Treated Wood			144	3,561	385
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 3

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

Parcel Number: 45-006-778-003-10 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.
MAURER PAUL GENERAL CONTR	WERTENBERGER JAMES ET AL	235,000	07/28/2005	WD	03-ARM'S LENGTH	864:384	OTHER	100.0
BAYBERRY PROP	MAURER CONTRACTI	110,507	12/07/2001	WD	03-ARM'S LENGTH	568:302	OTHER	0.0

Property Address
3 SHORESIDE

Owner's Name/Address
WERTENBERGER JAMES ET AL
9418 CAMBERWELL DR
FORT WAYNE IN 46804

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Tax Description
L568 P302/00 L864 P384/05 L903 P594/06
UNIT 3-B SHORESIDE CONDOMINIUM REC IN
L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

Who	When	What
TPC	01/28/2023	INSPECTED
TPC	04/26/2019	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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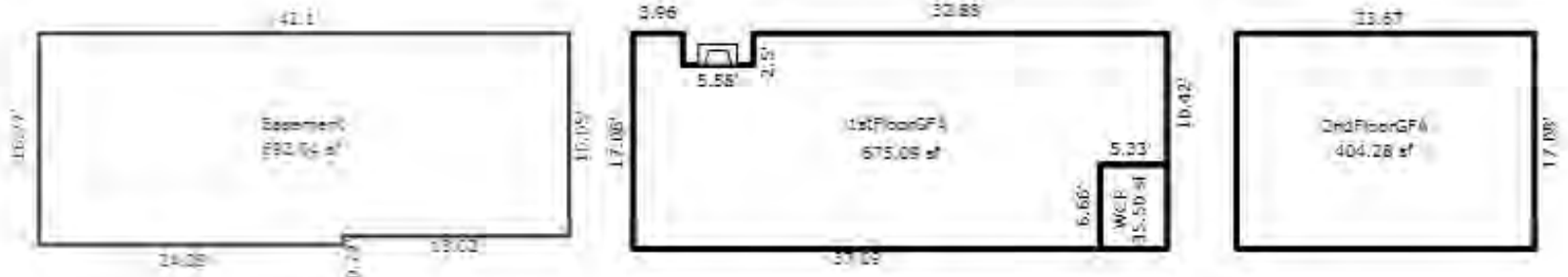

UNIT 3

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

Parcel Number: 45-006-778-003-20 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.
ORR STEPHEN H & AMI J	WERTENBERGER JAMES & WERT	170,000	10/31/2014	WD	03-ARM'S LENGTH	1213P366	PROPERTY TRANSFER	100.0
COOK JAMES G & MARTHA Z	ORR STEPHEN H & AMI J	170,000	08/29/2013	WD	03-ARM'S LENGTH	1176P757	OTHER	100.0
BUNTING W CLARK & KAREN C	COOK JAMES G & MARTHA Z	178,000	04/29/2011	WD	03-ARM'S LENGTH	1085-102	PROPERTY TRANSFER	100.0
NARAS MARK G & DONNA M	BUNTING W CLARK & KAREN C	232,000	03/31/2004	WD	03-ARM'S LENGTH	795:326	OTHER	100.0

Property Address
3 SHORESIDE 3C

Owner's Name/Address
WERTENBERGER JAMES & WERTENBERGER J
WERTNERBERGER JUDITH
9418 CAMBERWELL DR
FORT WAYNE IN 46804

Tax Description
L567 P350/01 L795 P326/04 UNIT 3C
SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

Building Permit(s)	Date	Number	Status
REPAIR	11/17/2015	PB15-0440	100% FINIS

X Improved Vacant

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Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

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	01/27/2023	INSPECTED
TPC	04/26/2019	INSPECTED
TPC	10/11/2017	INSPECTED

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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

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Basement: 719 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

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X	Gas		Oil		Elec.
	Wood		Coal		Steam

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	Forced Air w/ Ducts
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	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
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	No Plumbing
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	Extra Sink
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Year 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 Duplex FRACTIONAL SHR Cls BC Blt 2000
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Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	235,696	25,454

Notes: FRACTIONAL
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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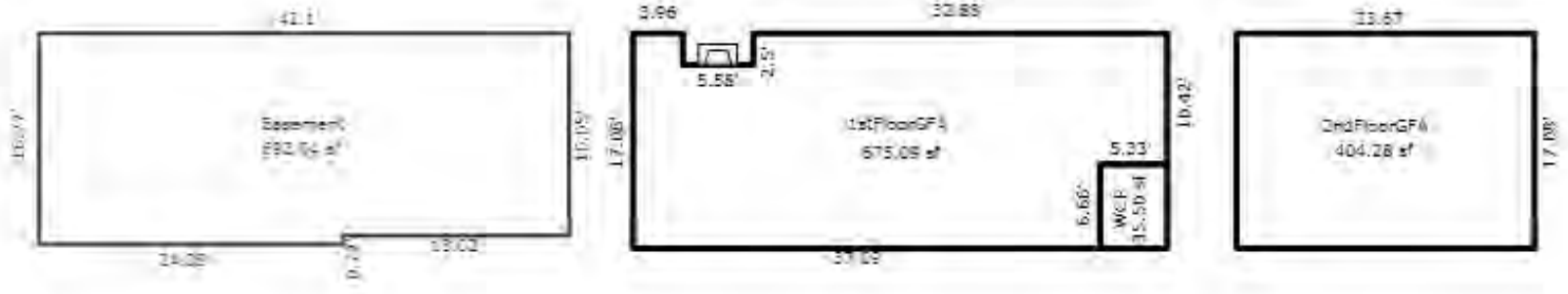

UNIT 3

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

Parcel Number: 45-006-778-003-30 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.
BAKER KENNETH & SUSAN S	KRAAY CHRISTINE R	169,900	10/23/2009	WD	03-ARM'S LENGTH	2009 1030-970W	DEED	100.0
BAYBERRY PROP	BAKER	236,000	12/07/2000	WD	03-ARM'S LENGTH	562:59	OTHER	0.0

Property Address
3 SHORESIDE 3D

Owner's Name/Address
KRAAY CHRISTINE R
18093 CLIFTON RD
LAKEWOOD OH 44107

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

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
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- Ravine
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Tax Description
L562 P059/00 UNIT 3D SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
2007 MLS $229,000 3/2.5 - DUPLEX TYPE UN

Who	When	What
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TPC	04/26/2019	INSPECTED
TPC	10/11/2017	INSPECTED

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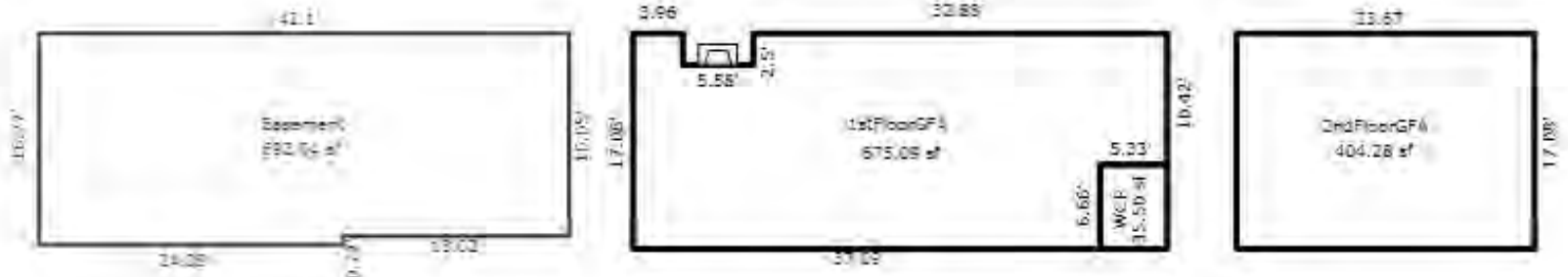

UNIT 3

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

Parcel Number: 45-006-778-003-40 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.
KRAMER MAX A & ANN M	KRAMER MAX A & ANN M TRUS	0	08/26/2014	QC	09-FAMILY	1208P132	DEED	0.0
BAYBERRY PROP	KRAMER	130,000	12/11/2000	WD	03-ARM'S LENGTH	563:848	OTHER	0.0

Property Address
3 SHORESIDE

Owner's Name/Address
KRAMER MAX A & ANN M TRUST
5167 45TH AVE
BETTENDORF IA 52722

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Tax Description
L563 P848/00 . UNIT 3-E SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

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	01/27/2023	INSPECTED
TPC	04/26/2019	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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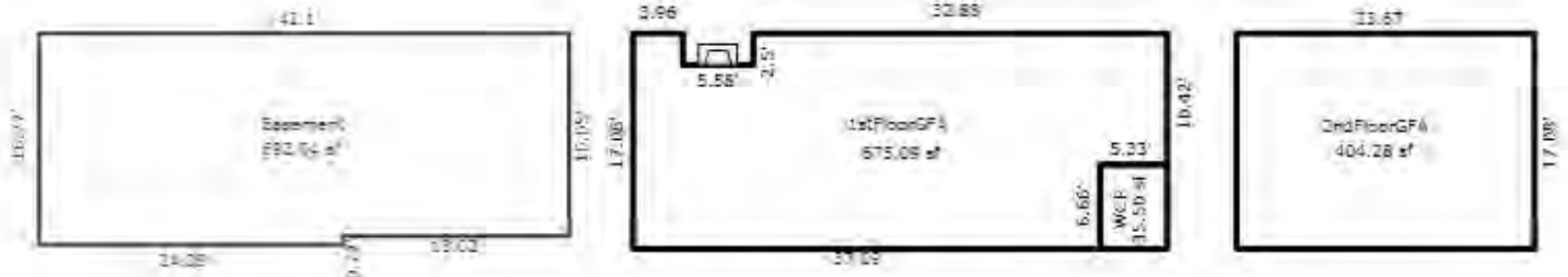

UNIT 3

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

Parcel Number: 45-006-778-003-50 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.
HANKEE WILLIAMM L & NANCY	MOYER JOHN T	215,000	05/16/2022	WD	03-ARM'S LENGTH	2022002966	PROPERTY TRANSFER	100.0
DECOOK CYNTHIA SUE TRUST	HANKEE WILLIAMM L & NANCY	165,000	10/29/2009	WD	03-ARM'S LENGTH	2009 1031-988W	DEED	100.0
DECOOK		0	10/19/2009	QC	03-ARM'S LENGTH	2009 1031-985T	DEED	0.0
BAYBERRY PROP	DECOOK	123,000	12/07/2000	WD	03-ARM'S LENGTH	562:405	OTHER	0.0

Property Address
3 SHORESIDE

Owner's Name/Address
MOYER JOHN T
12345 DUXBURY CT
PLYMOUTH MI 48170

Tax Description
L562 P405/00 L847 P212/05 UNIT 3F SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 260,908 TCV/TFA: 242.03

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Who	When	What
TPC	01/27/2023	INSPECTED
TPC	04/26/2019	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			116,698C
2024	90,000	29,900	119,900			113,190C
2023	80,000	27,800	107,800			107,800S
2022	60,000	20,800	80,800			77,578C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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)
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	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
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	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
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	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Interior 2 Story			1	8,554	924
			Totals:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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

Parcel Number: 45-006-778-003-60 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.
FLANAGAN ANTHONY C & RACH	MURPHY JOHN B & SUSAN A	225,000	02/23/2023	WD	03-ARM'S LENGTH	2023000816	PROPERTY TRANSFER	100.0
EQUITY EXCHANGE PROPERTIE	FLANAGAN ANTHONY C & RACH	230,000	03/31/2004	WD	03-ARM'S LENGTH	795:720	OTHER	100.0
JAGODA LEONARD M & LORI M	EQUITY EXCHANGE PROPERTIE	0	12/26/2003	QC	09-FAMILY	782:965	OTHER	100.0
BAYBERRY PROP	JAGODA	123,000	12/07/2000	WD	03-ARM'S LENGTH	562:404	OTHER	0.0

Property Address

3 SHORESIDE

Owner's Name/Address

MURPHY JOHN B & SUSAN A
1300 E LAFAYETTE #2607
DETROIT MI 48207

Tax Description

L562 P404/00 L782 P965/03 L795 P720/04
UNIT 3G SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

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- Sidewalk
- Water
- Sewer
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- Level
- Rolling
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	Storms & Screens

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	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

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0	Front Overhang
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Other:

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Finished ?:
Auto. Doors:
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Area:
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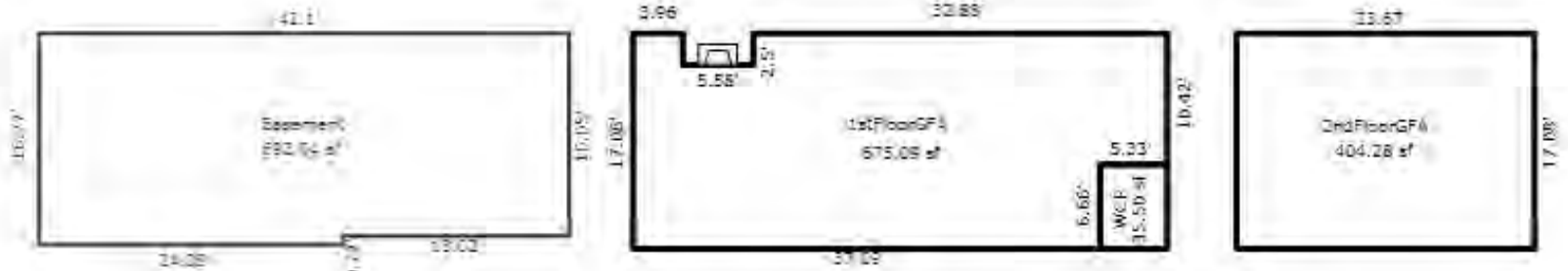
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 3

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

Parcel Number: 45-006-778-003-70 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.
EGELAND ERIC W & DORACE A	EGELAND ERIC W & DORACE A	0	07/22/2022	WD	15-LADY BIRD	2022004998	DEED	0.0
EGELAND ERIC W & LAURIE J	EGELAND ERIC W & DORACE A	0	03/14/2022	QC	09-FAMILY	2022002032	PROPERTY TRANSFER	0.0
BAKER KENNETH & SUSAN S	EGELAND ERIC W & LAURIE J	215,000	09/21/2007	WD	03-ARM'S LENGTH	954:511	PROPERTY TRANSFER	100.0
BAYBERRY PROP	BAKER	236,000	12/07/2000	WD	03-ARM'S LENGTH	562:59	OTHER	0.0

Property Address

3 SHORESIDE

Owner's Name/Address

EGELAND ERIC W & DORACE A
1853 ADAMS ST SE
GRAND RAPIDS MI 49506

Tax Description

L562 P059/00 UNIT 3H SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

MLS $229,000 3/2.5 - DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 260,908 TCV/TFA: 242.03

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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1	Units210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Who	When	What
TPC	01/28/2023	INSPECTED
TPC	04/26/2019	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,500	130,500			88,179C
2024	90,000	29,900	119,900			85,528C
2023	80,000	27,800	107,800			81,456C
2022	60,000	20,800	80,800			77,578C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 719 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

690	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.	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: 1,078
Total Base New : 235,696 E.C.F.
Total Depr Cost: 25,454 X 2.000
Estimated T.C.V: 50,908

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

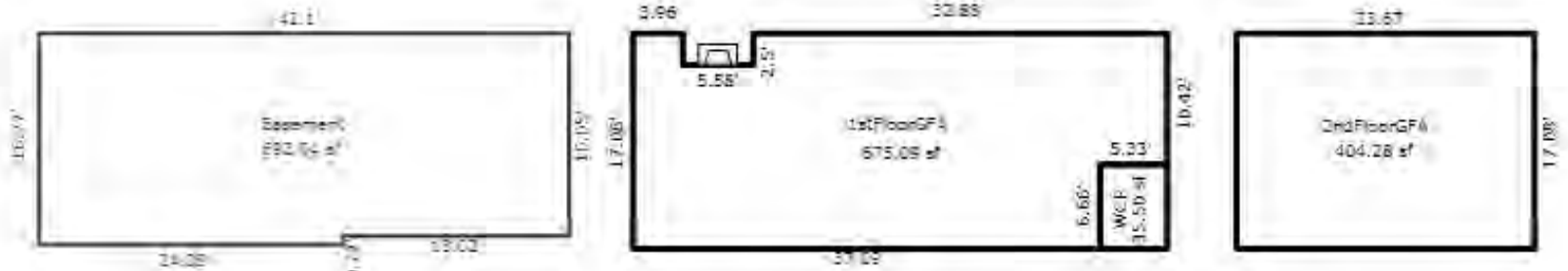
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	176,459	19,056
Other Additions/Adjustments					
Recreation Room			690	18,989	2,051
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	235,696	25,454

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 50,908

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



UNIT 3

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

Parcel Number: 45-006-778-004-00 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.
DUPAY SUSAN	DUPAY SUSAN TRUST	1	08/04/2022	WD	09-FAMILY	2022004519	PROPERTY TRANSFER	0.0
KAHN WILLIAM D & NANCY L	DUPAY SUSAN & STEVEN	187,000	08/22/2014	WD	03-ARM'S LENGTH	1207P254	PROPERTY TRANSFER	100.0
BAYBERRY PROP	KAHN	128,000	01/05/2001	WD	03-ARM'S LENGTH	566:757	OTHER	0.0

Property Address

4 SHORESIDE

Owner's Name/Address

DUPAY SUSAN TRUST
6389 HIGHLAND RIDGE DR
EAST LANSING MI 48823

Tax Description

L566 P757/01 UNIT 4A SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 261,544 TCV/TFA: 238.20

Building Permit(s)	Date	Number	Status
Electrical	04/28/2017	PE17-0200	
Mechanical	04/28/2017	PM17-0271	
Plumbing	04/28/2017	PP17-0109	

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	08/27/2024	INSPECTED
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1	Units	210000.00000	100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

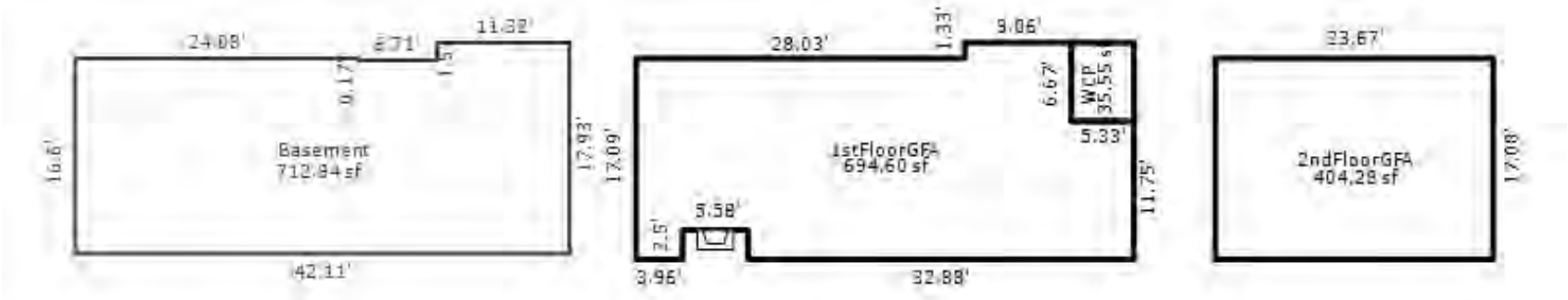
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	238,633	25,772

Notes: END UNIT
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 4

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

Parcel Number: 45-006-778-004-10 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.
FIORONI J JOSEPH & LYNETT	ABEAR JULIE D	260,000	08/19/2022	WD	03-ARM'S LENGTH	2022004817	PROPERTY TRANSFER	100.0
STOVER R BROOKS & CAROL L	FIORONI J JOSEPH & LYNETT	255,000	07/23/2004	WD	03-ARM'S LENGTH	814:506	OTHER	100.0
BAYBERRY PROP	STOVER	125,000	01/05/2001	WD	03-ARM'S LENGTH	564:767	OTHER	0.0

Property Address
4 SHORESIDE

Owner's Name/Address
ABEAR JULIE D
20305 PLANTATION LN
BEVERLY HILLS MI 48025

Tax Description
L564 P767/01 L814 P506/04 UNIT 4B
SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 261,544 TCV/TFA: 238.20

Building Permit(s)	Date	Number	Status
REPAIR	11/17/2015	PB15-0443	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	08/27/2024	INSPECTED
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0

0.00 Total Acres Total Est. Land Value = 210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			117,131C
2024	90,000	30,300	120,300			113,610C
2023	80,000	28,200	108,200			108,200S
2022	60,000	21,000	81,000			77,784C

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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

Parcel Number: 45-006-778-004-20 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.
HERRELL STEVEN L & CATHER	PAMELA S FUHRIG TRUST	205,000	08/10/2010	WD	03-ARM'S LENGTH	2010 1056_923W	PROPERTY TRANSFER	100.0
HERRELL STEVEN L & CATHER	HERRELL STEVEN L & CATHER	0	06/22/2007	WD	15-LADY BIRD	949:17	OTHER	0.0
GREDEN JOHN F & RENEE M	HERRELL STEVEN L & CATHER	248,000	03/17/2006	WD	03-ARM'S LENGTH	894:862	OTHER	100.0
BAYBERRY PROP	GREDEN	128,000	01/05/2001	WD	03-ARM'S LENGTH	565:339	OTHER	0.0

Property Address

4 SHORESIDE

Owner's Name/Address

PAMELA S FUHRIG TRUST
248 WASHINGTON ST
MASON MI 48854

Tax Description

L565 P339/01 L894 P862/06 UNIT 4-C SHORESIDE CONDOMINIUM REC IN L543 P677-740 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0
			0.00 Total Acres		Total Est. Land Value =			210,000

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	08/27/2024	INSPECTED
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
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Estimated T.C.V: 51,544

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144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
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			Total:	179,121	19,344
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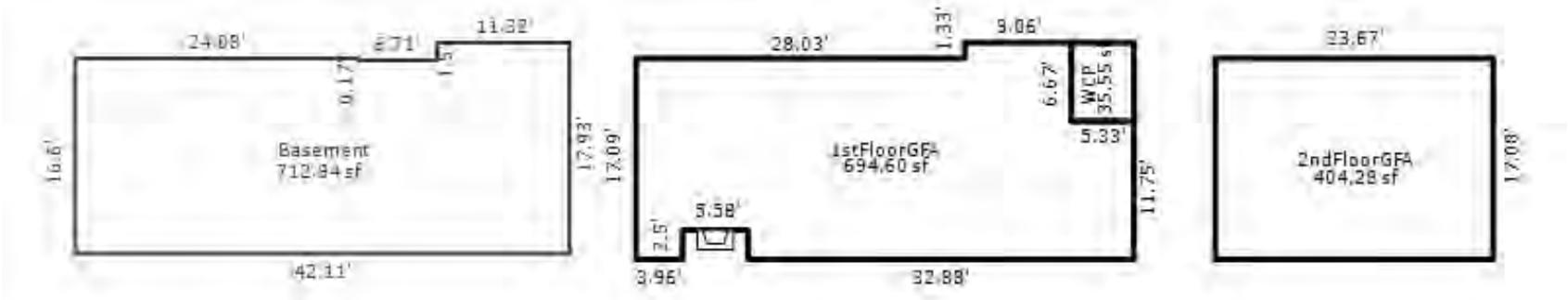
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 4

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

Parcel Number: 45-006-778-004-30 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.
SCHMIDT WILLIAM C & BETHA	SCHMIDT WILLIAM & SCHMIDT	0	11/15/2023	WD	09-FAMILY	2023005170	PROPERTY TRANSFER	0.0
SCHMIDT WILLIAM &BETHANY	SCHMIDT WILLIAM C & BETHA	0	11/15/2023	WD	09-FAMILY	2023005169	PROPERTY TRANSFER	0.0
SCHMIDT WILLIAM C & BETHA	SCHMIDT WILLIAM C & BETHA	0	10/16/2018	WD	09-FAMILY	1343P830	DEED	0.0
FAUT	SCHMIDT	245,000	11/01/2002	WD	03-ARM'S LENGTH	680:255	PROPERTY TRANSFER	0.0

Property Address

4 SHORESIDE

Owner's Name/Address

SCHMIDT WILLIAM C &BETHANY A TRUSTS
5908 LONDONBERRIE
MIDLAND MI 48640

Tax Description

L565 P224/01 L680 P255/02 UNIT 4D
SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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	08/27/2024	INSPECTED
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0
			0.00 Total Acres		Total Est. Land Value =			210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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.
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

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	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
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	Prefab 2 Story
	Heat Circulator
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Class: BC
Effec. Age: 10
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Estimated T.C.V: 51,544

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Stone Ven.:
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% Good:
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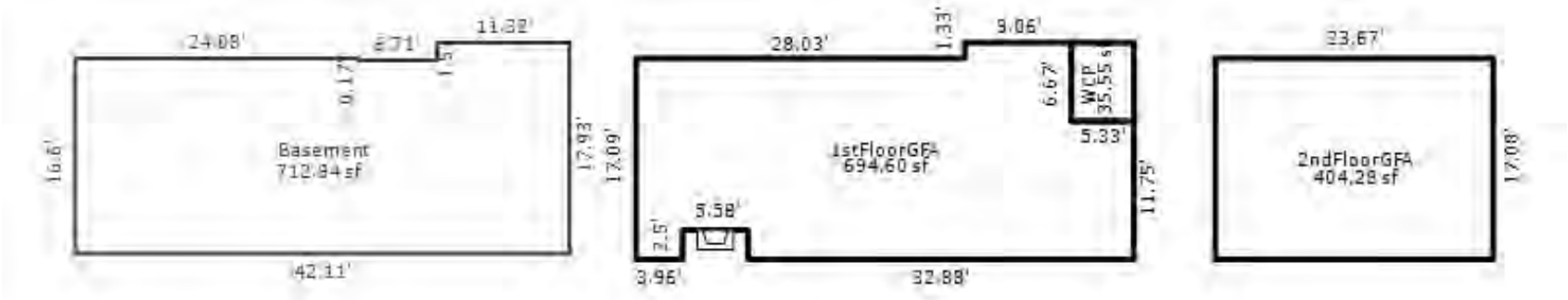
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 4

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

Parcel Number: 45-006-778-004-40 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.
BAYBERRY PROP	KIRSHENBAUM	128,000	12/29/2000	WD	03-ARM'S LENGTH	565:925	OTHER	0.0

Property Address
4 SHORESIDE

Owner's Name/Address
KIRSHENBAUM DAVID & ELAINE
1475 MIAMI
BENTON HARBOR MI 49022

Tax Description
L565 P925/01 UNIT 4E SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 261,544 TCV/TFA: 238.20

Building Permit(s)	Date	Number	Status

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- 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
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- Wetland
- Flood Plain

Who	When	What
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	Double Glass
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(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
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Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

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	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

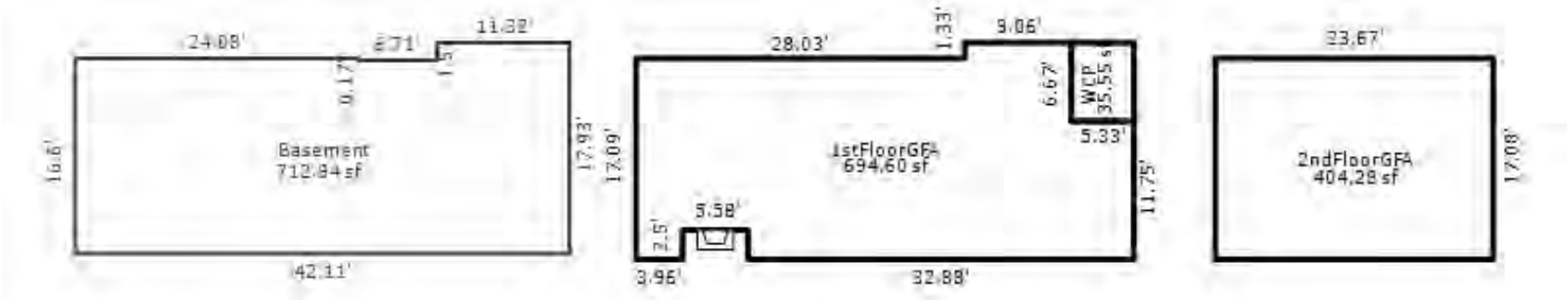
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 4

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

Parcel Number: 45-006-778-004-50 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.
BAYBERRY PROP	ROSS	128,000	01/05/2001	WD	03-ARM'S LENGTH	567:297	PROPERTY TRANSFER	0.0

Property Address

4 SHORESIDE

Owner's Name/Address

ROSS TIMOTHY W & DIANE A
45447 HALSTON CT
NOVI MI 48374

Tax Description

L567 P297/01 UNIT 4-F SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,544 TCV/TFA: 238.20

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	08/27/2024	INSPECTED
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0
			0.00 Total Acres		Total Est. Land Value =			210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			700	19,264	2,081
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
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2 Fixture Bath			1	4,610	498
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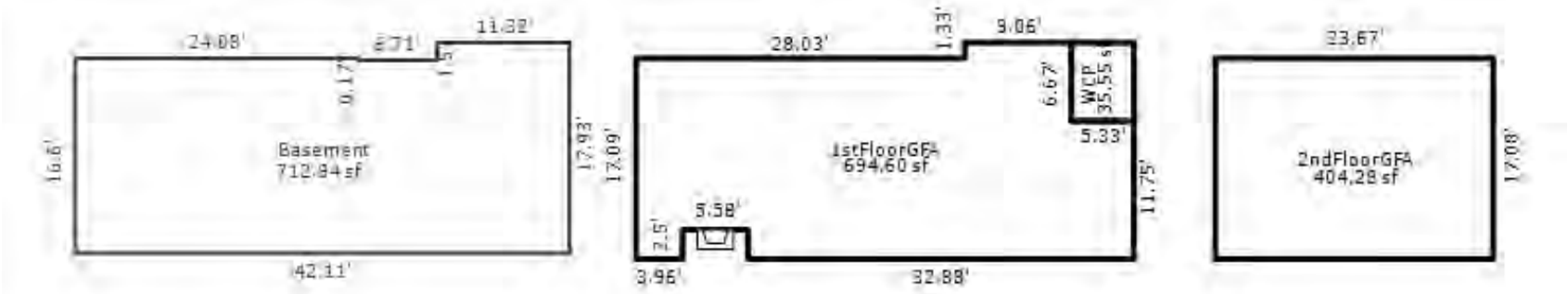
Deck					
Treated Wood			144	3,561	385
Water/Sewer					
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	238,633	25,772

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 4

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

Parcel Number: 45-006-778-004-60 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.
KOOP BRIAN W & CATHY	KOOP CATHY S REVOCABLE TR	0	02/19/2004	WD	03-ARM'S LENGTH	790:862	OTHER	0.0
BAYBERRY PROP	KOOP	128,000	01/05/2001	WD	03-ARM'S LENGTH	565:926	OTHER	0.0

Property Address
4 SHORESIDE

Owner's Name/Address
KOOP CATHY S REVOCABLE TRUST
709 PINE NOOK CT
HOLLAND MI 49424

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 261,544 TCV/TFA: 238.20

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

Tax Description
L565 P926/01 L790 P862/04 UNIT 4G SHORESIDE CONDOMINIUM REC IN L543 P677-737 SEC 23 T29N R14W.

Comments/Influences
DUPLEX TYPE UNIT

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE SHORESIDE			1 Units	210000.00000		100		210,0
			0.00 Total Acres		Total Est. Land Value =			210,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	105,000	25,800	130,800			88,414C
2024	90,000	30,300	120,300			85,756C
2023	80,000	28,200	108,200			81,673C
2022	60,000	21,000	81,000			77,784C

Who	When	What
TPC	08/27/2024	INSPECTED
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2000	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: 732 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

700	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.	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
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	Extra Sink
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	Ceramic Tile Wains
	Ceramic Tub Alcove
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1	Public Sewer
	Water Well
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	2000 Gal Septic

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	Jacuzzi Tub
	Jacuzzi repl.Tub
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	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: 1,098
Total Base New : 238,633 E.C.F.
Total Depr Cost: 25,772 X 2.000
Estimated T.C.V: 51,544

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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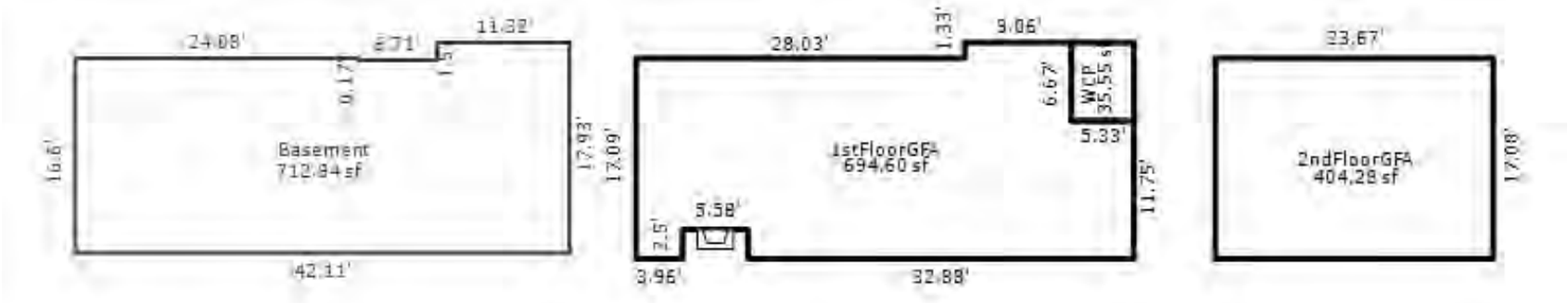
Public Water			1	1,927	208
Public Sewer			1	1,927	208
Built-Ins					
Appliance Allow.			1	4,003	432
Fireplaces					
Interior 2 Story			1	8,554	924
			Totals:	238,633	25,772

Notes: END UNIT
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,544

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



UNIT 4

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

Parcel Number: 45-006-778-004-70 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.
VONFOERSTER STEPHEN & KAT	MEYER JAMES G	345,000	09/20/2024	WD	03-ARM'S LENGTH	2024004489	PROPERTY TRANSFER	100.0
AIELLO MITCHELL F & ANNE	VONFOERSTER STEPHEN & KAT	215,000	08/30/2018	WD	03-ARM'S LENGTH	1339P479	PROPERTY TRANSFER	100.0
SUGINTAS NORA M TRUST	AIELLO MITCHELL F & ANNE	215,000	06/19/2015	WD	03-ARM'S LENGTH	1232P137	PROPERTY TRANSFER	100.0
SUGINTAS NORA M	SUGINTAS NORA M TRUST	0	07/16/2007	QC	09-FAMILY	948:45	OTHER	0.0

Property Address

4 SHORESIDE

Owner's Name/Address

MEYER JAMES G
4142 JOHNSON AVE
WESTERN SPRINGS IL 60558

Tax Description

L564 P315/00 L871 P998/05 L948 P45/07
UNIT 4H SHORESIDE CONDOMINIUM REC IN L543
P677-737 SEC 23 T29N R14W.

Comments/Influences

DUPLEX TYPE UNIT

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 261,734 TCV/TFA: 238.37

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	08/27/2024	INSPECTED
TPC	08/18/2022	INSPECTED
TPC	10/11/2017	INSPECTED

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Building Type

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	Mobile Home
	Town Home
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	A-Frame

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	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: 732 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

732	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.	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: 1,098
Total Base New : 239,514 E.C.F.
Total Depr Cost: 25,867 X 2.000
Estimated T.C.V: 51,734

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2000
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	179,121	19,344
Other Additions/Adjustments					
Recreation Room			732	20,145	2,176
Basement, Outside Entrance, Below Grade			1	3,619	391
Plumbing					
Average Fixture(s)			1	2,188	236
3 Fixture Bath			1	6,880	743
2 Fixture Bath			1	4,610	498
Porches					
WCP (1 Story)			35	2,979	322
Deck					
Treated Wood			144	3,561	385
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:	239,514	25,867

Notes:
ECF (H778 SHORESIDE CONDOS 1/8 FRACTIONAL) 2.000 => TCV: 51,734

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

Parcel Number: 45-006-779-001-00 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.
ROY BRYAN	ROY NATALIE	0	03/31/2023	QC	06-COURT JUDGEMENT	2023001493	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	ROY BRYAN & NATALLE	220,985	06/18/2021	WD	03-ARM'S LENGTH	2021005125	PROPERTY TRANSFER	100.0

Property Address
1 SHORESIDE NORTH

Owner's Name/Address
ROY NATALIE
5793 GREEN ST APT 122
BROWNSBURG IN 46112

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 293,392 TCV/TFA: 267.21

Building Permit(s)	Date	Number	Status
Mechanical	02/08/2021	PM21-0098	100% FINIS
Mechanical	11/13/2020	PM20-0785	100% FINIS
Res. Multi-Family	11/19/2019	PB19-0493	100% FINIS
Electrical	11/01/2019	PE19-0682	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

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
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1A

Comments/Influences
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

Who	When	What
TPC	08/24/2024	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,200	146,700			95,253C
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

713	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.	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: 1
Floor Area: 1,098
Total Base New : 245,744 E.C.F.
Total Depr Cost: 29,196 X 2.000
Estimated T.C.V: 58,392

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			713	19,622	2,331
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-001-10 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.
SHORESIDE VACATION HOMES	FOX LEO & DIANNA	218,695	06/18/2021	WD	03-ARM'S LENGTH	2021005130	PROPERTY TRANSFER	100.0

Property Address

1 SHORESIDE NORTH

Owner's Name/Address

FOX LEO & DIANNA
5275 WEBSTER CHURCH RD
DEXTER MI 48130

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,392 TCV/TFA: 267.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

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

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1B

Comments/Influences

Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO
;
Parent Parcel(s): 006-123-008-10,
006-122-104-01;
Child Parcel(s): 006-799-001-00,
006-799-001-10, 006-779-001-20,
006-779-001-30, 006-779-001-40,
006-779-001-50, 006-779-001-60,
006-779-001-70, 006-779-002-00,
006-779-002-10, 006-779-002-20,
006-779-002-30, 006-779-002-40,
006-779-002-50, 006-779-002-60,

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,200	146,700			95,253C
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S

Who	When	What
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

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X	Gas		Oil		Elec.
	Wood		Coal		Steam

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	Forced Air w/ Ducts
	Forced Hot Water
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	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

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2	3 Fixture Bath
1	2 Fixture Bath
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	Hot Tub
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	Vented Hood
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	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
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	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
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	Exterior 2 Story
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	Prefab 2 Story
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Class: BC
Effec. Age: 1
Floor Area: 1,098
Total Base New : 245,744 E.C.F.
Total Depr Cost: 29,196 X 2.000
Estimated T.C.V: 58,392

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Area	Type
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144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
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Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
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Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-001-20 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.
SHORESIDE VACATION HOMES	KAPRAUN WILLIAM F & ELIZA	222,130	06/17/2021	WD	03-ARM'S LENGTH	2021005128	PROPERTY TRANSFER	100.0

Property Address

1 SHORESIDE NORTH

Owner's Name/Address

KAPRAUN WILLIAM F & ELIZABETH TRUST
750 PHEASANT RIDGE CT
LAKE ZURICH IL 60047

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1C

Comments/Influences

Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO
;
Parent Parcel(s): 006-123-008-10,
006-122-104-01;
Child Parcel(s): 006-799-001-00,
006-799-001-10, 006-779-001-20,
006-779-001-30, 006-779-001-40,
006-779-001-50, 006-779-001-60,
006-779-001-70, 006-779-002-00,
006-779-002-10, 006-779-002-20,
006-779-002-30, 006-779-002-40,
006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,392 TCV/TFA: 267.21

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

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H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

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2022	60,000	23,800	83,800			83,800S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

713	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.	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: 1
Floor Area: 1,098
Total Base New : 245,744 E.C.F.
Total Depr Cost: 29,196 X 2.000
Estimated T.C.V: 58,392

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			713	19,622	2,331
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-001-30 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.
SHORESIDE VACATION HOMES	CARDWELL DOYLE S & COLLEE	219,840	07/01/2021	WD	03-ARM'S LENGTH	2021005817	PROPERTY TRANSFER	100.0

Property Address
1 SHORESIDE NORTH

Owner's Name/Address
CARDWELL DOYLE S & COLLEEN A
361 LEWALLEN HOLLOW LN
CLINTON TN 37716

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 293,392 TCV/TFA: 267.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1D

Comments/Influences
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,200	146,700			95,253C
2024	90,000	40,200	130,200			92,389C
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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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
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0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

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No./Qual. of Fixtures

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Class: BC
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Floor Area: 1,098
Total Base New : 245,744 E.C.F.
Total Depr Cost: 29,196 X 2.000
Estimated T.C.V: 58,392

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Area	Type
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144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
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Ground Area = 732 SF Floor Area = 1098 SF.
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Appliance Allow.			1	4,003	476
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Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-001-40 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.
SHORESIDE VACATION HOMES	CARDWELL DOYLE S & COLLEE	219,840	07/01/2021	WD	03-ARM'S LENGTH	2021005819	PROPERTY TRANSFER	100.0

Property Address
1 SHORESIDE NORTH

Owner's Name/Address
CARDWELL DOYLE S & COLLEEN A
361 LEWALLEN HOLLOW LN
CLINTON TN 37716

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1E

Comments/Influences
Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 293,392 TCV/TFA: 267.21

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1	Units	235000.00000	100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

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	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	0

Condition: Average

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	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

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	Avg.	X	Avg.
	Few		Small

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X	Asphalt Shingle

Chimney: Brick

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0	Front Overhang
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	Paneled		Wood T&G

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Doors		Solid	X	H.C.	

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	Wood Furnace

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Parcel Number: 45-006-779-001-50 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.
BUNDY ELLIOTT & KRISTIN	BUNDY ELLIOT & KRISTIN	1	10/11/2022	QC	09-FAMILY	2022005929	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	BUNDY ELLIOTT & KRISTIN	223,275	06/29/2021	WD	03-ARM'S LENGTH	2021005414	PROPERTY TRANSFER	100.0

Property Address
1 SHORESIDE NORTH

Owner's Name/Address
BUNDY ELLIOT & KRISTIN
49681 WINTER RIDGE NE
ADA MI 49301

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1F

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2024	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

713	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.	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: 1
Floor Area: 1,098
Total Base New : 245,744 E.C.F.
Total Depr Cost: 29,196 X 2.000
Estimated T.C.V: 58,392

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			713	19,622	2,331
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-001-60 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.
SHORESIDE VACATION HOMES	WALKER DAVID E & JENNIFER	223,275	07/01/2021	WD	03-ARM'S LENGTH	2021005587	PROPERTY TRANSFER	100.0

Property Address
1 SHORESIDE NORTH

Owner's Name/Address
WALKER DAVID E & JENNIFER L
510 RED BARN LN
BARRINGTON IL 60010

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1G

Comments/Influences
Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 293,392 TCV/TFA: 267.21

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,200	146,700			95,253C
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

713	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.	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
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	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

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

Class: BC
Effec. Age: 1
Floor Area: 1,098
Total Base New : 245,744 E.C.F.
Total Depr Cost: 29,196 X 2.000
Estimated T.C.V: 58,392

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
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Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-001-70 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.
SHORESIDE VACATION HOMES	POWERS JEFF ALLAN & MARY	222,130	06/17/2021	WD	03-ARM'S LENGTH	2021005129	REALTOR	100.0

Property Address
1 SHORESIDE NORTH

Owner's Name/Address
POWERS JEFF ALLAN & MARY ROSE
2622 WESTWINDE ST NW
GRAND RAPIDS MI 49504

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 293,392 TCV/TFA: 267.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 1H

Comments/Influences
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	Mobile Home
	Town Home
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X	Wood Frame

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Yr Built	Remodeled
2021	0

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	2nd Floor
3	Bedrooms

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	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

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	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

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	Wood Furnace

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Total Base New : 245,744 E.C.F.
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144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
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Ground Area = 732 SF Floor Area = 1098 SF.
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Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-002-00 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.
SHORESIDE VACATION HOMES	TURNER SANDRA V TRUST	184,275	06/04/2021	WD	03-ARM'S LENGTH	2021004755	PROPERTY TRANSFER	100.0

Property Address
2 SHORESIDE NORTH

Owner's Name/Address
TURNER SANDRA V TRUST
166841 TYLER ST
WEST OLIVE MI 49460

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2A

Comments/Influences
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 292,598 TCV/TFA: 271.43

Building Permit(s)	Date	Number	Status
Mechanical	02/08/2021	PM21-0099	100% FINIS
Mechanical	11/13/2020	PM20-0786	100% FINIS
Res. Multi-Family	11/19/2019	PB19-0494	100% FINIS
Electrical	11/01/2019	PE19-0684	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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			94,911C
2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 719 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

693	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.	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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	183,094	21,751
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-002-10 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.
SHORESIDE VACATION HOMES	BAUMEL MICHAEL & MARIA	184,275	06/04/2021	WD	03-ARM'S LENGTH	2021004747	PROPERTY TRANSFER	100.0

Property Address
2 SHORESIDE NORTH

Owner's Name/Address
BAUMEL MICHAEL & MARIA
5327 JOHNSON AVE
WESTERN SPRINGS IL 60558

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2B

Comments/Influences
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO | Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

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

Topography of Site
- Level
- Rolling
- Low
- High
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- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
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Who	When	What
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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

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Basement: 719 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

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	No Floor	SF
	Walkout Doors (A)	

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	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

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1	Interior 2 Story
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	Two Sided
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Class: BC
Effec. Age: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
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Car Capacity:
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Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
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Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

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Carport Area:
Roof:

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Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-002-20 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.
SHORESIDE VACATION HOMES	BOLTER ALAN & MANDY	184,275	07/01/2021	WD	03-ARM'S LENGTH	2021005596	PROPERTY TRANSFER	100.0

Property Address

2 SHORESIDE NORTH

Owner's Name/Address

BOLTER ALAN & MANDY
2097 STEKETEE WOODS LN
GRAND RAPIDS MI 49546

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2C

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
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Fireplaces					
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ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-002-30 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.
SHORESIDE VACATION HOMES	CATA MICHAEL & SARAH	183,330	06/04/2021	WD	03-ARM'S LENGTH	2021004746	PROPERTY TRANSFER	100.0

Property Address

2 SHORESIDE NORTH

Owner's Name/Address

CATA MICHAEL & SARAH
3135 VICTORIA AVE
CINCINNATI OH 45208

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2D

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			94,911C
2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 719 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

693	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.	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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	183,094	21,751
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-002-40 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.
SHORESIDE VACATION HOMES	CATA CEFERINO & ANNE	183,330	06/04/2021	WD	03-ARM'S LENGTH	2021004744	PROPERTY TRANSFER	100.0

Property Address
2 SHORESIDE NORTH

Owner's Name/Address
CATA CEFERINO & ANNE
4840 WINDING CREEK TRL
DAYTON OH 45429

Tax Description
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2025 Est TCV 292,598 TCV/TFA: 271.43

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- Storm Sewer
- Sidewalk
- Water
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- Electric
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	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

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X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
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	Hip		Mansard
	Flat		Shed

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Chimney: Brick

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	Insulation
0	Front Overhang
0	Other Overhang

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	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

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Other:
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Property Address

2 SHORESIDE NORTH

Owner's Name/Address

ROSKOWSKI STEVEN J & JOANNE K
44154 CYPRESS POINT
NORTHVILLE MI 48168

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			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-002-60 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.
SHORESIDE VACATION HOMES	KLOTS CYNTHIA	184,275	07/02/2021	WD	03-ARM'S LENGTH	2021005585	PROPERTY TRANSFER	100.0

Property Address

2 SHORESIDE NORTH

Owner's Name/Address

KLOTS CYNTHIA
51112 PLYMOUTH VALLEY DR
PLYMOUTH MI 48170

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2G

Comments/Influences

Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO
;
Parent Parcel(s): 006-123-008-10,
006-122-104-01;
Child Parcel(s): 006-799-001-00,
006-799-001-10, 006-779-001-20,
006-779-001-30, 006-779-001-40,
006-779-001-50, 006-779-001-60,
006-779-001-70, 006-779-002-00,
006-779-002-10, 006-779-002-20,
006-779-002-30, 006-779-002-40,
006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000	100			235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			94,911C
2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 719 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

693	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.	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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	183,094	21,751
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-002-70 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.
SHORESIDE VACATION HOMES	HRYCIUK ROBERT G	184,275	07/12/2021	WD	03-ARM'S LENGTH	2021005845	PROPERTY TRANSFER	100.0

Property Address
2 SHORESIDE NORTH

Owner's Name/Address
HRYCIUK ROBERT G
861 LINCOLN RD
GROSSE POINTE MI 48230

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 2H

Comments/Influences
Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO | Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 292,598 TCV/TFA: 271.43

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	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			94,911C
2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 719 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

693	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
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	Electric Baseboard
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	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
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	Softener, Manual
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	No Plumbing
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	Extra Sink
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	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

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1	Appliance Allow.
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
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	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
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	Prefab 2 Story
	Heat Circulator
	Raised Hearth
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	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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:

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Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
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Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-003-00 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.
SHORESIDE VACATION HOMES	HANNAH THOMAS J & THERESE	184,275	06/25/2021	WD	03-ARM'S LENGTH	2021005420	PROPERTY TRANSFER	100.0

Property Address
3 SHORESIDE NORTH

Owner's Name/Address
HANNAH THOMAS J & THERESE A
3758 KINNETT LN
INDIANAPOLIS IN 46228

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3A

Comments/Influences
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
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Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 292,598 TCV/TFA: 271.43

Building Permit(s)	Date	Number	Status
Mechanical	02/08/2021	PM21-0100	100% FINIS
Mechanical	11/13/2020	PM20-0788	100% FINIS
Res. Multi-Family	11/19/2019	PB19-0495	100% FINIS
Electrical	11/01/2019	PE19-0685	100% FINIS

X Improved Vacant

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

Who	When	What
TPC	08/23/2023	INSPECTED
TPC	07/28/2021	INSPECTED
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Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

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Other:

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	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
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	Trash Compactor
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	Security System

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1	Interior 2 Story
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	Two Sided
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Class: BC
Effec. Age: 1
Floor Area: 1,078
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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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	183,094	21,751
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-003-10 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.
REEMS RONDA	RED SAILS PROPERTIES LLC	260,000	08/24/2023	WD	03-ARM'S LENGTH	2023003767	PROPERTY TRANSFER	100.0
SHORESIDE VACATION HOMES	REEMS RONDA	183,330	05/13/2021	WD	03-ARM'S LENGTH	2021004180	PROPERTY TRANSFER	100.0

Property Address

3 SHORESIDE NORTH

Owner's Name/Address

RED SAILS PROPERTIES LLC
2004 N KING RD
TOLEDO OH 43617

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3B

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

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	08/23/2023	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			133,720C
2024	90,000	39,700	129,700			129,700S
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 719 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

693	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.	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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	183,094	21,751
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Porches					
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Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-003-20 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.
REEMS RONDA	SLATER JAN & ROLLER NORM	265,000	09/01/2023	WD	03-ARM'S LENGTH	2023003953	PROPERTY TRANSFER	100.0
SHORESIDE VACATION HOMES	REEMS RONDA	183,330	05/13/2021	WD	03-ARM'S LENGTH	2021004201	PROPERTY TRANSFER	100.0

Property Address

3 SHORESIDE NORTH

Owner's Name/Address

SLATER JAN & ROLLER NORM
3850 W LOCH ALPINE
ANN ARBOR MI 48103

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3C

Comments/Influences

Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO
;
Parent Parcel(s): 006-123-008-10,
006-122-104-01;
Child Parcel(s): 006-799-001-00,
006-799-001-10, 006-779-001-20,
006-779-001-30, 006-779-001-40,
006-779-001-50, 006-779-001-60,
006-779-001-70, 006-779-002-00,
006-779-002-10, 006-779-002-20,
006-779-002-30, 006-779-002-40,
006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

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	08/23/2023	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			133,720C
2024	90,000	39,700	129,700			129,700S
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 719 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

693	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.	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
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	Separate Shower
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	Ceramic Tile Wains
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1	Appliance Allow.
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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
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Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-003-30 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.
SMITH MICHAEL & DEFOREST	DEFOREST & SMITH FAMILY T	0	11/01/2021	QC	09-FAMILY	2021008738	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	SMITH MICHAEL & DEFOREST	180,495	05/13/2021	WD	03-ARM'S LENGTH	2021004177	PROPERTY TRANSFER	100.0

Property Address

3 SHORESIDE NORTH

Owner's Name/Address

DEFOREST & SMITH FAMILY TRUST
610 SHELLBURNE DR
ROCHESTER MI 48309

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3D

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
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Class: RESIDENTIAL CONDO | Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
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- Paved Road
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- Sidewalk
- Water
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- Electric
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- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
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- High
- Landscaped
- Swamp
- Wooded
- Pond
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- Wetland
- Flood Plain

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0.00 Total Acres Total Est. Land Value = 235,000

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2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	0

Condition: Average

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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.	

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Kitchen:
Other:
Other:

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Basement: 719 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
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Cntr.Sup:

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	Wood		Coal		Steam

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	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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1	Public Sewer
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	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	183,094	21,751
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-003-40 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.
SHORESIDE VACATION HOMES	BOZELL RALPH & MARY	182,385	05/13/2021	WD	03-ARM'S LENGTH	2021004182	REALTOR	100.0

Property Address
3 SHORESIDE NORTH

Owner's Name/Address
BOZELL RALPH & MARY
12570 BEACON HILL
PLYMOUTH MI 48170

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 292,598 TCV/TFA: 271.43

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Tax Description
MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3E

Comments/Influences
Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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	08/23/2023	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			94,911C
2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 719 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

693	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.	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:

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Class:
Exterior:
Brick Ven.:
Stone Ven.:
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Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
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Bsmnt Garage:

Carport Area:
Roof:

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Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-003-50 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.
SHORESIDE VACATION HOMES	HARABURDA KENNETH & SANDR	182,385	05/13/2021	WD	03-ARM'S LENGTH	2021004178	PROPERTY TRANSFER	100.0

Property Address

3 SHORESIDE NORTH

Owner's Name/Address

HARABURDA KENNETH & SANDRA
3811 WINDSOR RIDGE DR NE
ROCKFORD MI 49341

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3F

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
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Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

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
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Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
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Who	When	What
TPC	08/23/2023	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED

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	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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
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(3) Roof

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	Hip		Mansard
	Flat		Shed

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Chimney: Brick

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0	Front Overhang
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	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:

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

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ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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Parcel Number: 45-006-779-003-60 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.
LAUGHLIN LYNN V TRUST	DAVIS DONLD BRIAN & CAROL	301,000	12/18/2023	WD	03-ARM'S LENGTH	2023005529	PROPERTY TRANSFER	100.0
SHORESIDE VACATION HOMES	LAUGHLIN LYNN V TRUST	182,385	05/13/2021	WD	03-ARM'S LENGTH	2021004181	PROPERTY TRANSFER	100.0

Property Address

3 SHORESIDE NORTH

Owner's Name/Address

DAVIS DONLD BRIAN & CAROLINE SARA
2254 HAMILTON RD
OKEMOS MI 48864

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3G

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2025 Est TCV 292,598 TCV/TFA: 271.43

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(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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	719		
			Total:	183,094	21,751
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-003-70 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.
SHORESIDE VACATION HOMES	BUZZITTA JOSEPH & SUSAN	189,000	05/13/2021	WD	03-ARM'S LENGTH	2021004179	PROPERTY TRANSFER	100.0

Property Address

3 SHORESIDE NORTH

Owner's Name/Address

BUZZITTA JOSEPH & SUSAN
5550 ARMADALE CT
ROCHESTER MI 48306

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 3H

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 292,598 TCV/TFA: 271.43

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	08/23/2023	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	28,800	146,300			94,911C
2024	90,000	39,700	129,700			92,058C
2023	80,000	31,500	111,500			87,675C
2022	60,000	23,500	83,500			83,500S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 719 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

693	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.	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:

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1	Appliance Allow.
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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 1
Floor Area: 1,078
Total Base New : 242,413 E.C.F.
Total Depr Cost: 28,799 X 2.000
Estimated T.C.V: 57,598

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Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 719 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

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			Total:	183,094	21,751
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Plumbing					
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2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	242,413	28,799

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 57,598

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

Parcel Number: 45-006-779-004-00 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.
SHORESIDE VACATION HOMES	ALLEN ROBERT M & CYNTHIA	218,695	04/28/2021	WD	03-ARM'S LENGTH	2021003955	PROPERTY TRANSFER	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

ALLEN ROBERT M & CYNTHIA M
5371 S ROOSEVELT RD
STEVENSVILLE MI 49127

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 293,392 TCV/TFA: 267.21

Building Permit(s)	Date	Number	Status
Mechanical	02/08/2021	PM21-0101	100% FINIS
Mechanical	11/13/2020	PM20-0789	100% FINIS
Res. Multi-Family	11/19/2019	PB19-0496	100% FINIS
Electrical	11/01/2019	PE19-0686	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 H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Who	When	What
TPC	04/12/2024	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	04/28/2021	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,200	146,700			95,253C
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,900	111,900			87,990C
2022	60,000	23,800	83,800			83,800S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

713	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.	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: 1
Floor Area: 1,098
Total Base New : 245,744 E.C.F.
Total Depr Cost: 29,196 X 2.000
Estimated T.C.V: 58,392

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			713	19,622	2,331
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,744	29,196

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,392

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

Parcel Number: 45-006-779-004-10 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.
SMITH DAVID K & CAROL S	SMITH DAVID K & CAROL S	0	10/15/2021	WD	09-FAMILY	2021008614	DEED	0.0
SHORESIDE VACATION HOMES	SMITH DAVID K & CAROL S	220,985	04/28/2021	WD	03-ARM'S LENGTH	2021003818	PROPERTY TRANSFER	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

SMITH DAVID K & CAROL S
34416 RAMBLE HILLS
FARMINGTON MI 48331

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4B

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,262 TCV/TFA: 267.09

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	04/12/2024	INSPECTED
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TPC	04/28/2021	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

693	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.	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: 1
Floor Area: 1,098
Total Base New : 245,193 E.C.F.
Total Depr Cost: 29,131 X 2.000
Estimated T.C.V: 58,262

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,193	29,131

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,262

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

Parcel Number: 45-006-779-004-20 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.
SHORESIDE VACATION HOMES	FIORONI J JOSEPH & LYNETT	218,695	04/28/2021	WD	03-ARM'S LENGTH	2021003815	REALTOR	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

FIORONI J JOSEPH & LYNETTE LEE
1198 OAKWOOD CT
ROCHESTER HILLS MI 48306

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,262 TCV/TFA: 267.09

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000	100			235,0

0.00 Total Acres Total Est. Land Value = 235,000

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4C

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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	04/12/2024	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	04/28/2021	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,100	146,600			95,253C
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S

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

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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.	

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Kitchen:
Other:
Other:

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Crawl: 0 S.F.
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	No Floor	SF
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Cntr.Sup:

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No./Qual. of Fixtures

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No. of Elec. Outlets

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	Vent Fan
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	Vented Hood
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	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

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1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
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	Heat Circulator
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Class: BC
Effec. Age: 1
Floor Area: 1,098
Total Base New : 245,193 E.C.F.
Total Depr Cost: 29,131 X 2.000
Estimated T.C.V: 58,262

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Area	Type
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144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
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			Total:	185,874	22,083
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Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,193	29,131

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,262

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

Parcel Number: 45-006-779-004-30 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.
SHORESIDE VACATION HOMES	FLEMING KATHLEEN B TRUST	220,985	04/28/2021	WD	03-ARM'S LENGTH	2021003817	PROPERTY TRANSFER	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

FLEMING KATHLEEN B TRUST
661 DORNOCH DR
ANN ARBOR MI 48103

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4D

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,262 TCV/TFA: 267.09

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	04/12/2024	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	04/28/2021	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000	100			235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2022	60,000	23,800	83,800			83,800S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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
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	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

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	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

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0	Front Overhang
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	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

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Other:

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	Wood Furnace

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% Good:
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Interior 2 Story			1	8,554	1,016
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Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,262

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

Parcel Number: 45-006-779-004-40 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.
SHORESIDE VACATION HOMES	BUZZITTA JOSEPH & SUSAN	240,000	07/12/2021	WD	03-ARM'S LENGTH	2021005842	PROPERTY TRANSFER	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

BUZZITTA JOSEPH & SUSAN
5550 ARMADALE CT
ROCHESTER MI 48306

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4E

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MAP #: 38

2025 Est TCV 293,262 TCV/TFA: 267.09

Building Permit(s)	Date	Number	Status

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2025	117,500	29,100	146,600			95,253C
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

693	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.	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: 1
Floor Area: 1,098
Total Base New : 245,193 E.C.F.
Total Depr Cost: 29,131 X 2.000
Estimated T.C.V: 58,262

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,193	29,131

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,262

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

Parcel Number: 45-006-779-004-50 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.
WATSON DOUGLAS M & JACQUE	VOELKEL DENNIS L & SONJA	345,000	04/12/2024	WD	03-ARM'S LENGTH	2024002006	PROPERTY TRANSFER	100.0
SHORESIDE VACATION HOMES	WATSON DOUGLAS M & JACQUE	220,985	04/28/2021	WD	03-ARM'S LENGTH	2021003819	PROPERTY TRANSFER	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

VOELKEL DENNIS L & SONJA T
8155 N ILLINOIS ST
INDIANAPOLIS IN 46260

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4F

Comments/Influences

Split/Comb. on 12/06/2020 completed
12/06/2020 TIM SHORESIDE NORTH CONDO
;
Parent Parcel(s): 006-123-008-10,
006-122-104-01;
Child Parcel(s): 006-799-001-00,
006-799-001-10, 006-779-001-20,
006-779-001-30, 006-779-001-40,
006-779-001-50, 006-779-001-60,
006-779-001-70, 006-779-002-00,
006-779-002-10, 006-779-002-20,
006-779-002-30, 006-779-002-40,
006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,262 TCV/TFA: 267.09

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	04/12/2024	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	04/28/2021	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1	Units	235000.00000	100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,100	146,600			146,600S
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

693	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.	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: 1
Floor Area: 1,098
Total Base New : 245,193 E.C.F.
Total Depr Cost: 29,131 X 2.000
Estimated T.C.V: 58,262

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
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Average Fixture(s)			1	2,188	260
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Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,193	29,131

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,262

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

Parcel Number: 45-006-779-004-60 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.
SHORESIDE VACATION HOMES	STRENG PHILIP JAMES TRUST	218,695	04/28/2021	WD	03-ARM'S LENGTH	2021003816	PROPERTY TRANSFER	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

STRENG PHILIP JAMES TRUST
5531 FOREST BEND DR SE
ADA MI 49301

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4G

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,262 TCV/TFA: 267.09

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	04/12/2024	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	04/28/2021	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	Mobile Home
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X	Duplex
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X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	0

Condition: Average

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	Horiz. Slide
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	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

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	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

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	Paneled		Wood T&G

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Doors		Solid	X	H.C.	

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Cntr.Sup:

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Class: BC
Effec. Age: 1
Floor Area: 1,098
Total Base New : 245,193 E.C.F.
Total Depr Cost: 29,131 X 2.000
Estimated T.C.V: 58,262

(16) Porches/Decks

Area	Type
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144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
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Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,193	29,131

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,262

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

Parcel Number: 45-006-779-004-70 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 SUSAN H	BEARDSLEE SUSAN H TRUST	0	08/26/2022	QC	09-FAMILY	2022004885	PROPERTY TRANSFER	0.0
BEARDSLEE DANIEL B & SUSA	BEARDSLEE SUSAN H	0	04/29/2022	QC	06-COURT JUDGEMENT	2022003039	PROPERTY TRANSFER	0.0
SHORESIDE VACATION HOMES	BEARDSLEE DANIEL B & SUSA	218,695	04/30/2021	WD	03-ARM'S LENGTH	2021003820	PROPERTY TRANSFER	100.0

Property Address

4 SHORESIDE NORTH

Owner's Name/Address

BEARDSLEE SUSAN H TRUST
5322 PENTWATER DR
HOWELL MI 48843

Tax Description

MASER DEED OF SHORESIDE NORTH LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 178 UNIT 4H

Comments/Influences

Split/Comb. on 12/06/2020 completed 12/06/2020 TIM SHORESIDE NORTH CONDO ;
Parent Parcel(s): 006-123-008-10, 006-122-104-01;
Child Parcel(s): 006-799-001-00, 006-799-001-10, 006-779-001-20, 006-779-001-30, 006-779-001-40, 006-779-001-50, 006-779-001-60, 006-779-001-70, 006-779-002-00, 006-779-002-10, 006-779-002-20, 006-779-002-30, 006-779-002-40, 006-779-002-50, 006-779-002-60,

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Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 293,262 TCV/TFA: 267.09

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	04/12/2024	INSPECTED
TPC	07/28/2021	INSPECTED
TPC	04/28/2021	INSPECTED

Land Value Estimates for Land Table H778.H778 SHORESIDE 1/8 APRT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H778 SHORE NORTH			1 Units	235000.00000		100		235,0

0.00 Total Acres Total Est. Land Value = 235,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	117,500	29,100	146,600			95,253C
2024	90,000	40,200	130,200			92,389C
2023	80,000	31,800	111,800			87,990C
2022	60,000	23,800	83,800			83,800S

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

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2021	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: 732 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

693	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.	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: 1
Floor Area: 1,098
Total Base New : 245,193 E.C.F.
Total Depr Cost: 29,131 X 2.000
Estimated T.C.V: 58,262

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
144	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 Duplex FRACTIONAL SHR Cls BC Blt 2021
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 732 SF Floor Area = 1098 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/12/11.88
Economic Depreciation because of: INTEREST SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	732		
			Total:	185,874	22,083
Other Additions/Adjustments					
Recreation Room			693	19,071	2,266
Basement, Outside Entrance, Below Grade			1	3,619	430
Plumbing					
Average Fixture(s)			1	2,188	260
3 Fixture Bath			1	6,880	817
2 Fixture Bath			1	4,610	548
Porches					
WCP (1 Story)			35	2,979	354
Deck					
Treated Wood			144	3,561	423
Water/Sewer					
Public Water			1	1,927	229
Public Sewer			1	1,927	229
Built-Ins					
Appliance Allow.			1	4,003	476
Fireplaces					
Interior 2 Story			1	8,554	1,016
			Totals:	245,193	29,131

Notes:
ECF (H779 SHORESIDE NORTH 1/8 FRACTIONAL) 2.000 => TCV: 58,262

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

Parcel Number: 45-006-780-001-00 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

Class: RESIDENTIAL-VACAN Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 57

2025 Est TCV 0

Building Permit(s)	Date	Number	Status

Owner's Name/Address

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

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			0.00 Total Acres		Total Est. Land Value =			0

Tax Description

GA 999 LOTS 1 THRU 8 TOTAL ACREAGE INCLUDED IN 129-003-00 SKYLINE SUBDIVISION NO. 1. SEC 29 T29N R14W.

Comments/Influences

SCENIC VIEWS

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	04/28/2017	INSPECTED

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

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

Parcel Number: 45-006-785-001-00 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	Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
	2025 Est TCV 159,155					

BAYBERRY GROUP INC
FKA CONTINENTAL REAL ESTATE EQUITY
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L253 P456/85 LOT 1 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

2025 VALUED SIM TO RES SKIPPER WOODS PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT PLANNING DEPARTMENT.

TION DEPARTMENT
R DR., STE. 102

9 FAX

	Improved	X	Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
PSC	08/19/2017	INSPECTED
WAS	11/28/2010	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	175.00	1.0000	0.0000	0	100*		0
	35.00	175.00	1.0000	0.0000	0	100*		0
HOMESTEAD	$7.75/PSF		11805 SqFt	7.75000	100		PARKING LOT - RES VALUE AREA	
HOMESTEAD	$3.75/PSF		11805 SqFt	3.75000	100			44,268

* denotes lines that do not contribute to the total acreage calculation.

135 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 135,755

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	15000	50	23,400
Total Estimated Land Improvements True Cash Value =				23,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	67,900	11,700	79,600			30,877C
2024	59,000	12,000	71,000			29,949C
2023	59,000	11,200	70,200			28,523C
2022	59,000	10,100	69,100			27,165C

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

Parcel Number: 45-006-785-002-00 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.

Property Address	Class: COMMERCIAL-VACANT	Zoning: RESOR	Building Permit(s)	Date	Number	Status
2 SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
BAYBERRY GROUP INC FAK CONTINENTAL REAL ESTATE EQUITY 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 151,885					

Tax Description

L259 P496/85 LOT 2 EXC PRT TO NORTH VILLAGE CONDO- MINIUM SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

2025 VALUED SIM TO RES SKIPPER WOODS
5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING

MESTEAD RESORT,
ING DEPARTMENT.

TION DEPARTMENT
R DR., STE. 102

	Improved	X	Vacant

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

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

Who	When	What
PSC	08/19/2017	INSPECTED
TPC	10/26/2011	INSPECTED
WAS	01/12/2008	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	130.00	176.00	1.0000	0.0000	0	100*		0
HOMESTEAD	$7.75/PSF		11440 SqFt	7.75000	100		PARKING LOT USE- RES VALUE A	
HOMESTEAD	$3.75/PSF		11440 SqFt	3.75000	100			42,900

* denotes lines that do not contribute to the total acreage calculation.

130 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 131,560

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.71	15000	50	20,325
Total Estimated Land Improvements True Cash Value =				20,325

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,800	10,100	75,900			30,877C
2024	57,200	10,400	67,600			29,949C
2023	57,200	9,700	66,900			28,523C
2022	57,200	8,700	65,900			27,165C

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

Parcel Number: 45-006-785-003-00 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

3 SKIPPERS WOOD

Owner's Name/Address

BAYBERRY GROUP INC
FKA CONTINENTAL REAL ESTATE EQUITY
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

LOT 3 SKIPPERS WOOD SEC 14 T29N R14W
L243 P223/84

Comments/Influences

BUNNY HILL, SNOW DROP WARMERY

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County of Leelanau, Michigan

Class: COMMERCIAL-IMPROV Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 182,382 TCV/TFA: 690.84

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	10/22/2018	INSPECTED
TPC	12/06/2011	INSPECTED
TPC	10/26/2011	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	130.00	164.00	1.0000	0.0000	0	100*		0
HOMESTEAD	$7.75/PSF		11301 SqFt	7.75000	100		PARKING LOT USE- RES VALUE A	
HOMESTEAD	$3.75/PSF		10000 SqFt	3.75000	100			37,500

* denotes lines that do not contribute to the total acreage calculation.

130 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 125,082

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.95	100	50	847
D/W/P: Asphalt Paving	3.19	1100	50	1,754
Total Estimated Land Improvements True Cash Value =				2,601

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	62,500	28,700	91,200			23,684C
2024	53,300	32,700	86,000			22,972C
2023	53,300	27,100	80,400			21,879C
2022	53,300	24,100	77,400			20,838C

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

Desc. of Bldg/Section: THE WARMERY
Calculator Occupancy: Visitor Centers

Class: D
Floor Area: 264
Gross Bldg Area: 264
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

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

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Heat Pump System 0%
Ave. SqFt/Story: 264
Ave. Perimeter: 68
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 68

Base Rate for Upper Floors = 156.62

(10) Heating system: Package Heating & Cooling Cost/SqFt: 30.00 100%
Adjusted Square Foot Cost for Upper Floors = 186.62

Total Floor Area: 264 Base Cost New of Upper Floors = 49,268

Reproduction/Replacement Cost = 49,268
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 29,561

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 0

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

(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

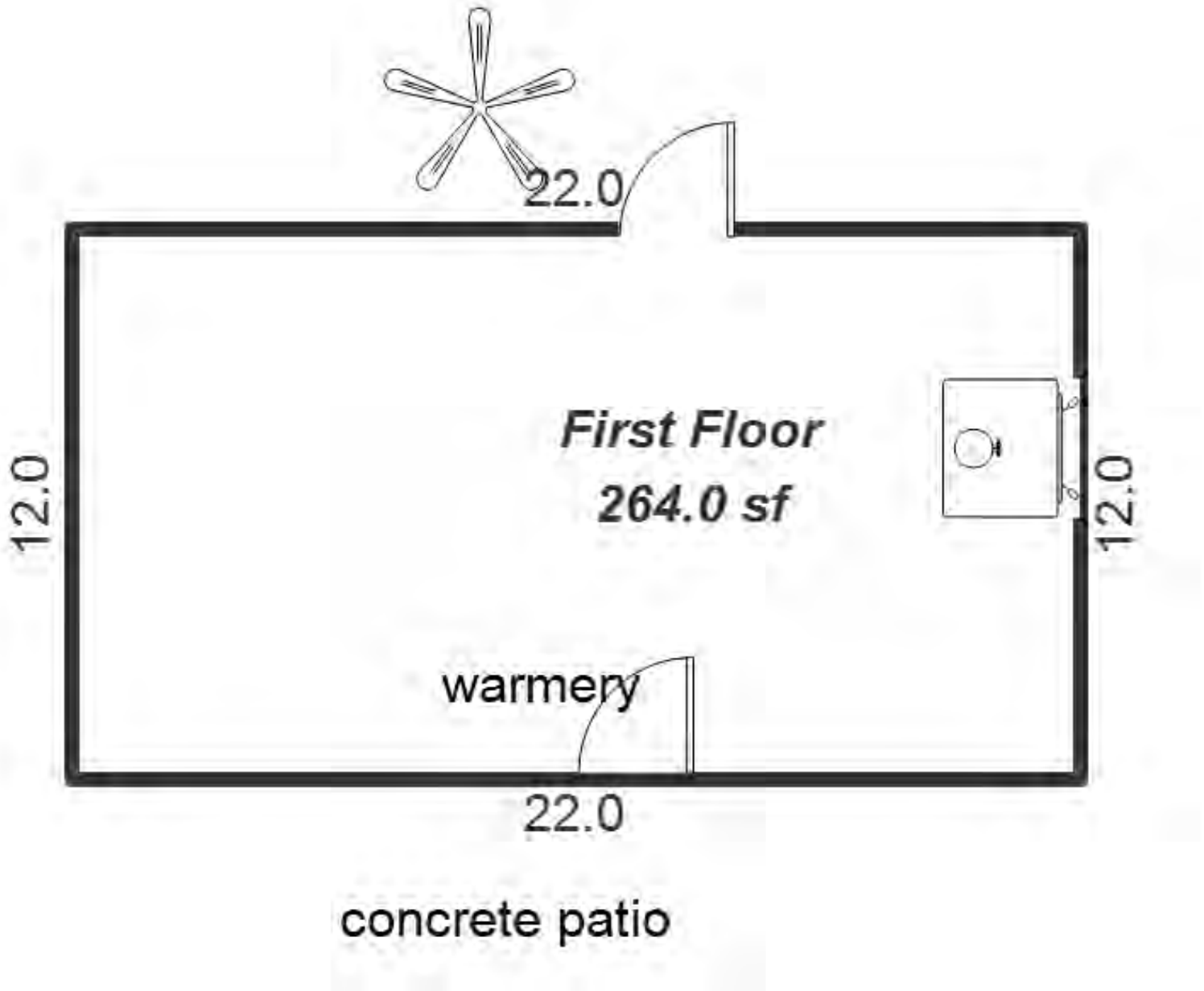
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 45-006-785-004-00 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.

Property Address

4 SKIPPERS WOOD

Owner's Name/Address

GIZA GEORGE A & PATRICIA TRUST
28737 HIDDEN TR
FARMINGTON HILLS MI 48331

Tax Description

L466 P890/98 LOT 4 SKIPPERS WOOD SEC 14 T29N R14W

Comments/Influences

5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT,

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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 839,003 TCV/TFA: 387.89

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	11/01/2012	INSPECTED
TPC	10/26/2011	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	120.00	158.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 180K			1 Units	180000.00000		100		180,0

120 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	21.81	63	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	90,000	329,500	419,500			195,670C
2024	75,000	301,200	376,200			189,787C
2023	65,000	264,000	329,000			180,750C
2022	50,000	201,600	251,600			172,143C

*** 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
1980	0

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
5	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
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

	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: 2163 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: 12
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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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
2	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 30
Floor Area: 2,163
Total Base New : 493,613 E.C.F.
Total Depr Cost: 345,528 X 1.900
Estimated T.C.V: 656,503

(16) Porches/Decks

Area	Type
112	CPP
260	CGEP (1 Story)

(17) Garage

Year Built: 1980
Car Capacity: 2.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 810
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

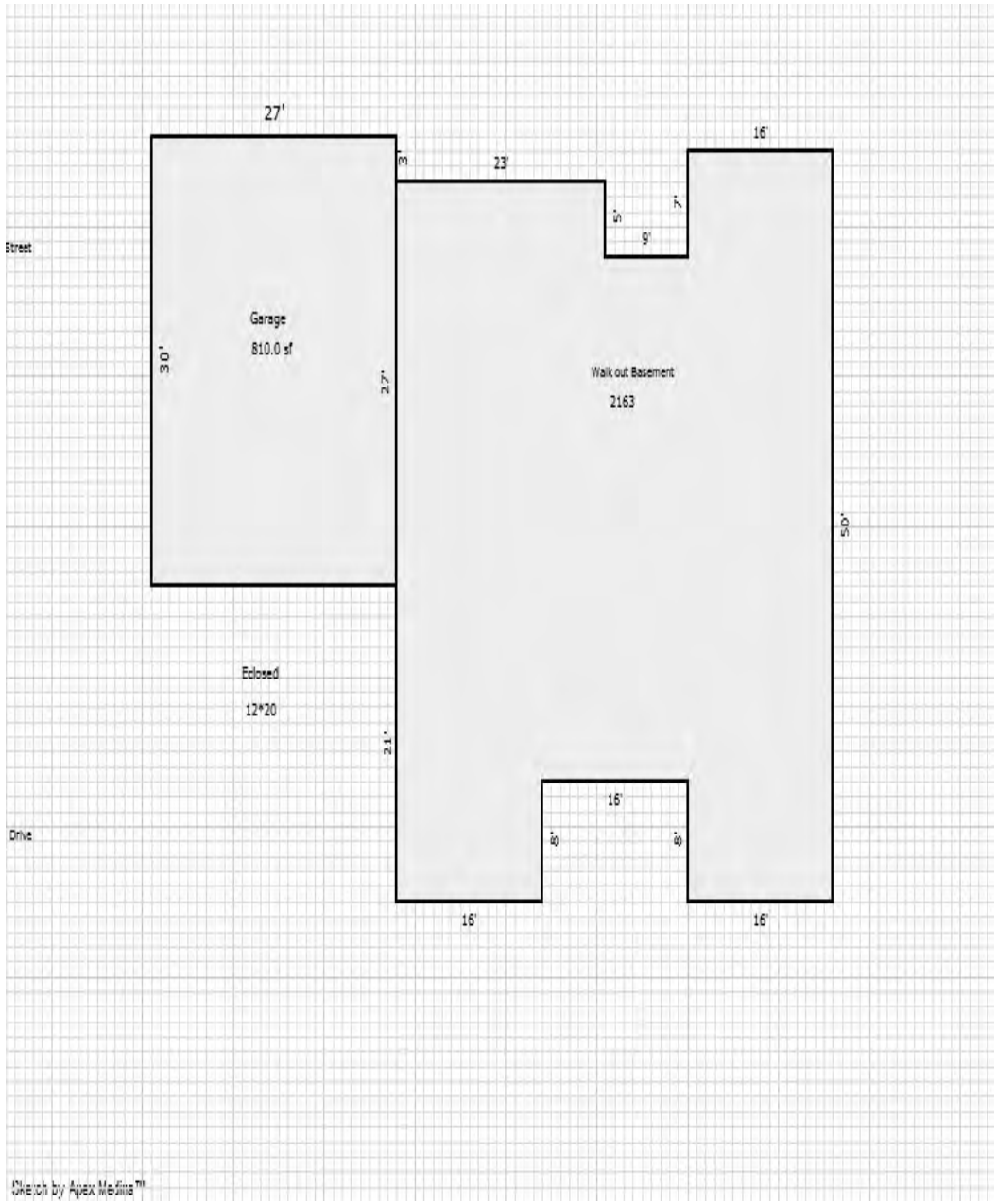
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1980
(11) Heating System: Forced Heat & Cool
Ground Area = 2163 SF Floor Area = 2163 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,163		
			Total:	392,024	274,416
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	3,619	2,533
Plumbing					
Average Fixture(s)			1	2,188	1,532
3 Fixture Bath			2	13,760	9,632
Porches					
CPP			112	2,822	1,975
CGEP (1 Story)			260	19,893	13,925
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			810	45,360	31,752
Common Wall: 1 Wall			1	-2,670	-1,869
Door Opener			2	1,376	963
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			2	7,384	5,169
			Totals:	493,613	345,528

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 656,503

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

Parcel Number: 45-006-785-004-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-785-005-00 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.
HUDSPETH JOHN T & BELYNDA	J & B HUDSPETH FAMILY TRU	0	06/07/2024	QC	09-FAMILY	2024002676	PROPERTY TRANSFER	100.0
MAURER TAMARA M	HUDSPETH JOHN T & BELYNDA	470,000	06/14/2013	WD	03-ARM'S LENGTH	1168P577	PROPERTY TRANSFER	100.0
MAURER PAUL W & TAMARA	MAURER TAMARA M	0	08/23/2007	QC	09-FAMILY	952/838	PROPERTY TRANSFER	0.0

Property Address
5 SKIPPERS WOOD

Owner's Name/Address
J & B HUDSPETH FAMILY TRUST -1
PO BOX 57
GLEN ARBOR MI 49636

Tax Description
L205 L732/78 L272 P989/87 LOT 5 SKIPPERS WOOD SEC 14 T29N R14W

Comments/Influences
2011MLS1716241$499K 5/2010 DOM550

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 976,599 TCV/TFA: 339.33

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
TPC	11/01/2012	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	115.00	167.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 180K		1 Units	180000.00000			100		180,0

115 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	45.22	64	50	1,447

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 = 3,947

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	398,300	488,300			488,300S
2024	75,000	364,100	439,100			294,241C
2023	65,000	319,200	384,200			280,230C
2022	50,000	243,800	293,800			266,886C

*** 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
1991	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Stone
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: Hardwood
Other: Carpeted
Other: Slate/Stone

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1409 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

	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
1	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: 2,878
Total Base New : 521,484 E.C.F.
Total Depr Cost: 417,185 X 1.900
Estimated T.C.V: 792,652

(16) Porches/Decks

Area	Type
42	CPP
168	CGEP (1 Story)
184	Treated Wood
140	Treated Wood

(17) Garage

Year Built: 1991
Car Capacity: 2.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 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 BC Blt 1991
(11) Heating System: Forced Heat & Cool
Ground Area = 1409 SF Floor Area = 2878 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	1,409		
1 Story	Siding	Overhang	60		
			Total:	409,694	327,753

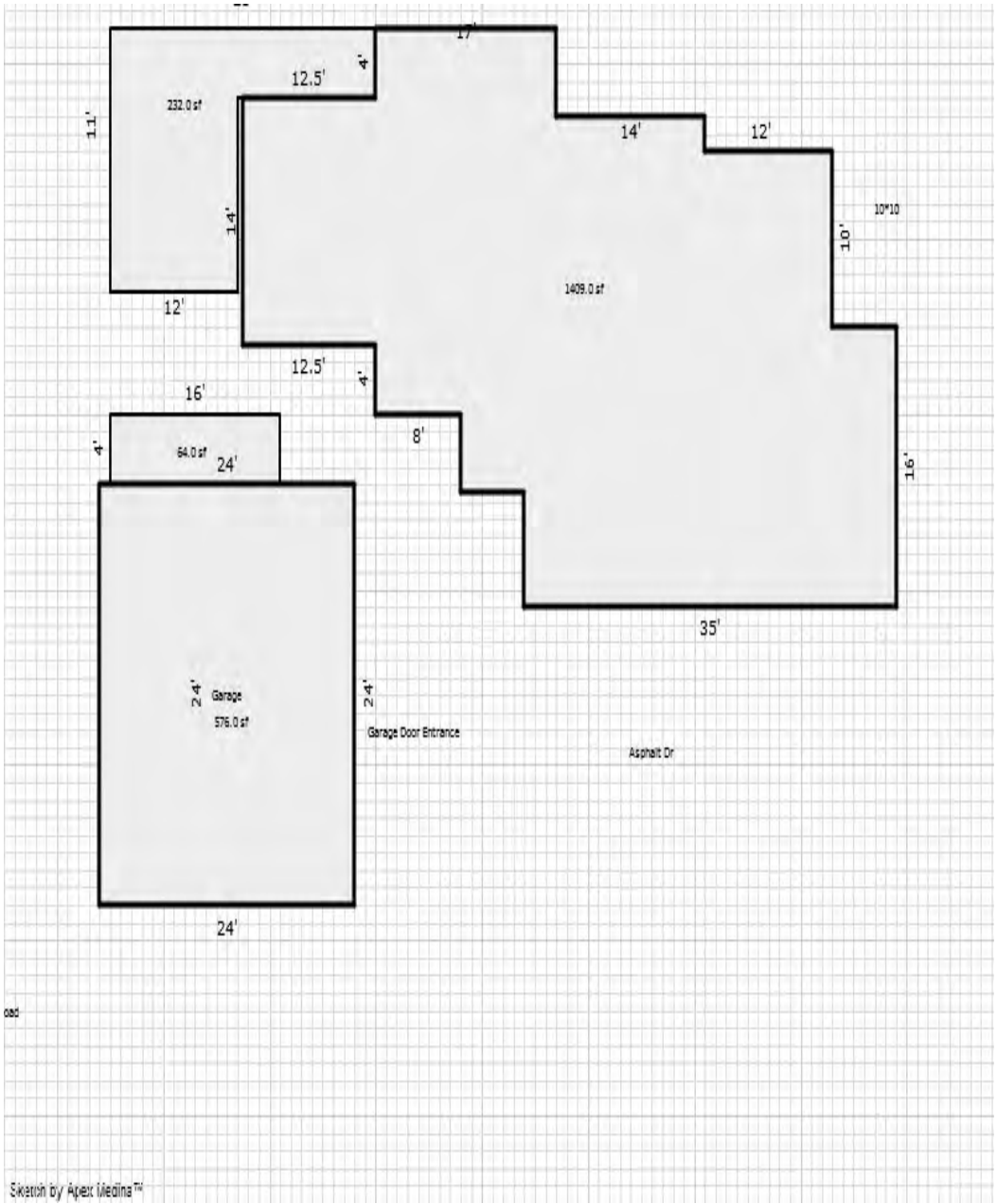
Other Additions/Adjustments

Exterior			
Stone Veneer	210	9,864	7,891
Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	2	13,760	11,008
2 Fixture Bath	1	4,610	3,688
Porches			
CPP	42	1,257	1,006
CGEP (1 Story)	168	14,514	11,611
Deck			
Treated Wood	184	4,193	3,354
Treated Wood	140	3,497	2,798
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	576	35,556	28,445
Door Opener	2	1,376	1,101
Water/Sewer			
Public Water	1	1,927	1,542
Public Sewer	1	1,927	1,542
Built-Ins			

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

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

Parcel Number: 45-006-785-005-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-785-006-00 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.
DUDEK ROBERT A & HILLARY	DUDEK HILLARY R TRUST	0	05/15/2013	WD	03-ARM'S LENGTH	1164P781	PROPERTY TRANSFER	0.0
PAUL MAURER GENERAL CONTR	DUDEK ROBERT A & HILLARY	108,000	11/11/2011	WD	03-ARM'S LENGTH	1102-694 WD	PROPERTY TRANSFER	100.0
HIGGINBOTTOM	MAURER GEN CONTRA	42,500	11/06/1994	WD	03-ARM'S LENGTH	397:626	OTHER	0.0

Property Address
6 SKIPPERS WOOD

Owner's Name/Address
DUDEK HILLARY R TRUST
PO BOX 94
GLEN ARBOR MI 49636

Tax Description
L397 P626/94 LOT 6 SKIPPERS WOOD SEC 14 T29N R14W

Comments/Influences
5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT,

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/12/2016
MAP #: 19
2025 Est TCV 979,284 TCV/TFA: 546.48

Building Permit(s)	Date	Number	Status
Electrical	09/13/2012	PE12-0368	
Mechanical	08/24/2012	PM12-0331	
Mechanical	08/24/2012	PM12-0332	
Plumbing	07/25/2012	PP12-0117	

X Improved [ ] Vacant

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

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

Who	When	What
TPC	10/14/2013	INSPECTED
TPC	01/02/2013	INSPECTED
TPC	11/01/2012	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	112.00	195.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 180K		1 Units	180000.00000			100		180,0

112 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	1200	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	90,000	399,600	489,600			313,567C
2024	75,000	365,200	440,200			304,139C
2023	65,000	320,200	385,200			289,657C
2022	50,000	259,900	309,900			275,864C

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*** 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
2013	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: 1792 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

785	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)
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
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 10
Floor Area: 1,792
Total Base New : 465,958 E.C.F.
Total Depr Cost: 419,360 X 1.900
Estimated T.C.V: 796,784

(16) Porches/Decks

Area	Type
137	CCP (1 Story)
144	WGEP (1 Story)
175	WPP

(17) Garage

Year Built: 2013
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: 691
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

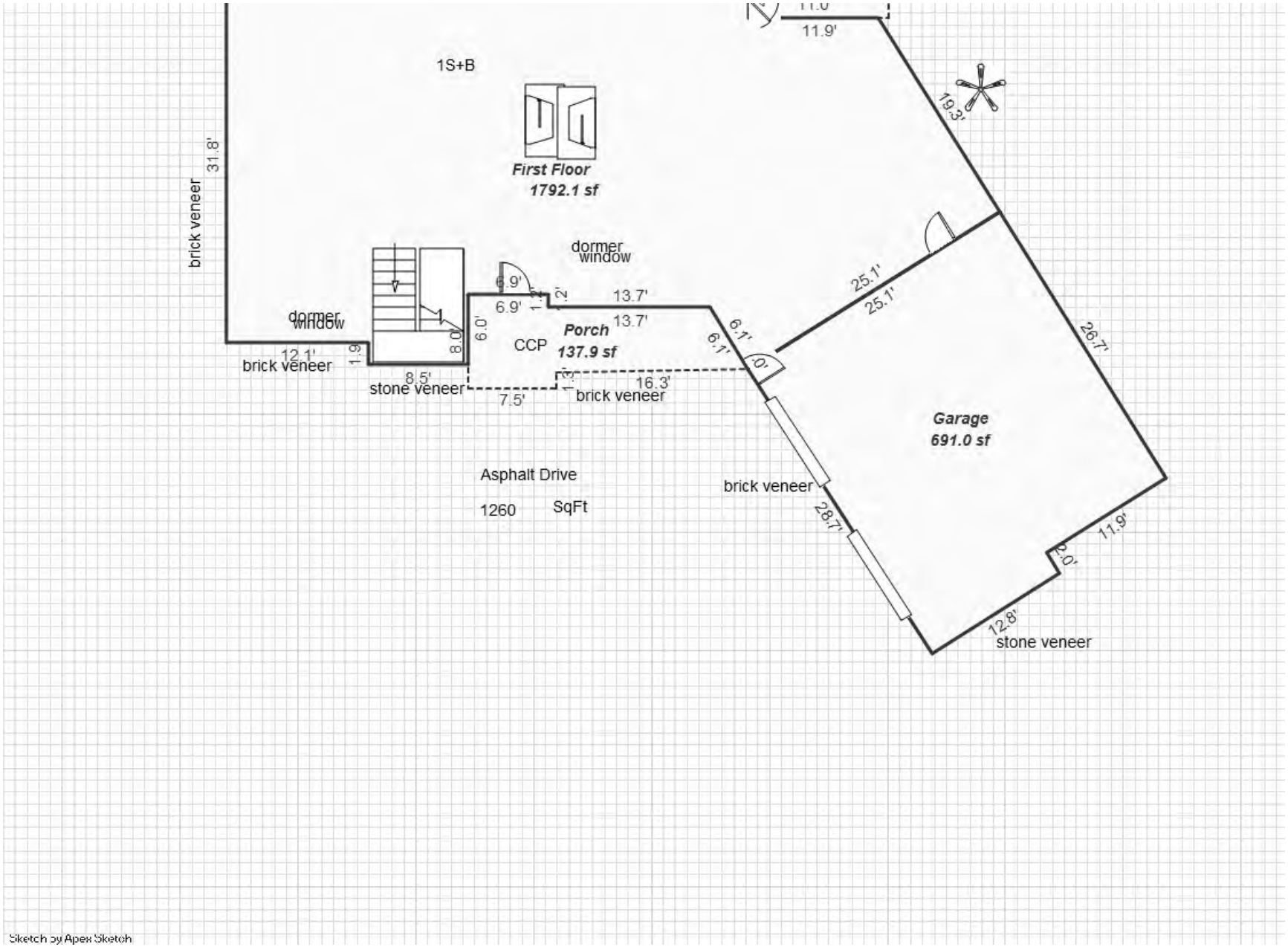
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2013
(11) Heating System: Forced Heat & Cool
Ground Area = 1792 SF Floor Area = 1792 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	Basement	1,792		
			Total:	340,078	306,069
Other Additions/Adjustments					
Recreation Room			785	21,603	19,443
Exterior					
Brick Veneer			200	4,128	3,715
Stone Veneer			40	1,879	1,691
Basement, Outside Entrance, Below Grade			1	3,619	3,257
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			2	13,760	12,384
Porches					
CCP (1 Story)			137	4,865	4,378
WGEP (1 Story)			144	15,152	13,637
WPP			175	5,366	4,829
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			691	43,533	39,180
Common Wall: 1 Wall			1	-3,139	-2,825
Door Opener			2	1,376	1,238
Water/Sewer					
Public Water			1	1,927	1,734
Public Sewer			1	1,927	1,734
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: 45-006-785-007-00 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.
ST JOHN QUINTON A & MARGA	ST JOHN QUINTON TRUST	0	04/04/2017	WD	09-FAMILY	1291P922	DEED	0.0
BENDER THOMAS B & JOANNE	ST JOHN QUINTON A & MARGA	495,000	10/04/2012	WD	03-ARM'S LENGTH	1139P272	PROPERTY TRANSFER	100.0
MAUARER	BENDER	185,000	05/31/1991	WD	03-ARM'S LENGTH	324:387	OTHER	0.0

Property Address

7 SKIPPERS WOOD

Owner's Name/Address

ST JOHN QUINTON TRUST
27230 FT MEIGS RD
PERRYSBURG OH 43551

Tax Description

L254 P196/85 L324 P387-389/91 L619 P195 L709 P93&105/03 LOT 7 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING

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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 1,037,958 TCV/TFA: 424.18

Building Permit(s)	Date	Number	Status
Mechanical	12/26/2023	PM23-1197	100% FINIS
Mechanical	11/02/2016	PM16-0622	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	11/01/2012	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	116.00	195.00	1.0000	1.0000	0	100		0
H785 SKIPP WEST SIDE 180K			1 Units	180000.00000		100		180,0

116 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 180,000

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	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	90,000	429,000	519,000			327,298C
2024	75,000	392,000	467,000			317,457C
2023	65,000	343,700	408,700			302,340C
2022	50,000	262,300	312,300			287,943C

*** 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
1985	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.		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: 2447 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

2270	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X12X16
Unsupported Len: 12
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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,447
Total Base New : 586,228 E.C.F.
Total Depr Cost: 450,241 X 1.900
Estimated T.C.V: 855,458

(16) Porches/Decks

Area	Type
14	CPP
18	CPP
112	Treated Wood
232	Treated Wood

(17) Garage

Year Built: 1985
Car Capacity: 2.5
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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

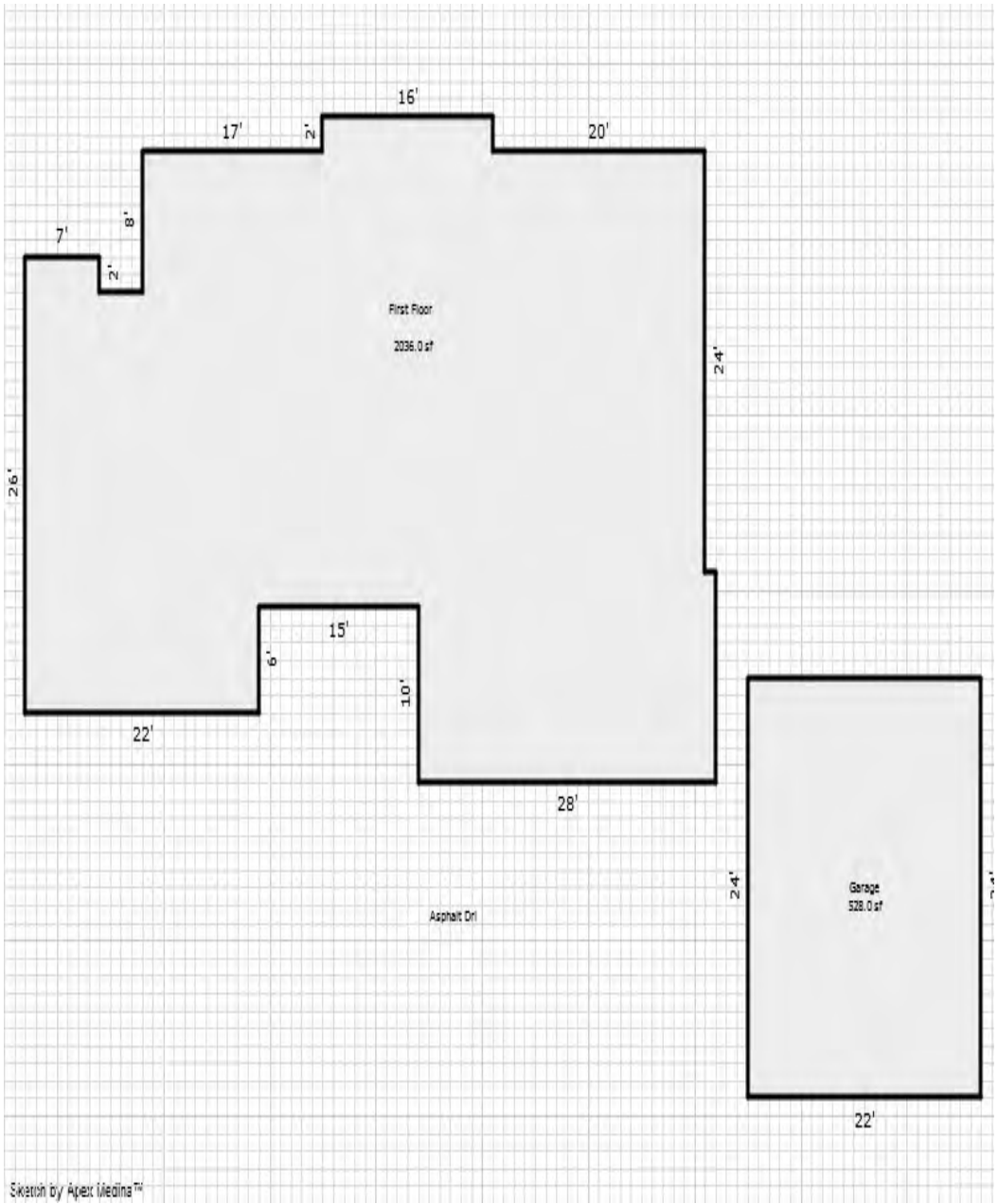
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1985
(11) Heating System: Forced Heat & Cool
Ground Area = 2447 SF Floor Area = 2447 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,447		
			Total:	436,196	348,956
Other Additions/Adjustments					
Recreation Room			2270	62,470	31,235
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
Deck					
Treated Wood			112	2,986	2,389
Treated Wood			232	4,891	3,913
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			528	35,936	28,749
Door Opener			2	1,376	1,101
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			2	13,930	11,144
Porches					
CPP			14	446	357

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

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

Parcel Number: 45-006-785-007-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-785-008-00 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.
TELL TRUST	FINDER	350,000	11/16/2001	WD	03-ARM'S LENGTH	612:520	OTHER	0.0
BAMFORD	TELL	159,900	12/23/1991	WD	03-ARM'S LENGTH	333:962	OTHER	0.0

Property Address
8 SKIPPERS WOOD

Owner's Name/Address
FINDER MARGARET P 2003 TRUST
2501 LINCOLN ST
EVANSTON IL 60201

Tax Description
L349 P153 L352 P661 L358 P765 L362 P766 L612 P520/01 L754 P107/03 LOT 8 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences
5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 571,719 TCV/TFA: 508.65

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	10/26/2011	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	110.00	171.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K		1 Units	180000.00000			100		180,0

110 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	1500	0	0
D/W/P: Patio Blocks	19.00	300	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	90,000	195,900	285,900			168,017C
2024	75,000	179,100	254,100			162,966C
2023	65,000	167,000	232,000			155,206C
2022	50,000	127,700	177,700			147,816C

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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
1987	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		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
X	Paneled		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	Drywall		

(7) Excavation

Basement: 1124 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

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

(10) Floor Support

Joists: 2X12X16
Unsupported Len: 12
Cntr.Sup: 0

(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)
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

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: BC
Effec. Age: 26
Floor Area: 1,124
Total Base New : 285,357 E.C.F.
Total Depr Cost: 204,852 X 1.900
Estimated T.C.V: 389,219

(16) Porches/Decks

Area	Type
354	WPP
54	CGEP (1 Story)

(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: 1 Car

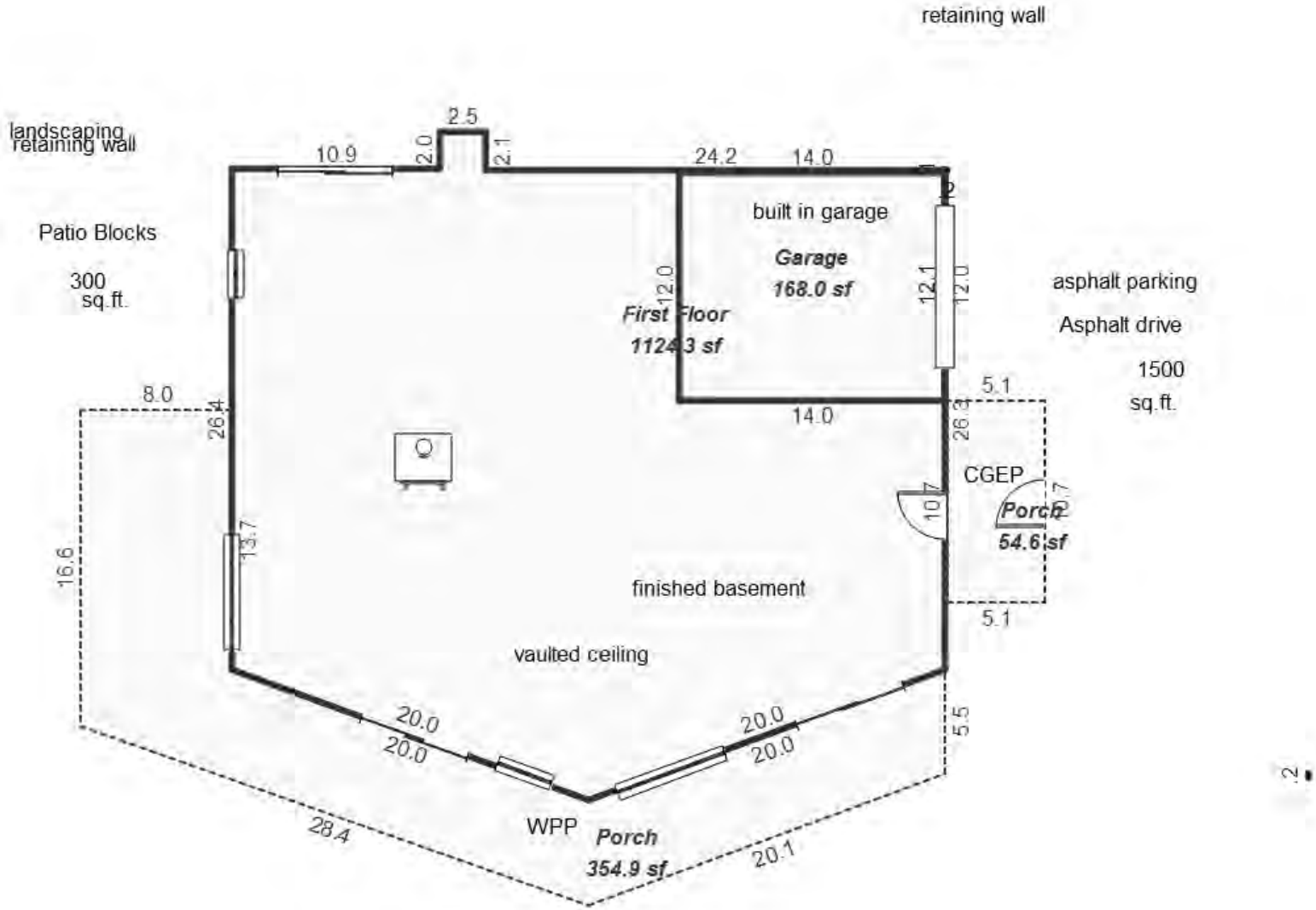
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1987
(11) Heating System: Forced Heat & Cool
Ground Area = 1124 SF Floor Area = 1124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,124		
			Total:	218,366	161,593
Other Additions/Adjustments					
Recreation Room			956	26,309	13,154
Plumbing					
Average Fixture(s)			1	2,188	1,619
2 Fixture Bath			2	9,219	6,822
Porches					
WPP			354	7,717	5,711
CGEP (1 Story)			54	6,390	4,729
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Basement Garage: 1 Car			1	2,904	2,149
Door Opener			1	688	509
Water/Sewer					
Public Water			1	1,927	1,426
Public Sewer			1	1,927	1,426
Built-Ins					
Appliance Allow.			1	4,003	2,962
Fireplaces					
Wood Stove			1	3,719	2,752
			Totals:	285,357	204,852

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 389,219

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



Sketch by Apex Sketch

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

Parcel Number: 45-006-785-009-00 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.
ESSIAN	SIEGLE	30,000	10/14/1993	WD	03-ARM'S LENGTH	373:233	OTHER	0.0

Property Address

9 SKIPPERS WOOD

Owner's Name/Address

SIEGLE RICHARD L & CARLA K
8621 ALASKA AVE
CALEDONIA MI 49316

Tax Description

L271 P838/871 L295 P954 L373 P233/93 LOT 9 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.

EPARTMENT
STE. 102

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 180,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	115.00	133.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K			1 Units	180000.00000		100		180,0

115 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 180,000

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

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

Who	When	What
WAS	01/12/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	0	90,000			19,049C
2024	75,000	0	75,000			18,477C
2023	65,000	0	65,000			17,598C
2022	50,000	0	50,000			16,760C

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

Parcel Number: 45-006-785-010-00 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.
NELSON MICHAEL & JENNIFER	BANKOWSKI JEFFREY & LAURA	189,000	08/16/2024	WD	03-ARM'S LENGTH	2024003859	REALTOR	100.0
BULLOCK JAMES & KIEL-BULL	NELSON MICHAEL & JENNIFER	165,000	03/13/2023	WD	03-ARM'S LENGTH	2023001269	PROPERTY TRANSFER	100.0
SWEETING ROBERT & CHRISTI	BULLOCK JAMES & KIEL-BULL	153,500	06/10/2022	WD	03-ARM'S LENGTH	2022003425	PROPERTY TRANSFER	100.0
GIZA GEORGE A & PATRICIA	SWEETING ROBERT & CHRISTI	130,000	09/10/2021	WD	03-ARM'S LENGTH	2021007354	PROPERTY TRANSFER	100.0

Property Address

10 SKIPPERS WOOD

Owner's Name/Address

BANKOWSKI JEFFREY & LAURA
1185 BICENTENNIAL PARKWAY
ANN ARBOR MI 48108

Tax Description

L278 P203 L466 P891/98 LOT 10 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT. THANKS,

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 180,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	170.00	132.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K	1 Units	180000.00000				100		180,0

170 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 180,000

Public Improvements

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

Topography of Site

	Level
X	Rolling
	Low
X	High
X	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	90,000	0	90,000			90,000S
2024	75,000	0	75,000			75,000S
2023	65,000	0	65,000			65,000S
2022	50,000	0	50,000			50,000S

Who	When	What
TPC	08/16/2024	INSPECTED
TPC	02/07/2023	INSPECTED
TPC	05/05/2022	INSPECTED

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

Parcel Number: 45-006-785-011-00 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.
GRETZEMA CHAD & STEPHANIE	CASE JOHN J & BARBARA L	425,000	08/08/2007	WD	03-ARM'S LENGTH	949:975	OTHER	100.0
HOLTROP PAUL C & TERESA G	GRETZEMA CHAD & STEPHANIE	124,000	08/20/2004	WD	03-ARM'S LENGTH	819:345	OTHER	100.0
DEBUYSSER	HOLTROP	108,000	09/20/2002	WD	03-ARM'S LENGTH	667:693	PROPERTY TRANSFER	0.0
SHPAKOFF	DEBUYSSER	96,500	11/30/2001	WD	03-ARM'S LENGTH	615:845	PROPERTY TRANSFER	0.0

Property Address

11 SKIPPERS WOOD

Owner's Name/Address

CASE JOHN J & BARBARA L
46477 ARBORETUM CIR
PLYMOUTH MI 48170

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 961,777 TCV/TFA: 417.08

Building Permit(s)	Date	Number	Status
Mechanical	02/27/2017	PM17-0141	
Mechanical	05/09/2012	PM12-0154	
Plumbing	05/07/2012	PP12-0077	
Electrical	03/13/2012	PE12-0061	

X Improved [ ] Vacant

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	117.00	150.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K		1 Units	180000.00000			100		180,0

117 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 180,000

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	100	2,500

Total Estimated Land Improvements True Cash Value = 2,500

Public Improvements

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

Topography of Site

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

Tax Description

L281 P726/87 L615 P845/01 L667 P693/02 L819 P345/04 LOT 11 SKIPPERS WOOD. SEC 14 T29N R14W.

Comments/Influences

5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	390,900	480,900			277,341C
2024	75,000	357,300	432,300			269,002C
2023	65,000	313,200	378,200			256,193C
2022	50,000	250,300	300,300			243,994C

Who	When	What
TPC	11/01/2012	INSPECTED
WAS	01/12/2008	INSPECTED

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

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

Residential Building 1 of 1 Parcel Number: 45-006-785-011-00 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
2005 ADD	2012

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
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
	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

X	Drywall		

(7) Excavation

Basement: 1090 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 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: BC
Effec. Age: 15
Floor Area: 2,306
Total Base New : 482,524 E.C.F.
Total Depr Cost: 410,146 X 1.900
Estimated T.C.V: 779,277

(16) Porches/Decks

Area	Type
296	WCP (1 Story)
168	WCP (1 Story)
64	Treated Wood
214	Treated Wood

(17) Garage

Year Built: 2012
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: 797
% 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 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1090 SF Floor Area = 2306 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

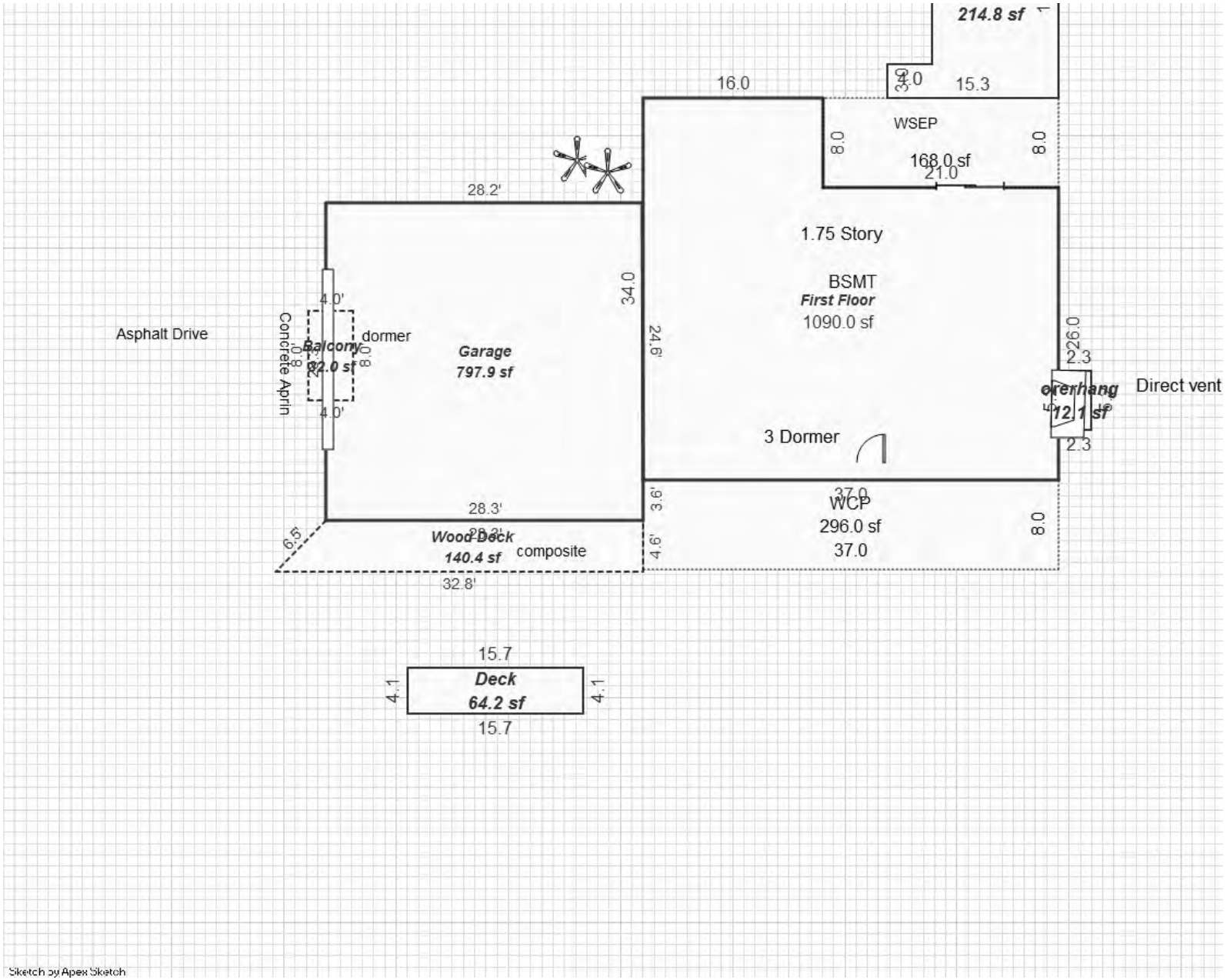
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,090		
0.5 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	393		
			Total:	386,462	328,491

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
Porches			
WCP (1 Story)	296	13,098	11,133
WCP (1 Story)	168	9,289	7,896
Deck			
Treated Wood	64	2,161	1,837
Treated Wood	214	4,648	3,951
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	797	47,963	40,769
Common Wall: 1 Wall	1	-3,139	-2,668
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

<<<<< 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: 45-006-785-012-00 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.
ROWLAND TERRY A & MARIAN	UHEREK ROSEMAIRE & JOHN	82,000	10/08/2014	WD	03-ARM'S LENGTH	1211P183	PROPERTY TRANSFER	100.0
SHPAKOFF	ROWLAND	19,000	12/21/1990	WD	03-ARM'S LENGTH	323:523	OTHER	0.0

Property Address
12 SKIPPERS WOOD

Owner's Name/Address
UHEREK ROSEMAIRE & JOHN
PO BOX 184
GLEN ARBOR MI 49636

Tax Description
L281 P725/87 L323 P523 & 670/91 LOT 12 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences
MLS 1704936 $149,900 WTD 5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING

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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% 12/21/2016
MAP #: 19
2025 Est TCV 1,309,413 TCV/TFA: 526.71

Building Permit(s)	Date	Number	Status
Mechanical	11/02/2016	PM16-0621	
Mechanical	05/02/2016	PM16-0260	
Plumbing	05/02/2016	PP16-0087	
Electrical	11/17/2015	PE15-0616	

X Improved | Vacant

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

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

Who	When	What
TPC	11/14/2017	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	05/26/2016	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	110.00	157.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K		1 Units	180000.00000			100		180,0

110 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.96	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	95	1,425

Total Estimated Land Improvements True Cash Value = 1,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	564,700	654,700			413,580C
2024	75,000	516,000	591,000			401,145C
2023	65,000	452,200	517,200			382,043C
2022	50,000	345,000	395,000			363,851C

*** 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
2016	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: 1433 S.F.
Crawl: 336 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: 6
Floor Area: 2,486
Total Base New : 631,571 E.C.F.
Total Depr Cost: 593,678 X 1.900
Estimated T.C.V: 1,127,988

(16) Porches/Decks

Area	Type
67	WCP (1 Story)
42	WPP
35	WPP
192	CCP (1 Story)

(17) Garage

Year Built: 2016
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 842
% Good: 0
Storage Area: 842
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

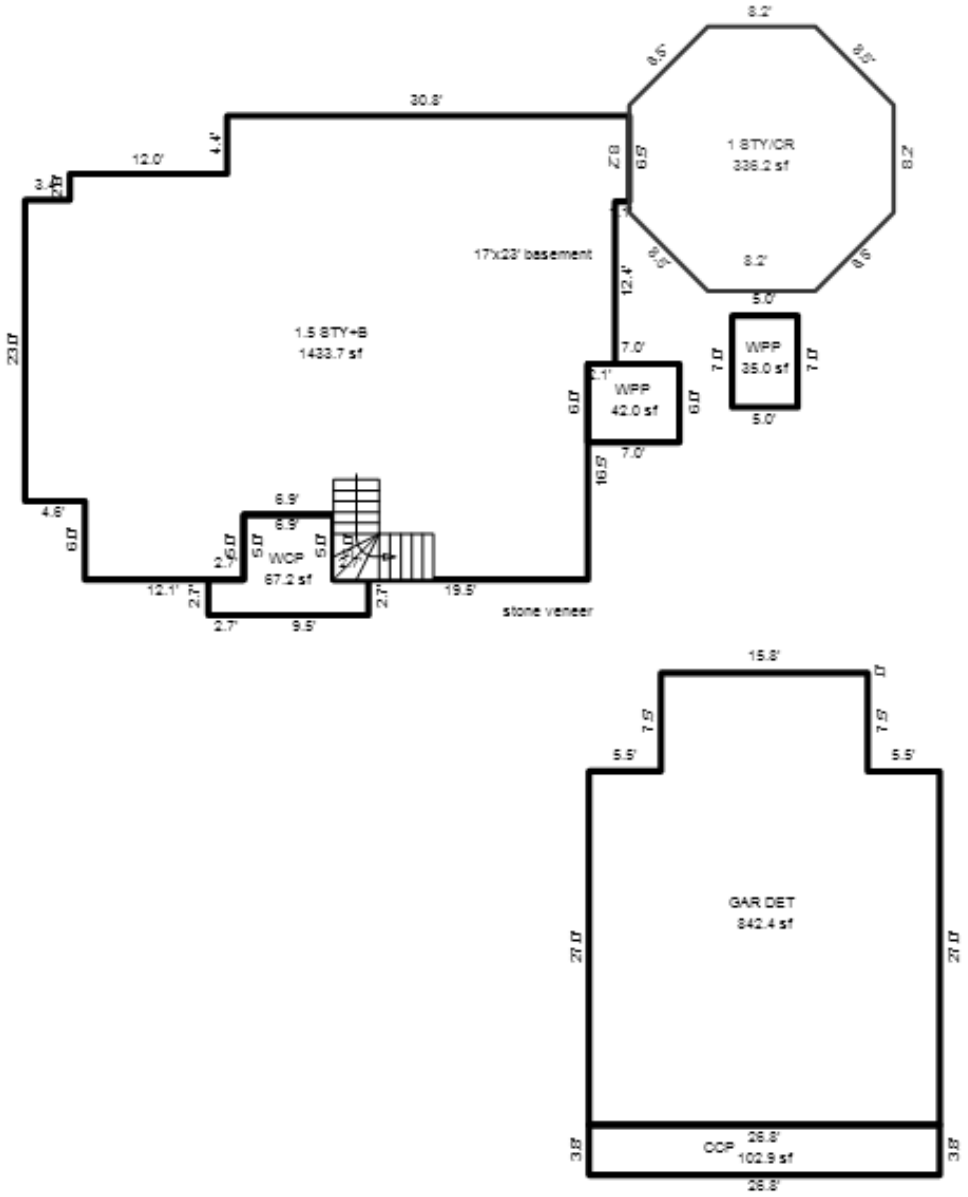
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2016
(11) Heating System: Forced Heat & Cool
Ground Area = 1769 SF Floor Area = 2486 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,433		
1 Story	Siding	Crawl Space	336		
			Total:	456,771	429,364

Other Additions/Adjustments			
Exterior			
Stone Veneer	525	27,342	25,701
Plumbing			
Average Fixture(s)	1	3,337	3,137
3 Fixture Bath	2	21,053	19,790
2 Fixture Bath	1	7,018	6,597
Water/Sewer			
1000 Gal Septic	1	6,158	5,789
Water Well, 100 Feet	1	6,593	6,197
Porches			
WCP (1 Story)	67	5,424	5,099
WPP	42	2,536	2,384
WPP	35	2,189	2,058
CCP (1 Story)	192	7,357	6,916
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	842	58,991	55,452
Storage Over Garage	842	18,364	17,262
Door Opener	2	1,541	1,449
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: 45-006-785-013-00 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.
BAXTER DAVID R & ELAINE A	ERICKSON JULIE A	75,000	06/22/2020	WD	03-ARM'S LENGTH	2020003734	PROPERTY TRANSFER	100.0
BAXTER DAVID R & ELAINE A	BAXTER DAVID R & ELAINE A	0	04/10/2017	QC	09-FAMILY	1298P39	DEED	0.0
CHRISTENSEN MARK H & EMMA	BAXTER DAVID R & ELAINE A	75,000	12/28/2012	WD	03-ARM'S LENGTH	1149P614	PROPERTY TRANSFER	100.0
BAYBERRY MILLS INC	CHRISTENSEN MARK H & EMMA	125,000	03/30/2007	WD	03-ARM'S LENGTH	935:998	OTHER	100.0

Property Address

13 SKIPPERS WOOD

Owner's Name/Address

ERICKSON JULIE A
PO BOX 323
GLEN ARBOR MI 49636

Tax Description

L436 P219 L526 P299/99 L616 P974/01 L935 P998/07 LOT 13 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING

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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% 01/18/2023
MAP #: 19
2025 Est TCV 430,502 TCV/TFA: 536.79

Building Permit(s)	Date	Number	Status
Mechanical	04/11/2022	PM22-0293	100% FINIS
Plumbing	04/11/2022	PP22-0102	100% FINIS
Electrical	02/24/2022	PE22-0113	100% FINIS
Res. Single Family Dwellin	01/11/2022	PB21-0613	100% FINIS

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	01/18/2023	INSPECTED
TPC	12/09/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	120.00	158.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K		1 Units	180000.00000			100		180,0

120 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	125,300	215,300			137,330C
2024	75,000	114,400	189,400			133,201C
2023	65,000	96,300	161,300			122,573C
2022	50,000	0	50,000		50,000A	38,737C

*** 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
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: 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)
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: C -5
Effec. Age: 1
Floor Area: 802
Total Base New : 133,176 E.C.F.
Total Depr Cost: 131,843 X 1.900
Estimated T.C.V: 250,502

(16) Porches/Decks

Area	Type
20	WPP
31	Treated Wood

(17) Garage

Year Built: 2022
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: 802
% 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 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 802 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

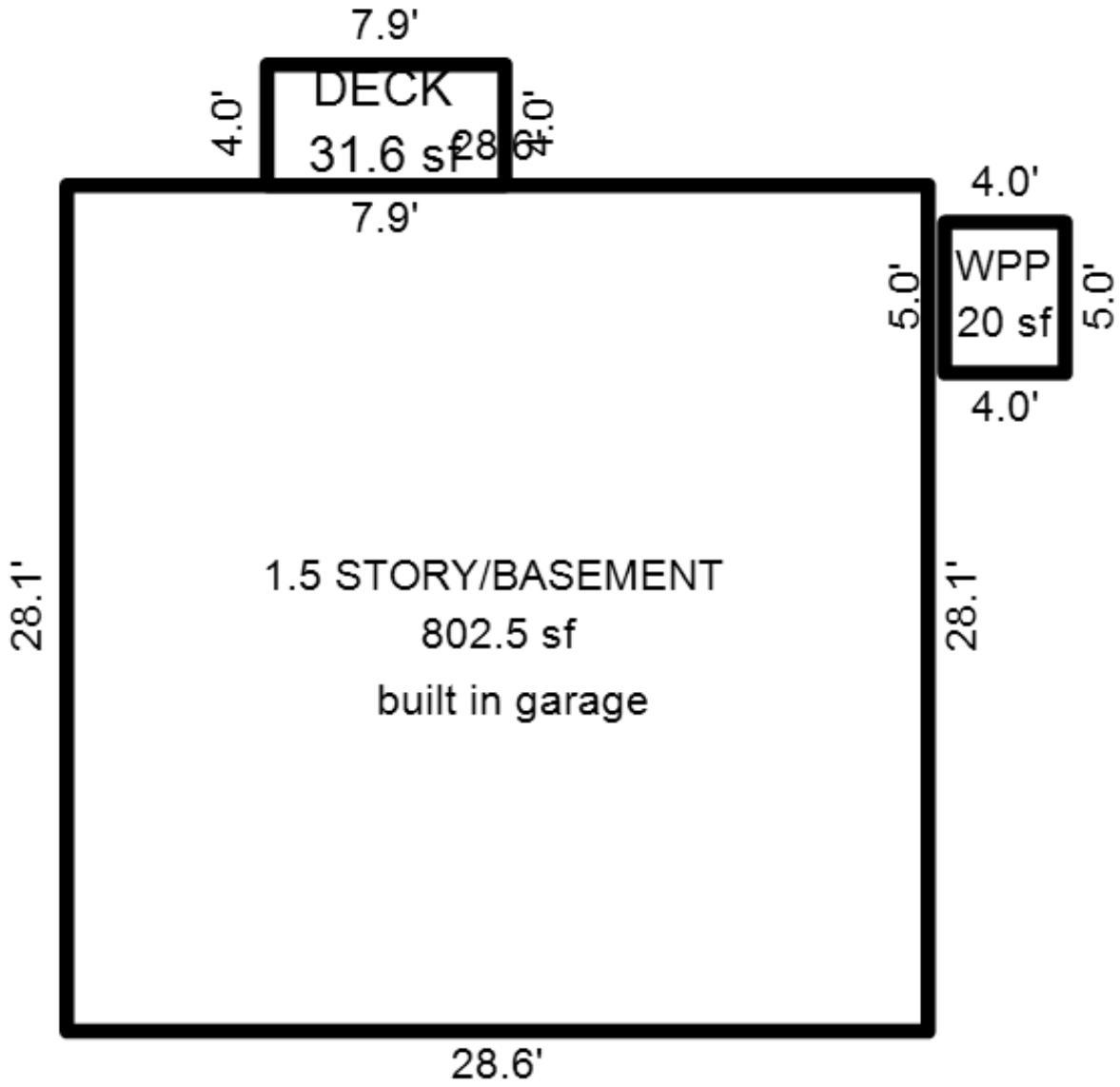
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Blt-in Gar.	802		
			Total:	69,605	68,908

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,471
3 Fixture Bath	1	4,678	4,631
2 Fixture Bath	1	3,130	3,099
Water/Sewer			
1000 Gal Septic	1	4,899	4,850
Water Well, 100 Feet	1	5,849	5,791
Deck			
Treated Wood	31	1,385	1,371
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	802	38,079	37,698
Door Opener	1	550	544
Built-Ins			
Appliance Allow.	1	2,786	2,758
Porches			
WPP	20	729	722
	Totals:	133,176	131,843

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 250,502

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



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

Parcel Number: 45-006-785-014-00 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.
ADAMS RICHARD J JR & NANC	ADAMS RICHARD J & NANCY C	0	06/11/2020	QC	09-FAMILY	2020006833	OTHER	0.0

Property Address
14 SKIPPERS WOOD

Owner's Name/Address
ADAMS RICHARD J & NANCY C TRUST
240 FOREST CREST DR
COMMERCE TOWNSHIP MI 48390-1200

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 420,621 TCV/TFA: 354.06

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	155.00	160.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K		1 Units	180000.00000			100		180,0

155 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 180,000

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	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Public Improvements

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

Topography of Site

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

Tax Description
L208 P659/79 L252 P879/85 LOT 14 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences
5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	120,300	210,300			66,967C
2024	75,000	110,000	185,000			64,954C
2023	65,000	96,600	161,600			61,861C
2022	50,000	73,900	123,900			58,916C

Who	When	What
TPC	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

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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
1978	0

Condition: Average

Room List

	Basement
3	1st Floor
1	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		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
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: 739 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: 2X10X24
Unsupported Len: 12
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)
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
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,188
Total Base New : 179,037 E.C.F.
Total Depr Cost: 125,327 X 1.900
Estimated T.C.V: 238,121

(16) Porches/Decks

Area	Type
367	WPP
56	WCP (1 Story)
82	Treated Wood
132	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 C 10 Blt 1978
(11) Heating System: Forced Air w/ Ducts
Ground Area = 739 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

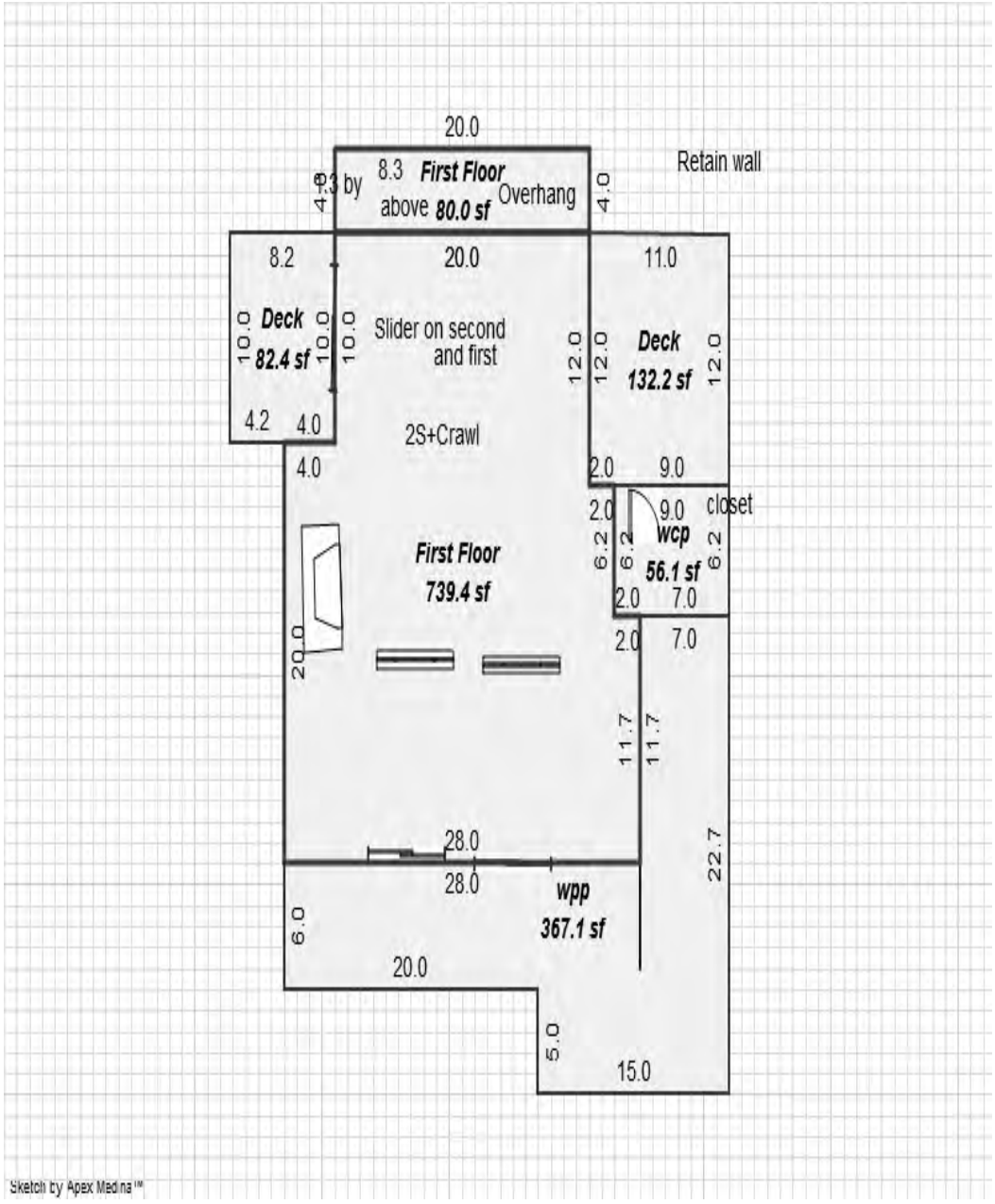
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	739		
1 Story	Siding	Overhang	80		
		Total:		154,102	107,874

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
Porches			
WPP	367	6,221	4,355
WCP (1 Story)	56	3,372	2,360
Deck			
Treated Wood	82	2,314	1,620
Treated Wood	132	3,176	2,223
Water/Sewer			
Public Water	1	1,505	1,053
Public Sewer	1	1,505	1,053
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			
Wood Stove	1	2,570	1,799
	Totals:	179,037	125,327

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 238,121

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



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

Parcel Number: 45-006-785-015-00 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.
BACON MARCIA L TRUST	FARMER POHLONSKI FAMILY T	305,000	11/02/2015	WD	03-ARM'S LENGTH	1244P578	PROPERTY TRANSFER	100.0

Property Address
15 SKIPPERS WOOD

Owner's Name/Address
FARMER POHLONSKI FAMILY TRUST
2231 PEPPERIDGE TRAIL
BRIGHTON MI 48114

Tax Description
L642 P847/02 LOT 15 SKIPPERS WOODS SEC 14 T29N R14W.

Comments/Influences
5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.

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Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 651,324 TCV/TFA: 315.87

Building Permit(s)	Date	Number	Status
Mechanical	03/05/2021	PM21-0172	100% FINIS
ADDITION/ALTERATION	03/10/1999	99000050	100% FINIS

X Improved Vacant

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

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

Who	When	What
TPC	06/28/2017	INSPECTED
TPC	11/13/2015	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	120.00	196.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K			1 Units	180000.00000		100		180,0

120 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	48.80	48	50	1,171

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 = 3,671

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	235,700	325,700			197,533C
2024	75,000	215,500	290,500			191,594C
2023	65,000	189,000	254,000			182,471C
2022	50,000	144,500	194,500			173,782C

*** 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
1978	2000

Condition: Average

Room List

	Basement
3	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
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Wood Shake

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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 937 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

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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
2	Interior 2 Story
	2nd/Same 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: 2,062
Total Base New : 378,664 E.C.F.
Total Depr Cost: 246,133 X 1.900
Estimated T.C.V: 467,653

(16) Porches/Decks

Area	Type
376	WPP
80	WCP (1 Story)
10	Wood Balcony

(17) Garage

Year Built: 1999
Car Capacity: 2.5
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: 649
% 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 1978
(11) Heating System: Forced Heat & Cool
Ground Area = 937 SF Floor Area = 2062 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

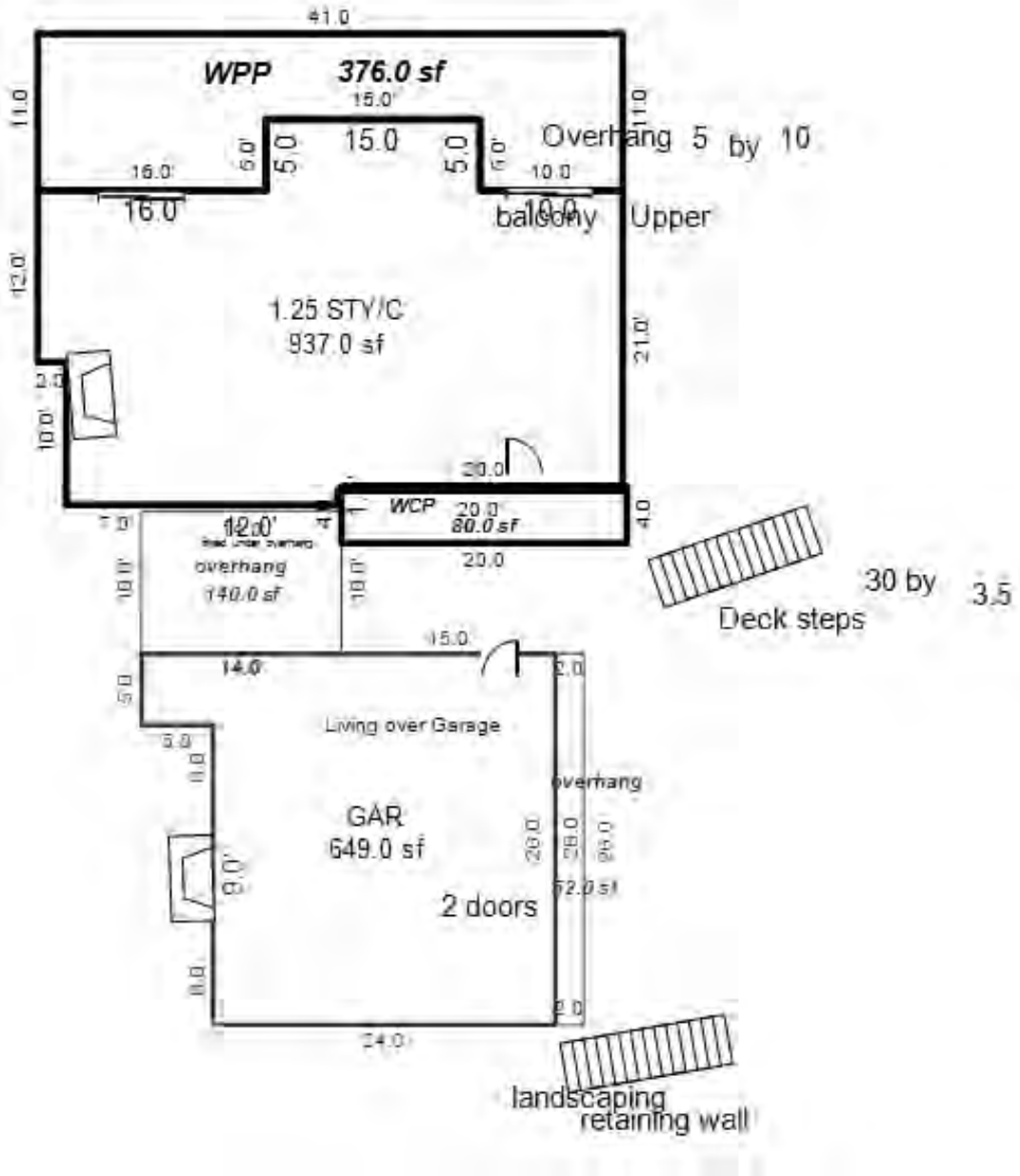
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	937		
1 Story	Siding	Overhang	140		
1 Story	Siding	Overhang	50		
1 Story	Siding	Overhang	701		
			Total:	280,619	182,404

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,422
3 Fixture Bath	2	13,760	8,944
Porches			
WPP	376	8,193	5,325
WCP (1 Story)	80	5,448	3,541
Balcony			
Wood Balcony	10	501	326
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	649	41,614	27,049
Door Opener	2	1,376	894
Water/Sewer			
Public Water	1	1,927	1,253
Public Sewer	1	1,927	1,253
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: 45-006-785-016-01 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 180,000					

	Improved	X	Vacant

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	160.00	285.86	1.0000	1.0000	0	100	SIZE	0
H785 SKIPP EAST SIDE 180K			1 Units	180000.00000		100		180,0

160 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 180,000

Tax Description

2021007355 LOT 16 SKIPPERS WOOD SEC 14 T29N R14W AS RECORDED IN LIBER 7 OF PLATS PAGES 49, 50 AND 51 EXCEPT ALSO THAT PART OF LOT 16 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LOT LINE S87°32'20"W 74.39 FEET; THENCE N67°44'06"E 22.16 FEET; THENCE N87°32'20"E 54.06 FEET; THENCE ALONG THE EAST LOT LINE SOI 029'09"W 7.53 FEET TO THE POINT OF BEGINNING. AND INCLUDING THAT PART OF SAID LOT 17 DESCRIBED AS COMMENCING AT LOT 17; THENCE S87°32'20"W OF BEGINNING; THE ARC OF A TO THE LEFT 0'18"E 100.32 OUTH LOT LINE HENCE I 00.29 N ON FILE***

2 completed
;
5-016-00;
-016-01;

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	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	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	0	90,000			44,029C
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C

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

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

Parcel Number: 45-006-785-017-01 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.
BAYBERRY GROUP INC	DROUILLARD JACOB & NICOLE	842,500	09/10/2021	WD	31-SPLIT IMPROVED	2021007355	REALTOR	100.0

Property Address
16 SKIPPERS WOOD

Owner's Name/Address
DROUILLARD JACOB & NICOLE
444 WADDINGTON
BLOOMFIELD HILLS MI 48301-2643

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 1,215,553 TCV/TFA: 236.17

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 H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	105.00	307.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K		1 Units	180000.00000			100		180,0

105 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = 180,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.64	208	0	0
D/W/P: Asphalt Paving	3.64	3600	0	0
D/W/P: Asphalt Paving	3.64	2400	0	0
Wood Frame	45.22	64	50	1,447

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000

Total Estimated Land Improvements True Cash Value = 11,447

Tax Description
2021007355 PARCEL 17A: LOT 17 OF THE PLAT OF SKIPPERS WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGES 49, 50 AND 51. ALSO THAT PART OF LOT 16 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LOT LINE S87°32'20"W 74.39 FEET; THENCE N67°44'06"E 22.16 FEET; THENCE N87°32'20"E 54.06 FEET; THENCE ALONG THE EAST LOT LINE SOI 029'09"W 7.53 FEET TO THE POINT OF BEGINNING; AND ALSO THAT PART OF LOT 18 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	517,800	607,800			473,425C
2024	75,000	473,500	548,500			459,191C
2023	65,000	446,000	511,000			437,325C
2022	50,000	366,500	416,500			416,500S

Who	When	What
TPC	06/28/2017	INSPECTED
WAS	06/02/2008	DATA ENTER
WAS	01/12/2008	INSPECTED

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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
1980 198	2011

Condition: Average

Room List

	Basement
4	1st Floor
3	2nd Floor
5	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: 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		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1191 S.F.
Crawl: 849 S.F.
Slab: 400 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X12X16
Unsupported Len: 14
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)
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
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 35
Floor Area: 5,147
Total Base New : 819,402 E.C.F.
Total Depr Cost: 539,003 X 1.900
Estimated T.C.V: 1,024,106

(16) Porches/Decks

Area	Type
238	WPP
398	WPP
151	WPP
65	WCP (1 Story)
65	Treated Wood
35	Wood Balcony
144	Wood Balcony

(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: 1.5Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1980
(11) Heating System: Forced Heat & Cool
Ground Area = 2440 SF Floor Area = 5147 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

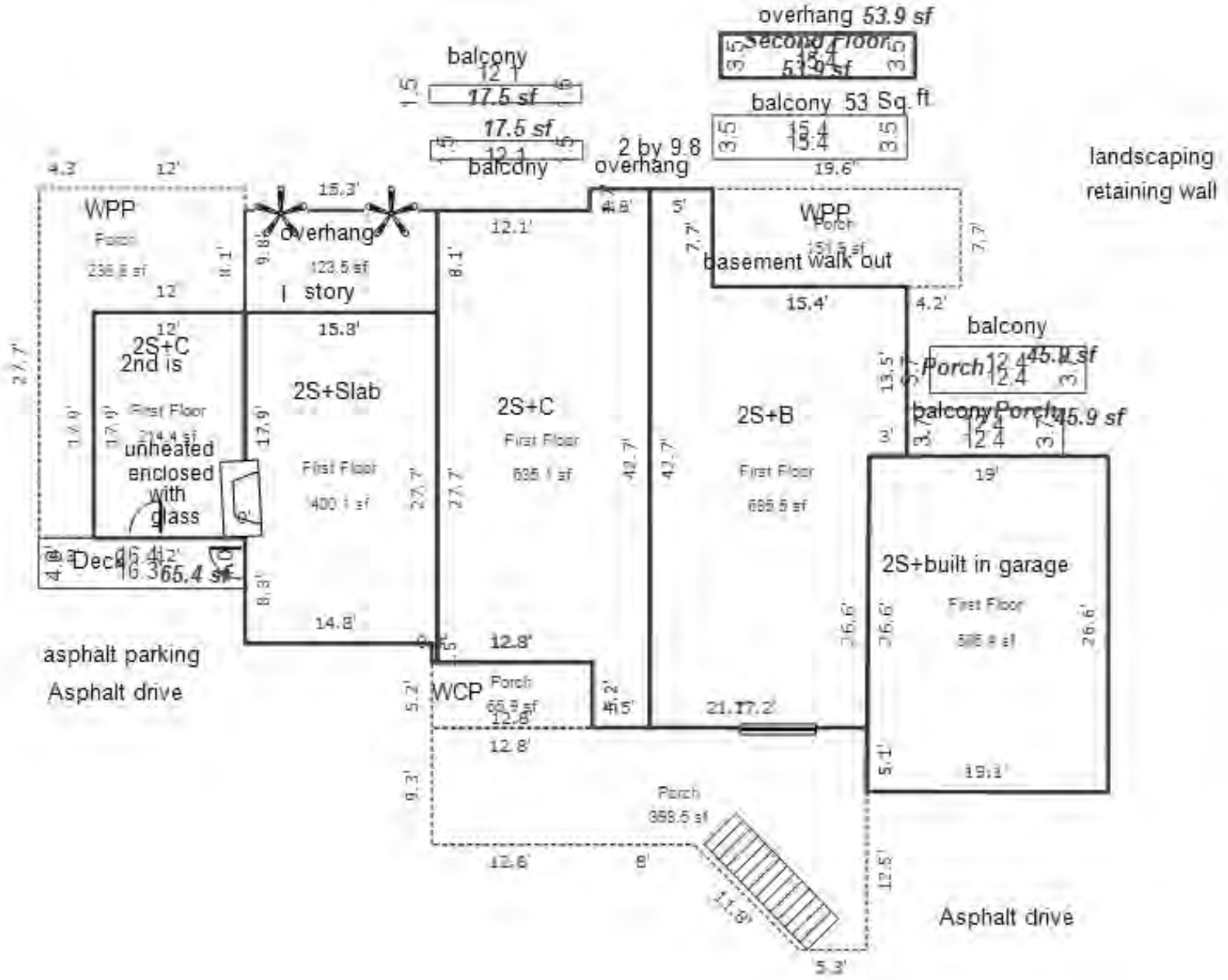
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	506		
2 Story	Siding	Basement	685		
2 Story	Siding	Crawl Space	635		
2 Story	Siding	Slab	400		
2 Story	Siding	Crawl Space	214		
1 Story	Siding	Overhang	123		
2 Story	Siding	Overhang	19		
2 Story	Siding	Overhang	53		
		Total:		691,928	449,754

Other Additions/Adjustments			
Recreation Room	685	18,851	12,253
Basement, Outside Entrance, Below Grade	1	3,619	2,352
Plumbing			
Average Fixture(s)	1	2,188	1,422
3 Fixture Bath	3	20,640	13,416
2 Fixture Bath	1	4,610	2,996
Porches			
WPP	238	6,238	4,055
WPP	398	8,668	5,634
WPP	151	4,886	3,176
WCP (1 Story)	65	4,766	3,098
Deck			
Treated Wood	65	2,178	1,416
Balcony			

<<<<< 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: 45-006-785-018-01 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
	2025 Est TCV 180,000					

BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Improved | X | Vacant

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	105.00	244.77	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K		1 Units	180000.00000			100		180,0

105 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 180,000

Tax Description

2021007355 LOT 18 OF THE PLAT OF SKIPPERS WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGES 49, 50 AND 51 EXCEPT THAT PART OF LOT 18 OF THE PLAT OF SKIPPERS WOOD DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE EAST LOT LINE SO 1 °29'09"W 18.24 FEET; THENCE S89°52'13"W 77.72 FEET; THENCE N21 °02'43"W 19.71 FEET; THENCE ALONG THE NORTH LOT LINE N89°59'20"E 85.27 FEET TO THE POINT OF BEGINNING.
NO ZONING APPROVAL ON FILE FOR BOUNDARY

ROM
2021007355
T 18 SKIPPERS

2 completed
;
5-018-00;
-018-01;

	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	90,000	0	90,000			44,029C
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

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County of Leelanau, Michigan

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

Parcel Number: 45-006-785-019-00 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.
HACKETT J REV TRT FAMILY	BAYBERRY GROUP INC	895,000	07/01/2014	WD	03-ARM'S LENGTH	1202P947	PROPERTY TRANSFER	100.0
HACKETT JOHN T ESTATE	HACKETT JOHN REV TRT FAMI	1	06/05/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0
HACKETT ANN T	HACKETT JOHN T ESTATE	0	06/15/2011	OTH	08-ESTATE	1090-587	DEED	50.0
HACKETT JOHN T		0	11/18/2010	AFF	07-DEATH CERTIFICATE	1090-232	OTHER	0.0

Property Address

19 SKIPPERS WOOD

Owner's Name/Address

BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L226 P334/81 LOT 19 SKIPPERS WOOD SEC 14 T29N R14W.

Comments/Influences

DWELLING ON LOT 17
5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.
THANKS

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 180,000

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	105.00	228.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K			1 Units	180000.00000		100		180,0

105 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 180,000

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

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

Who	When	What
TPC	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	0	90,000			44,029C
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C

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

Parcel Number: 45-006-785-020-00 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.
HACKETT J REV TRT FAMILY	BAYBERRY GROUP INC	895,000	07/01/2014	WD	03-ARM'S LENGTH	1202P947	PROPERTY TRANSFER	100.0
HACKETT JOHN T ESTATE	HACKETT JOHN REV TRT FAMI	1	06/05/2012	PTA	03-ARM'S LENGTH	PTA	DEED	0.0
HACKETT ANN T	HACKETT JOHN T ESTATE	0	06/15/2011	OTH	08-ESTATE	1090-587	OTHER	50.0
HACKETT JOHN T		0	11/18/2010	AFF	07-DEATH CERTIFICATE	1090-232	OTHER	0.0

Property Address
16 SKIPPERS WOOD

Owner's Name/Address
BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description
L226 P334/81 LOT 20 SKIPPERS WOOD. SEC 14 T29N R14W.

Comments/Influences
DWELLING ON LOT 17
5/2/2011
PER THE LEELANAU COUNTY PLANNING DEPARTMENT, THE ADDRESSING FOR 006-785-001-00 THROUGH 006-785-023-00 SHOULD BE SKIPPERS WOOD (FOR THE STREET NAME) AND NOT WOOD RIDGE RD. PLEASE MAKE THE NECESSARY CORRECTIONS TO YOUR DATABASE. IF YOU HAVE QUESTIONS REGARDING THE ADDRESSING AT THE HOMESTEAD RESORT, PLEASE CONTACT THE PLANNING DEPARTMENT.
THANKS

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

Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
School: GLEN LAKE COMMUNITY SCH DIST					
P.R.E. 0%					
MAP #: 21					
2025 Est TCV 180,000					

	Improved		X	Vacant

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	101.00	198.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K			1 Units	180000.00000		100		180,0

101 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 180,000

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

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

Who	When	What
TPC	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	0	90,000			44,029C
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C

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

Parcel Number: 45-006-785-021-00 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.
BAYBERRY GROUP INC	BAYBERRY GROUP INC	0	10/30/2014	QC	09-FAMILY	1213P572	DEED	0.0
BAYBERRY GROUP INC	DEBELACK SHIRLEY K	0	10/29/2014	QC	09-FAMILY	1212P899	DEED	0.0
DEBELACK SHIRLEY K	BAYBERRY GROUP INC	0	10/29/2014	QC	09-FAMILY	1212P899	DEED	0.0
HACKETT J REV TRT FAMILY	BAYBERRY GROUP INC	895,000	07/01/2014	WD	03-ARM'S LENGTH	1202P947	PROPERTY TRANSFER	100.0

Property Address

21 SKIPPERS WOOD

Owner's Name/Address

BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 180,000

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

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

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

Who	When	What
TPC	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	101.00	172.00	1.0000	1.0000	0	100		0
H785 SKIPP EAST SIDE 180K			1 Units	180000.00000		100		180,0

101 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 180,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,000	0	90,000			44,029C
2024	75,000	0	75,000			42,706C
2023	65,000	0	65,000			40,673C
2022	50,000	0	50,000			38,737C

Tax Description

L1212P899 L1212P901 L259 P497/85 L281 P515/87 LOT 21 SKIPPERS WOOD. SEC 14 T29N R14W. EXCEPT PART OF LOT 21 OF THE PLAT OF SKIPPERS WOOD, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICIDGAN, DESCRIBED AS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE N87° 13 '40"E 44.27 FEET ALONG THE SOUTH LINE OF SAID LOT 21 TO THE POINT OF BEGINNING; THENCE N22°47'49"E 10.00 FEET; THENCE S67°12'11"E 20.91 FEET; THENCE S87°13'40"W 23.18 FEET ALONG THE SOUTH LINE OF SAID LOT 2 1 TO THE POINT OF BEGINNING. CONTAINING 104.56 SQ.FT. MORE

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

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

Parcel Number: 45-006-785-022-00 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.
BAYBERRY GROUP INC	BAYBERRY GROUP INC	0	10/30/2014	QC	09-FAMILY	1213P572	DEED	0.0
DEBELACK SHIRLEY K - 104S	BAYBERRY GROUP INC	0	10/29/2014	WD	03-ARM'S LENGTH	1212P899	DEED	0.0

Property Address
22 SKIPPERS WOOD

Owner's Name/Address
BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: COMMERCIAL-IMPROV Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 702,107 TCV/TFA: 163.62

Building Permit(s)	Date	Number	Status
COMMERCIAL ADD/ALT	06/04/2015	PB15-0138	100% FINIS
Electrical	03/12/2015	PE15-0069	100% FINIS
Mechanical	03/12/2015	PM15-0131	100% FINIS
Plumbing	03/10/2015	PP15-0051	100% FINIS

Tax Description
L246 P847/84 LOT 22 SKIPPERS WOOD. SEC 14 T29N R14W. & L1212P901 THAT PART OF LOT 21 OF THE PLAT OF SKIPPERS WOOD, SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY MICHIGAN, DESCRIBED AS; COMMENCING AT SOUTHWEST CORNER OF SAID LOT 21, THENCE N87° 13 '40"E 44.27 FEET ALONG SOUTH LINE OF SAID LOT 21 TO POB; THENCE N22°47'49"E 10.00 FEET; THENCE S67°12'11"E 20.91 FEET; THENCE S87°13'40"W 23.18 FEET ALONG SOUTH LINE OF SAID LOT 2 1 TO POB. CONTAINING 104.56 SQ FT, MORE OR LESS AS SHOWN ON

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X	Improved		Vacant

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

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

Who	When	What
TPC	01/06/2016	INSPECTED
TPC	05/14/2015	INSPECTED
TPC	04/15/2015	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	188.00	158.00	1.0000	0.0000	0	100*		0
HOMESTEAD	$3.75/PSF		19808 SqFt	3.75000	100			74,280
HOMESTEAD	$7.75/PSF		10000 SqFt	7.75000	100			77,500

* denotes lines that do not contribute to the total acreage calculation.
188 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 151,780

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.80	450	50	1,530
D/W/P: Asphalt Paving	2.77	2732	50	3,784

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	97	4,850

Total Estimated Land Improvements True Cash Value = 10,164

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,900	275,200	351,100			123,779C
2024	53,700	262,400	316,100			120,058C
2023	74,500	215,900	290,400			114,341C
2022	74,500	193,400	267,900			108,897C

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

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

Class: D
Floor Area: 4,291
Gross Bldg Area: 4,291
Stories Above Grd: 2
Average Sty Hght : 8
Bsmnt Wall Hght

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

1991 Year Built
2015 Remodeled

10 Overall Bldg Height

Comments:
2,254 GROUND FLOOR - 2ND FLR APPROX 1720 - 8FT CEILING HEIGHT (2ND FLOOR WITH 2 RESIDENTIAL UNITS 4/15/15 ADDED NEW FOR

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100
Heat#2: Forced Air Furnace 100
Ave. SqFt/Story: 2146
Ave. Perimeter: 276
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 2 Story Height: 8 Perimeter: 276
Overall Building Height: 10

Base Rate for Upper Floors = 100.19

(10) Heating system: Forced Air Furnace Cost/SqFt: 19.84 100%
(10) Heating system: Forced Air Furnace Cost/SqFt: 19.84 100%
Combined Heating System adjustment: 39.68 100%
Adjusted Square Foot Cost for Upper Floors = 139.87

Total Floor Area: 4,291 Base Cost New of Upper Floors = 600,181

Reproduction/Replacement Cost = 600,181
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 360,109

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 540,163
Replacement Cost/Floor Area= 139.87 Est. TCV/Floor Area= 125.88

(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

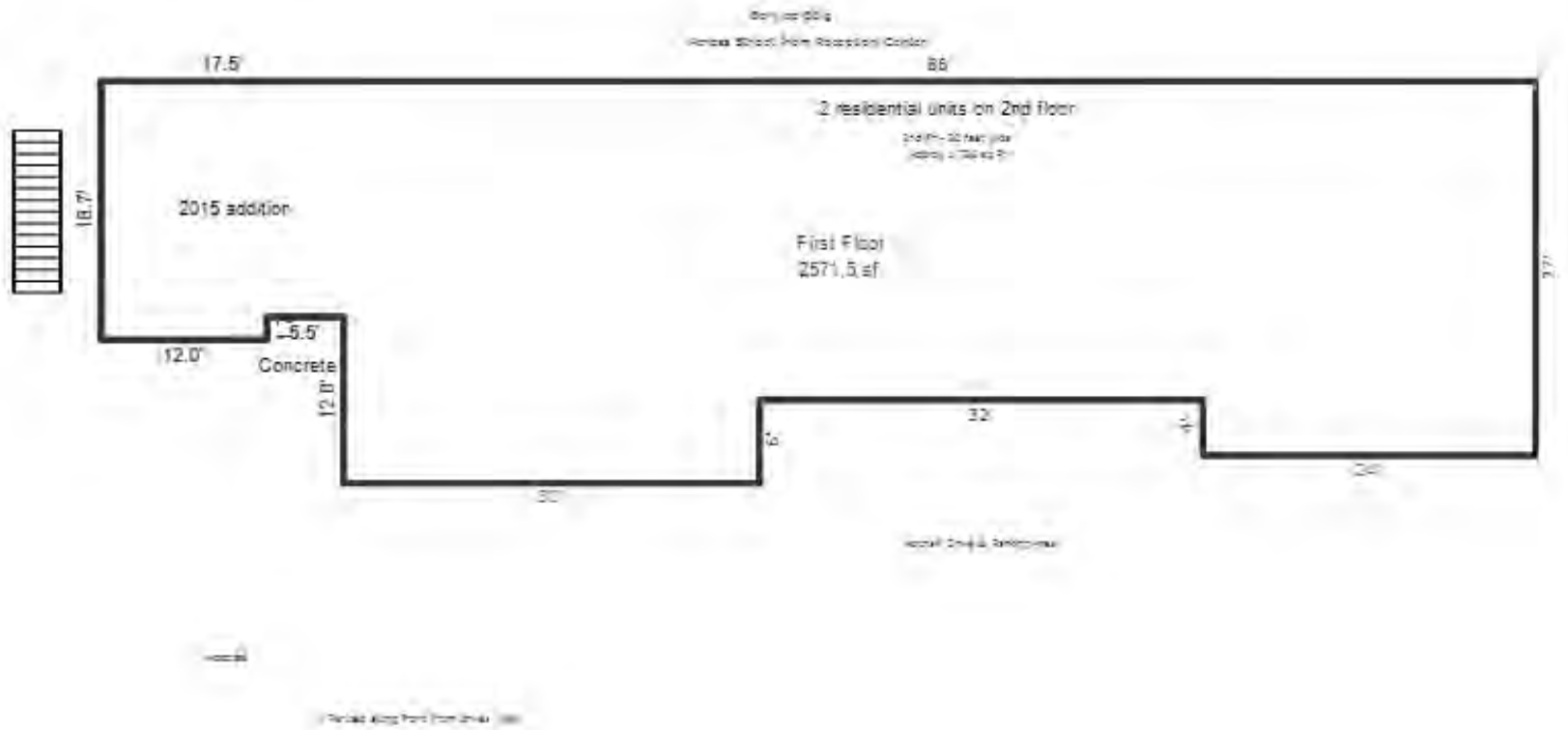
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



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

Parcel Number: 45-006-785-023-00 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
SKIPPERS WOOD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	2025 Est TCV 0					

Tax Description

L250 P23/84 LOTS 23 THRU 30 ACREAGE INCLUDED IN 114-014-00 SKIPPERS WOOD. SEC 14 T29N R14W.

Comments/Influences

LOTS 23-30

	Improved	X	Vacant

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

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

Who	When	What
TPC	04/28/2017	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/12/2008	INSPECTED

Land Value Estimates for Land Table H785.H785 SKIPPERS WOOD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H785 SKIPP EAST SIDE 180K			8	Units180000.00000		100		1,440,0
			0.00	Total Acres		Total Est. Land Value =		1,440,000

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

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

Parcel Number: 45-006-786-031-00 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.
SAML LLC	BAYBERRY MILLS INC	0	11/07/2017	OTH	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
BAYBERRY MILLS INC	SAML LLC	144,649	12/19/2006	WD	09-FAMILY	926:55	OTHER	100.0
HACKER RAY W & ANITA V	BAYBERRY MILLS INC	140,000	06/13/2005	WD	03-ARM'S LENGTH	858:71	OTHER	100.0

Property Address

31 SKIPPERS WOODS SUB

Owner's Name/Address

SAML LLC
HOMESTEAD
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: RESIDENTIAL-VACAN Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 150,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	161.32	102.61	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 150K			1 Units	150000.00000		100		150,0

161 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 150,000

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

PART OF LOT 31, OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2 IN PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 31; THENCE SOUTH 41°11 '30" EAST, 8.68 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SKIPPERS COMMONS NO.2, TO THE POINT OF BEGINNING; THENCE NORTH 48°31 '33" EAST, 170.57 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 31; THENCE SOUTH 02°43'30" EAST, 176.86 FEET, ALONG SAID NORTHEASTERLY LINE OF SAID LOT 31;

Who	When	What
TPC	06/28/2017	INSPECTED
WAS	02/04/2009	INSPECTED
TPC	12/11/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,000	0	75,000			49,906C
2024	75,000	0	75,000			48,406C
2023	60,000	0	60,000			46,101C
2022	55,000	0	55,000			43,906C

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

Parcel Number: 45-006-786-032-00 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.
BAYBERRY MILLS INC	BAYBERRY GROUP INC	0	08/04/2021	QC	21-NOT USED/OTHER	2021006576	OTHER	0.0
SAML LLC	BAYBERRY MILLS INC	0	04/11/2018	QC	09-FAMILY	1331P375	PROPERTY TRANSFER	0.0
MAURER PAUL GENERAL CONTR	BAYBERRY MILLS INC	1	01/09/2003	WD	03-ARM'S LENGTH	780:869	OTHER	0.0

Property Address
32 SKIPPERS WOODS SUB

Owner's Name/Address
BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 650,603 TCV/TFA: 274.63

Building Permit(s)	Date	Number	Status
Mechanical	04/06/2023	PM23-0293	80%
Res. Add/Alter/Repair	03/29/2023	PB23-0123	80%
Electrical	03/23/2023	PE23-0197	80%
Electrical	10/04/2022	PE22-0745	80%

X Improved Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	95.00	293.46	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 150K			1 Units	150000.00000		100		150,0

95 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 150,000

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
2021006576 PARCEL 8 LOT 32, SKIPPERS WOOD NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN UBER 8 OF PLATS, PAGES 8, 9 AND 10, AND PART OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST COMER OF SAID LOT 31; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31; THENCE SOUTH 02°43'30" EAST, 28.18 FEET, ALONG THE EASTERLY LINE OF SAID LOT 31; THENCE SOUTH 48°31'33" WEST 170.57 FEET TO A POINT ON THE

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	04/16/2024	INSPECTED
TPC	11/07/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,000	250,300	325,300			225,617C
2024	75,000	228,700	303,700			218,834C
2023	60,000	184,700	244,700			191,366C
2022	55,000	136,400	191,400			176,063C

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

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

Residential Building 1 of 1 Parcel Number: 45-006-786-032-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1982 200	2024

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

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: 2612 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

1500	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

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

	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: C +5
Effec. Age: 20
Floor Area: 2,369
Total Base New : 411,644 E.C.F.
Total Depr Cost: 329,344 X 1.900
Estimated T.C.V: 625,754

(16) Porches/Decks

Area	Type
243	CPP
56	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:

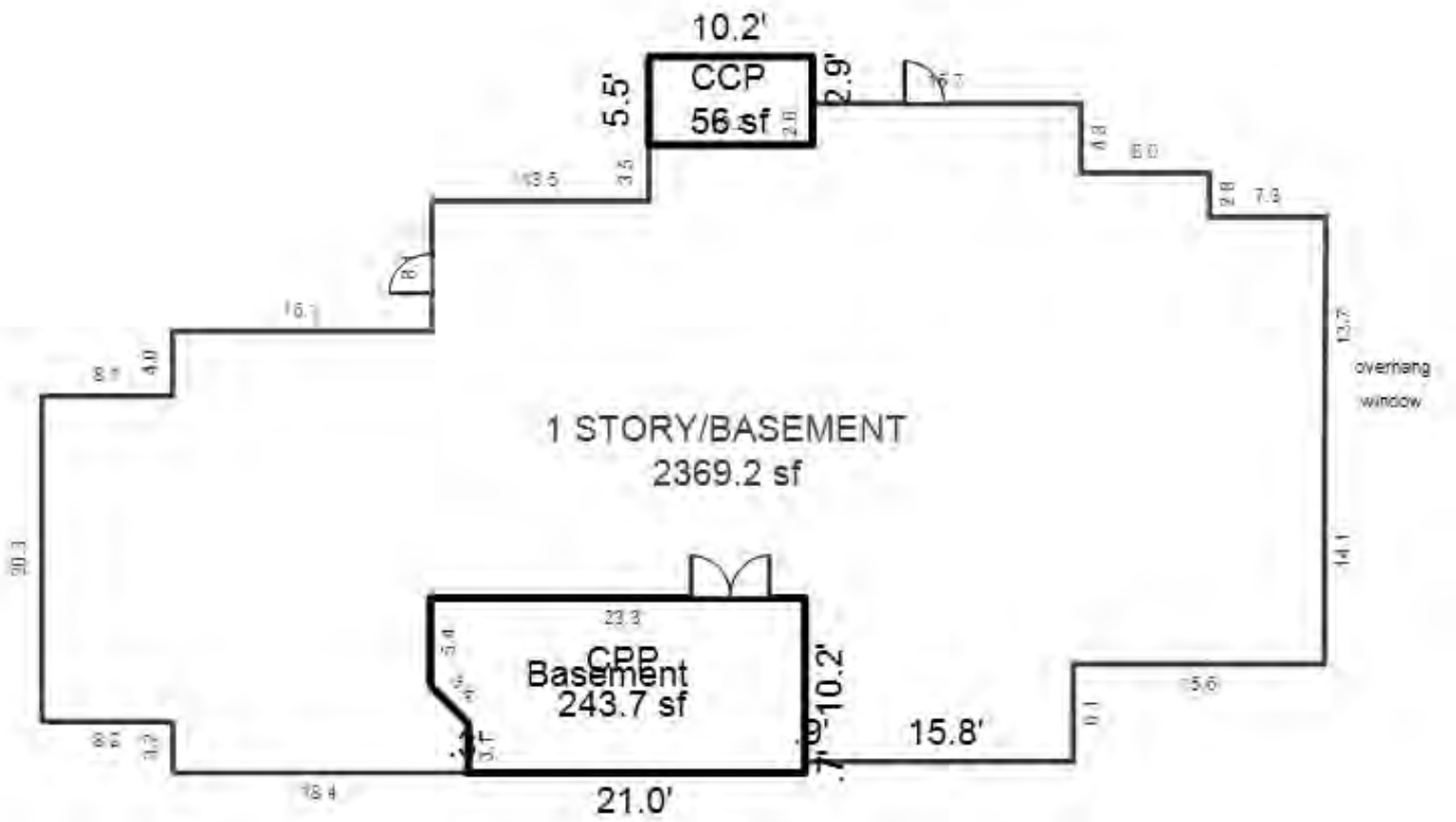
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 1982
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2369 SF Floor Area = 2369 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	2,369		
			Total:	337,190	269,781
Other Additions/Adjustments					
Recreation Room			1500	29,205	23,364
Basement, Outside Entrance, Above Grade			1	1,883	1,506
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			3	14,035	11,228
2 Fixture Bath			1	3,130	2,504
Porches					
CPP			243	4,184	3,347
Foundation: Basement			243	6,102	4,882
CCP (1 Story)			56	1,679	1,343
Water/Sewer					
Public Sewer			1	1,505	1,204
Water Well, 100 Feet			1	5,849	4,679
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Prefab 1 Story			1	2,610	2,088
			Totals:	411,644	329,344

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 625,754
80% Completed => Est. True Cash Value 2025 =

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



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

Parcel Number: 45-006-786-034-00 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.
ALBRIGHT JOHN & ANNE	DEAN GREGORY B FAMILY TRU	400,000	12/16/2019	WD	03-ARM'S LENGTH	2019007318	PROPERTY TRANSFER	100.0
SCHREIBER CURTIS B & MART	ALBRIGHT JOHN & ANNE	415,000	03/15/2017	WD	03-ARM'S LENGTH	1290P598	PROPERTY TRANSFER	100.0
PAUL MAURER GENERAL CONTR	SCHREIBER CURTIS B & MART	450,000	01/31/2006	WD	03-ARM'S LENGTH	890:7	OTHER	100.0
PAUL MAURER GENERAL CONTR	SCHREIBER CURTIS B & MART	450,000	01/01/2006	WD	03-ARM'S LENGTH	890/7	REALTOR	100.0

Property Address
34 SKIPPERS WOODS SUB

Owner's Name/Address
DEAN GREGORY B FAMILY TRUST
5525 EAST LINCOLN DR #115
PARADISE VALLEY AZ 85253

Tax Description
L323 P879/91 L884 P365/05 L890 P7/06 LOT 34 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Comments/Influences
SKIPPERS WDS II

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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 595,637 TCV/TFA: 345.10

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	200.00	1.0000	1.0000	0	100		0
H786 SKIPP SKIPPERS2 150K		1 Units	150000.00000			100		150,0

100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 150,000

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
X	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	11/07/2023	INSPECTED
TPC	04/12/2017	INSPECTED
WAS	11/15/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,000	222,800	297,800			226,311C
2024	75,000	203,800	278,800			219,507C
2023	60,000	188,200	248,200			209,055C
2022	55,000	144,100	199,100			199,100S

*** 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
1980	2000

Condition: Average

Room List

	Basement
	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

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	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1113 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

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 24
Floor Area: 1,726
Total Base New : 305,153 E.C.F.
Total Depr Cost: 231,914 X 1.900
Estimated T.C.V: 440,637

(16) Porches/Decks

Area	Type
158	WSEP (1 Story)
156	WPP
145	WPP
143	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 1980
(11) Heating System: Forced Heat & Cool
Ground Area = 1113 SF Floor Area = 1726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

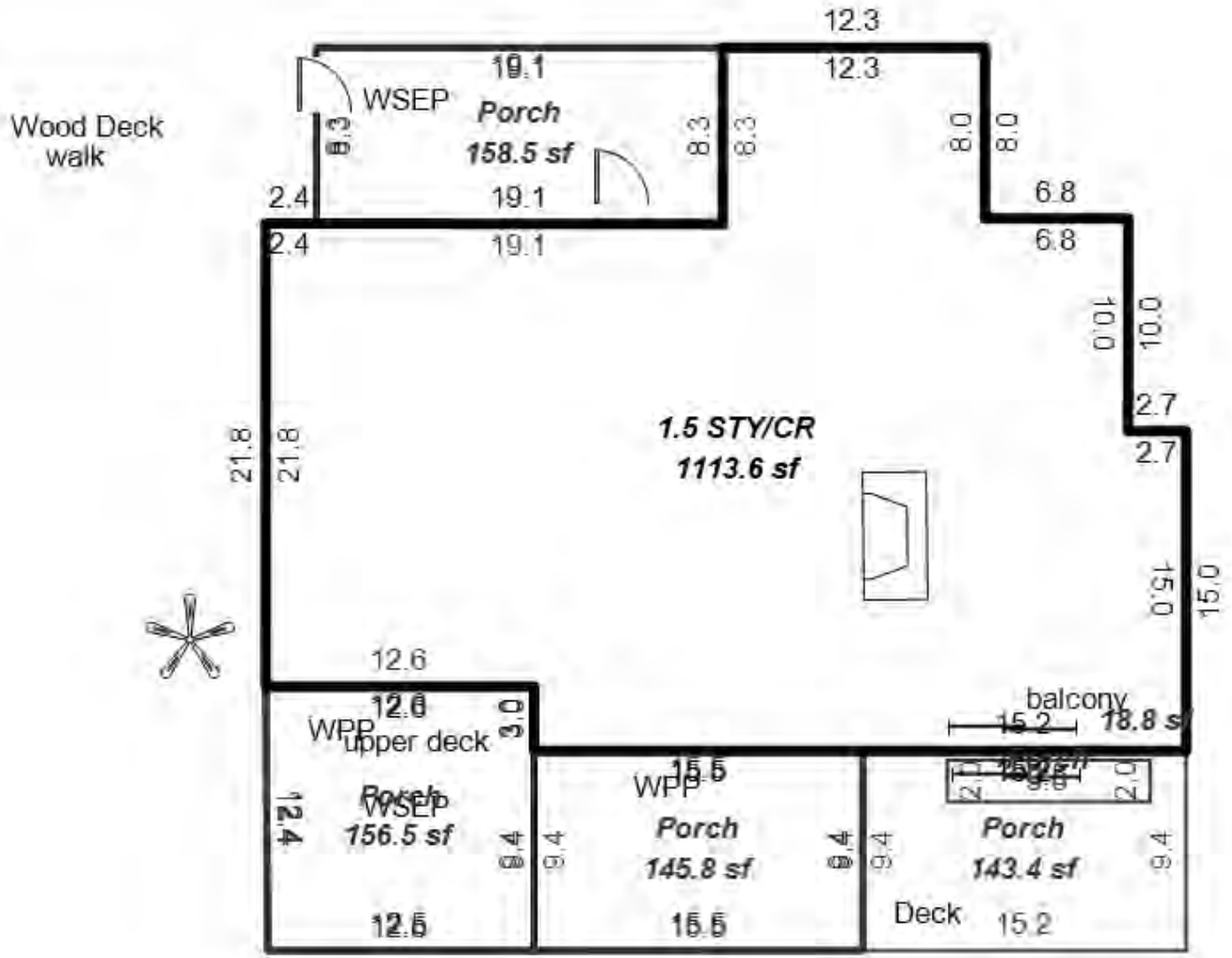
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,113		
1 Story	Siding	Overhang	56		
			Total:	248,470	188,835

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,663
3 Fixture Bath	2	13,760	10,458
Porches			
WSEP (1 Story)	158	11,032	8,384
WPP	156	4,994	3,795
WPP	145	4,753	3,612
Deck			
Treated Wood	143	3,545	2,694
Water/Sewer			
Public Water	1	1,927	1,465
Public Sewer	1	1,927	1,465
Built-Ins			
Appliance Allow.	1	4,003	3,042
Fireplaces			
Interior 2 Story	1	8,554	6,501
	Totals:	305,153	231,914

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 440,637

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-035-00 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.
MAURER PROPERTIES LLC	TIMBERCREST LLC	295,000	12/15/2020	WD	03-ARM'S LENGTH	2020008674	PROPERTY TRANSFER	100.0
SCHREIBER CURTIS & MARTHA	MAURER PROPERTIES LLC	285,000	06/22/2017	WD	03-ARM'S LENGTH	1299P571	PROPERTY TRANSFER	100.0
AML HOLDINGS LLC	SCHREIBER CURT & MARTHA	257,485	04/05/2007	WD	03-ARM'S LENGTH	939:314	OTHER	100.0
PAUL MAURER GENERAL CONTR	AML HOLDINGS LLC	140,000	05/05/2006	WD	03-ARM'S LENGTH	900:421	OTHER	100.0

Property Address

35 SKIPPERS WOODS SUB

Owner's Name/Address

TIMBERCREST LLC
2051 PINE NOOK COURT NE
GRAND RAPIDS MI 49525

Tax Description

L1299P568 L296 P858/89 L323 P878/91 L884 P365/05 L900 P421/06 L939 P314/07 LOT 35 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Comments/Influences

LIVING OVER GARAGE - DRIVE JOINS WITH-34

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 437,548 TCV/TFA: 566.77

Building Permit(s)	Date	Number	Status
Plumbing	09/19/2023	PP23-0297	100% FINIS
Mechanical	09/19/2023	PM23-0821	100% FINIS
Res. Add/Alter/Repair	09/01/2023	PB23-0462	100% FINIS
Res. Add/Alter/Repair	07/24/2023	PB23-0164	100% FINIS

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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	11/07/2023	INSPECTED
TPC	08/15/2020	INSPECTED
TPC	04/13/2017	INSPECTED

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	116.00	187.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

116 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 110,000

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	55,000	163,800	218,800			182,114C
2024	45,000	149,800	194,800			176,639C
2023	40,000	115,700	155,700			150,990C
2022	55,000	88,800	143,800			143,800S

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*** 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
2007	2023

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: 772 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

394	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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 772
Total Base New : 188,625 E.C.F.
Total Depr Cost: 169,762 X 1.900
Estimated T.C.V: 322,548

(16) Porches/Decks

Area	Type

(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: 1 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 772 SF Floor Area = 772 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	Basement	772		
			Total:	154,860	139,374
Other Additions/Adjustments					
Recreation Room			394	10,843	9,759
Basement, Outside Entrance, Above Grade			1	2,405	2,164
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			1	6,880	6,192
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Basement Garage: 1 Car			1	2,904	2,614
Door Opener			1	688	619
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
			Totals:	188,625	169,762

Notes: GARAGE DWELLING ABOVE
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 322,548

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-038-00 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.
ARI KHALED B & COLLEEN J	JUHAS JEFFERY B & LINDA A	89,000	01/04/2023	WD	03-ARM'S LENGTH	202300077	PROPERTY TRANSFER	100.0
SALAZAR	ARI	33,000	11/08/1996	WD	03-ARM'S LENGTH	433:717	OTHER	0.0
TRIPLE S FARMS	SALAZAR	15,500	09/14/1992	WD	03-ARM'S LENGTH	349:101	OTHER	0.0

Property Address
38 SKIPPERS WOODS SUB

Owner's Name/Address
JUHAS JEFFERY B & LINDA A
1112 BALSAM HILL AVE
GRAND RAPIDS MI 49546

Tax Description
L305 P164-165 L349 P101 L433 P717/96 LOT 38 SKIPPERS WOOD NO. 2 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 110,000

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
X	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/12/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	04/13/2017	INSPECTED

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	76.00	250.00	1.0000	1.0000	0	100	LOCATIOMN	0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

76 Actual Front Feet, 0.44 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	0	55,000			46,395C
2024	45,000	0	45,000			45,000S
2023	40,000	0	40,000			15,971C
2022	55,000	0	55,000			15,211C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-039-00 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.
BAKER MILTON & RUTHANNE	THEUT JOEL K & SHANNON C	80,000	11/04/2022	WD	03-ARM'S LENGTH	2022006376	PROPERTY TRANSFER	100.0
BAKER MILTON & RUTH ANNE	BAKER MILTON & RUTHANNE	0	11/05/2014	WD	03-ARM'S LENGTH	1214P271	PROPERTY TRANSFER	0.0

Property Address

39 SKIPPERS WOODS SUB

Owner's Name/Address

THEUT JOEL K & SHANNON C
24624 CHANCEL ST
HARRISON TOWNSHIP MI 48045

Class: RESIDENTIAL-VACAN Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

Tax Description

LOT 39 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Comments/Influences

SKIPPERS WDS II LOT

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	Improved	X	Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
X	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/13/2017	INSPECTED
WAS	10/23/2010	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	108.00	220.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

108 Actual Front Feet, 0.55 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	0	55,000			43,302C
2024	45,000	0	45,000			42,000C
2023	40,000	0	40,000			40,000S
2022	55,000	0	55,000			16,760C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-040-00 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.
MARTINEZ GASTON E CHIAPER	MARTINEZ-PETRELLA TRUST	0	07/31/2019	QC	09-FAMILY	2019006895	OTHER	0.0
MERRITT ROBERT S & CYNTHI	MARTINEZ GASTON E CHIAPER	460,000	05/10/2019	WD	03-ARM'S LENGTH	1361P526	PROPERTY TRANSFER	100.0
FONTE JAMES V & KATHRYN	MERRITT ROBERT S & CYNTHI	430,000	01/05/2018	WD	03-ARM'S LENGTH	1317P854	PROPERTY TRANSFER	100.0
FONTE JAMES V & KATHRYN	FONTE KATHRYN TRUST AGREE	10	12/28/2007	QC	09-FAMILY	964/890	OTHER	0.0

Property Address
40 SKIPPERS WOODS SUB

Owner's Name/Address
MARTINEZ-PETRELLA TRUST
3870 LANDIN TRL
ANN ARBOR MI 48108

Tax Description
L337 P605 L361 P246 L458 P583 L495 P771 L748 P336 L758 P201/03 L852 P491/05 LOT 40 SKIPPERS WOOD NO. 2. 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 686,066 TCV/TFA: 306.01

Building Permit(s)	Date	Number	Status
Mechanical	12/17/2024	PM24-1012	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	164.00	223.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

164 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 110,000

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
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/13/2017	INSPECTED
TPC	04/17/2014	INSPECTED
TPC	04/05/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	288,000	343,000			262,312C
2024	45,000	263,400	308,400			254,425C
2023	40,000	231,100	271,100			242,310C
2022	55,000	176,800	231,800			230,772C

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*** 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
1979	0

Condition: Average

Room List

	Basement
4	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
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
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: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1409 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
870	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X12X16
Unsupported Len: 12
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)
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: BC
Effec. Age: 35
Floor Area: 2,242
Total Base New : 462,399 E.C.F.
Total Depr Cost: 300,561 X 1.900
Estimated T.C.V: 571,066

(16) Porches/Decks

Area	Type
443	WPP
158	WPP

(17) Garage

Year Built: 1979
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: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

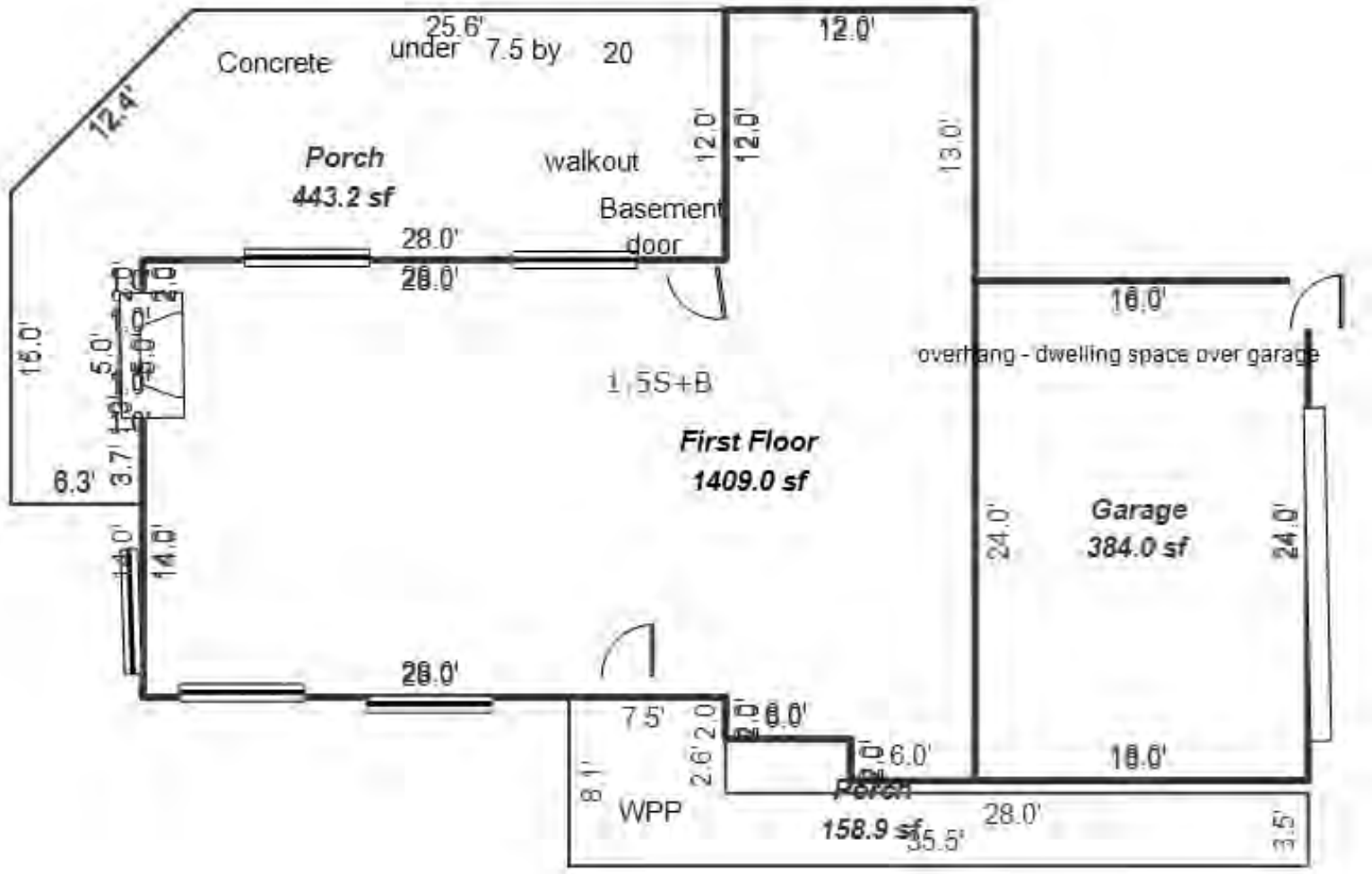
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1979
(11) Heating System: Forced Hot Water
Ground Area = 1409 SF Floor Area = 2242 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,409		
1 Story	Siding	Overhang	128		
			Total:	345,609	224,647

Other Additions/Adjustments			
Basement Living Area	870	46,945	30,514
Basement, Outside Entrance, Below Grade	1	3,619	2,352
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
Porches			
WPP	443	9,635	6,263
WPP	158	5,034	3,272
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	384	28,781	18,708
Common Wall: 1 Wall	1	-3,139	-2,040
Door Opener	1	688	447
Water/Sewer			
Public Water	1	1,927	1,253
Public Sewer	1	1,927	1,253
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: 45-006-786-041-00 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.
SIEGEL BARBARA E	SIEGEL BARBARA E TRUST	0	05/29/2020	QC	09-FAMILY	2020003221	PROPERTY TRANSFER	0.0
MILLLER JOHN ESTATE & DUD	SIEGEL BARBARA E	539,000	09/28/2018	CD	03-ARM'S LENGTH	1342P914	PROPERTY TRANSFER	100.0
FREEMAN BERNARD D & EVELY	FREEMAN BERNARD D & EVELY	0	10/29/2014	QC	09-FAMILY	1213P248	PROPERTY TRANSFER	0.0
MCCURRY	FREEMAN	29,000	09/30/1994	WD	03-ARM'S LENGTH	393:826	OTHER	0.0

Property Address

41 SKIPPERS WOODS SUB

Owner's Name/Address

SIEGEL BARBARA E TRUST
PO BOX 245
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 10/04/2018

MAP #: 19

2025 Est TCV 881,169 TCV/TFA: 401.44

Building Permit(s)	Date	Number	Status
Mechanical	11/14/2018	PM18-0804	100% FINIS
Mechanical	11/05/2018	PM18-0774	100% FINIS
Electrical	10/31/2018	PE18-0670	100% FINIS
HOUSE	03/25/1997	97000053	100% FINIS

Tax Description

L305 P579-581 L393 P826 L394 P59-60/94
LOT 41 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	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	11/14/2018	INSPECTED
TPC	04/13/2017	INSPECTED
WAS	01/19/2008	INSPECTED

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	146.00	225.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

146 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 110,000

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	55,000	385,600	440,600			327,331C
2024	45,000	352,500	397,500			317,489C
2023	40,000	309,200	349,200			302,371C
2022	55,000	238,400	293,400			287,973C

*** 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
1997	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
	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

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1756 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

1795	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2XS10X12
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)
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
1	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: 2,195
Total Base New : 504,060 E.C.F.
Total Depr Cost: 403,247 X 1.900
Estimated T.C.V: 766,169

(16) Porches/Decks

Area	Type
50	WCP (1 Story)
406	WPP

(17) Garage

Year Built: 1997
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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

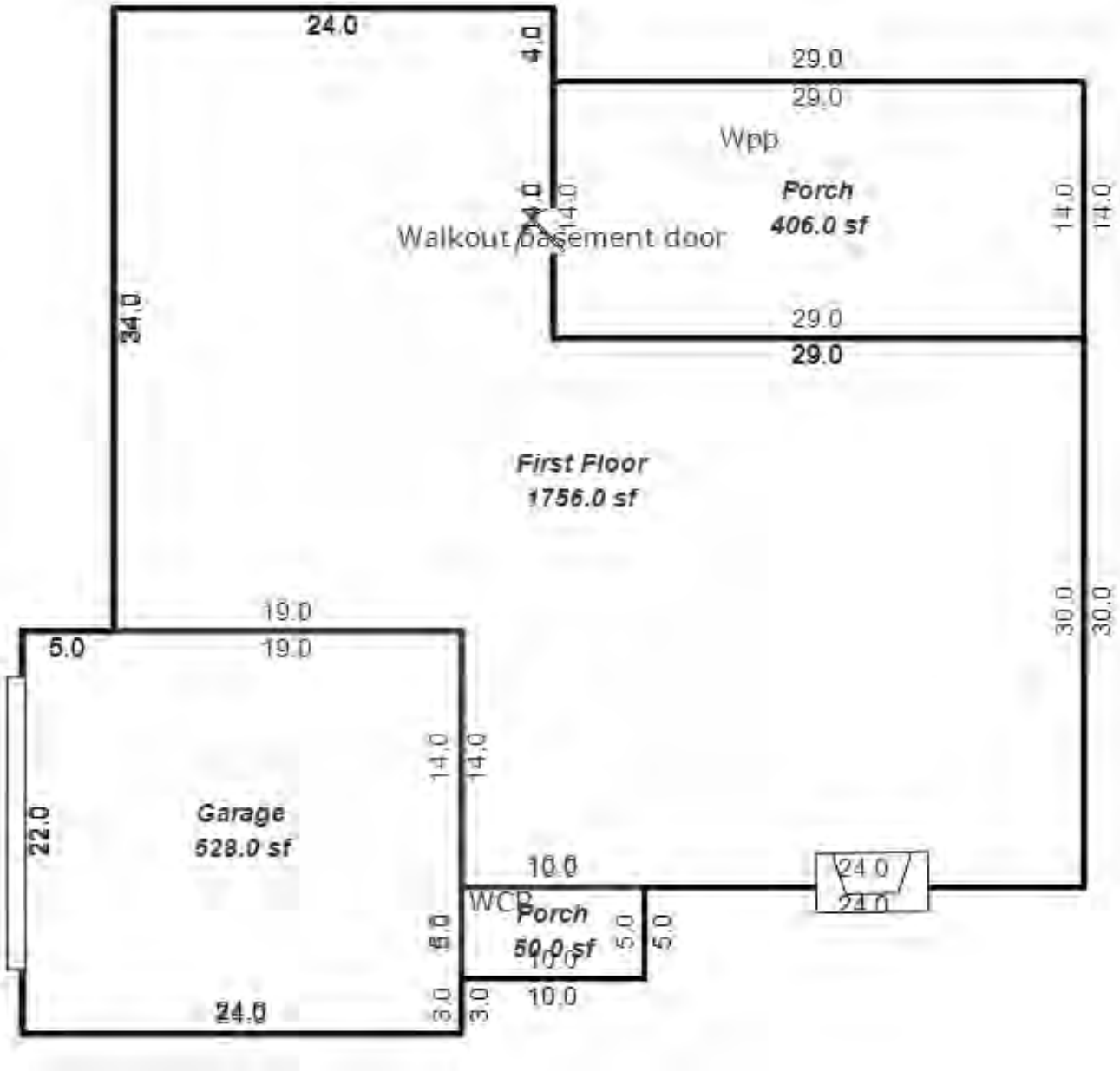
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1997
(11) Heating System: Forced Heat & Cool
Ground Area = 1756 SF Floor Area = 2195 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	1,756		
			Total:	370,573	296,458
Other Additions/Adjustments					
Recreation Room			1795	49,398	39,518
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					
WCP (1 Story)			50	3,927	3,142
WPP			406	8,839	7,071
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			528	35,936	28,749
Common Wall: 1 Wall			1	-3,139	-2,511
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
Fireplaces					
Exterior 2 Story			1	10,413	8,330
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: 45-006-786-042-00 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.
REILLY RAYMOND R & VIRGIN	REILLY RAYMOND TRUST	0	08/05/2008	WD	03-ARM'S LENGTH	985/496	DEED	0.0
REILLY RAYMOND R & VIRGIN	REILLY RAYMOND R & VIRGIN	0	08/05/2008	WD	03-ARM'S LENGTH	985/494	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
42 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
REILLY RAYMOND TRUST 155 LAURIN CT ANN ARBOR MI 48105	2025 Est TCV 610,515 TCV/TFA: 222.49					

X Improved | | Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	120.00	209.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

120 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 110,000

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.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.16	264	50	3,189

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500

Total Estimated Land Improvements True Cash Value = 4,689

Tax Description

. LOT 42 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Comments/Influences

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	55,000	250,300	305,300			171,364C
2024	45,000	228,900	273,900			166,212C
2023	40,000	200,800	240,800			158,298C
2022	55,000	153,500	208,500			150,760C

Who	When	What
TPC	04/13/2017	INSPECTED
WAS	01/19/2008	INSPECTED

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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
1981	0

Condition: Average

Room List

	Basement
3	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
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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1340 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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: 12
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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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
3	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 2,744
Total Base New : 347,980 E.C.F.
Total Depr Cost: 260,961 X 1.900
Estimated T.C.V: 495,826

(16) Porches/Decks

Area	Type
160	CPP
132	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 C 10 Blt 1981
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1340 SF Floor Area = 2744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

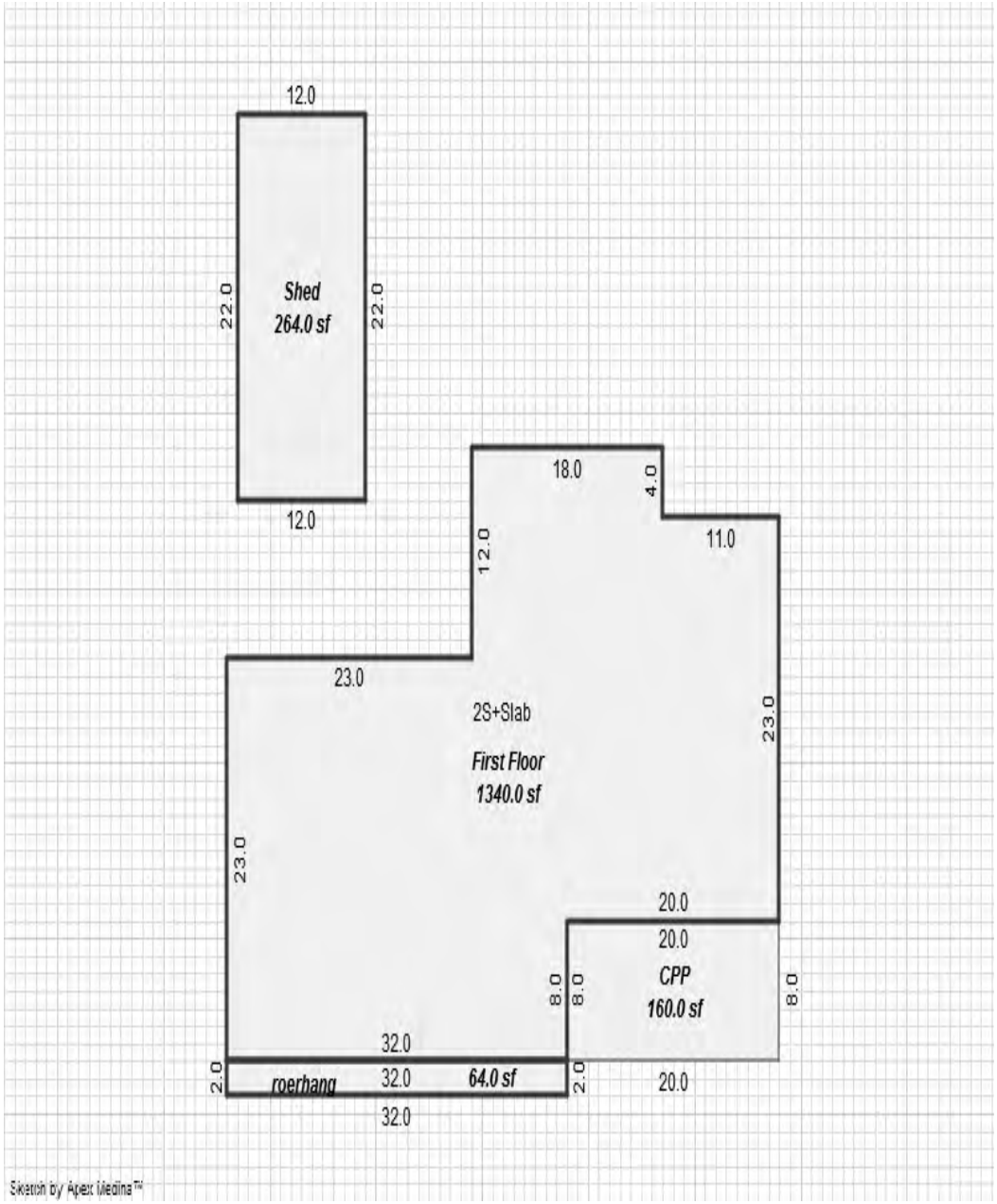
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,340		
1 Story	Siding	Overhang	64		
			Total:	318,960	239,197

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,114
3 Fixture Bath	1	4,678	3,508
2 Fixture Bath	1	3,130	2,347
Porches			
CPP	160	3,045	2,284
Deck			
Treated Wood	132	3,176	2,382
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			
Wood Stove	3	7,709	5,782
	Totals:	347,980	260,961

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 495,826

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-043-00 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
43 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
REILLY RAYMOND R & VIRGINIA A ET AL 155 LAURIN CT ANN ARBOR MI 48105	2025 Est TCV 110,000					

Improved | X | Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	210.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0
100 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =		110,000

	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
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L251 P491/84 LOT 43 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			19,049C
2024	45,000	0	45,000			18,477C
2023	40,000	0	40,000			17,598C
2022	40,000	0	40,000			16,760C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/13/2017	INSPECTED
TPC	04/17/2014	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-044-00 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.
MULDOWNEY SUSAN K	MULDOWNEY SUSAN K	0	09/19/2022	QC	09-FAMILY	2022005937	PROPERTY TRANSFER	0.0
MULDOWNEY DANIEL T & SUSA	MULDOWNEY SUSAN K	0	05/28/2020	QC	09-FAMILY	2020003653	PROPERTY TRANSFER	0.0
BUTTERFIELD PETER	MULDOWNEY DANIEL T & SUSA	439,012	03/08/2017	WD	03-ARM'S LENGTH	1289P159	PROPERTY TRANSFER	100.0
DURST	BUTTERFIELD	73,000	02/15/2002	WD	03-ARM'S LENGTH	631:4	OTHER	0.0

Property Address
44 SKIPPERS WOODS SUB

Owner's Name/Address
MULDOWNEY SUSAN K
490 ST CLAIR
GROSSE POINTE MI 48230

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 691,580 TCV/TFA: 307.92

Building Permit(s)	Date	Number	Status
Mechanical	04/18/2018	PM18-0247	REVIEWED
MECHANICAL	03/04/2004	PM04-0138	100% FINIS
MECHANICAL	12/29/2003	PM03-0999	
MECHANICAL	11/24/2003	PM03-0927	

Tax Description
L452 P178/97 L631 P4/02 LOT 44 SKIPPERS WOOD NO. 2 SEC 14 T29N R14W.

Comments/Influences

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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
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/13/2017	INSPECTED
TPC	04/17/2014	INSPECTED
WAS	01/19/2008	INSPECTED

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	109.00	206.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

109 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 110,000

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	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	55,000	290,800	345,800			255,749C
2024	45,000	265,800	310,800			248,060C
2023	40,000	233,000	273,000			236,248C
2022	40,000	189,100	229,100			224,999C

*** 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
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 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: 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: 2246 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: I BEAM
Unsupported Len:
Cntr.Sup: WOOD

(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)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 20
Floor Area: 2,246
Total Base New : 381,002 E.C.F.
Total Depr Cost: 304,779 X 1.900
Estimated T.C.V: 579,080

(16) Porches/Decks

Area	Type
104	CCP (1 Story)
216	CCP (1 Story)

(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:

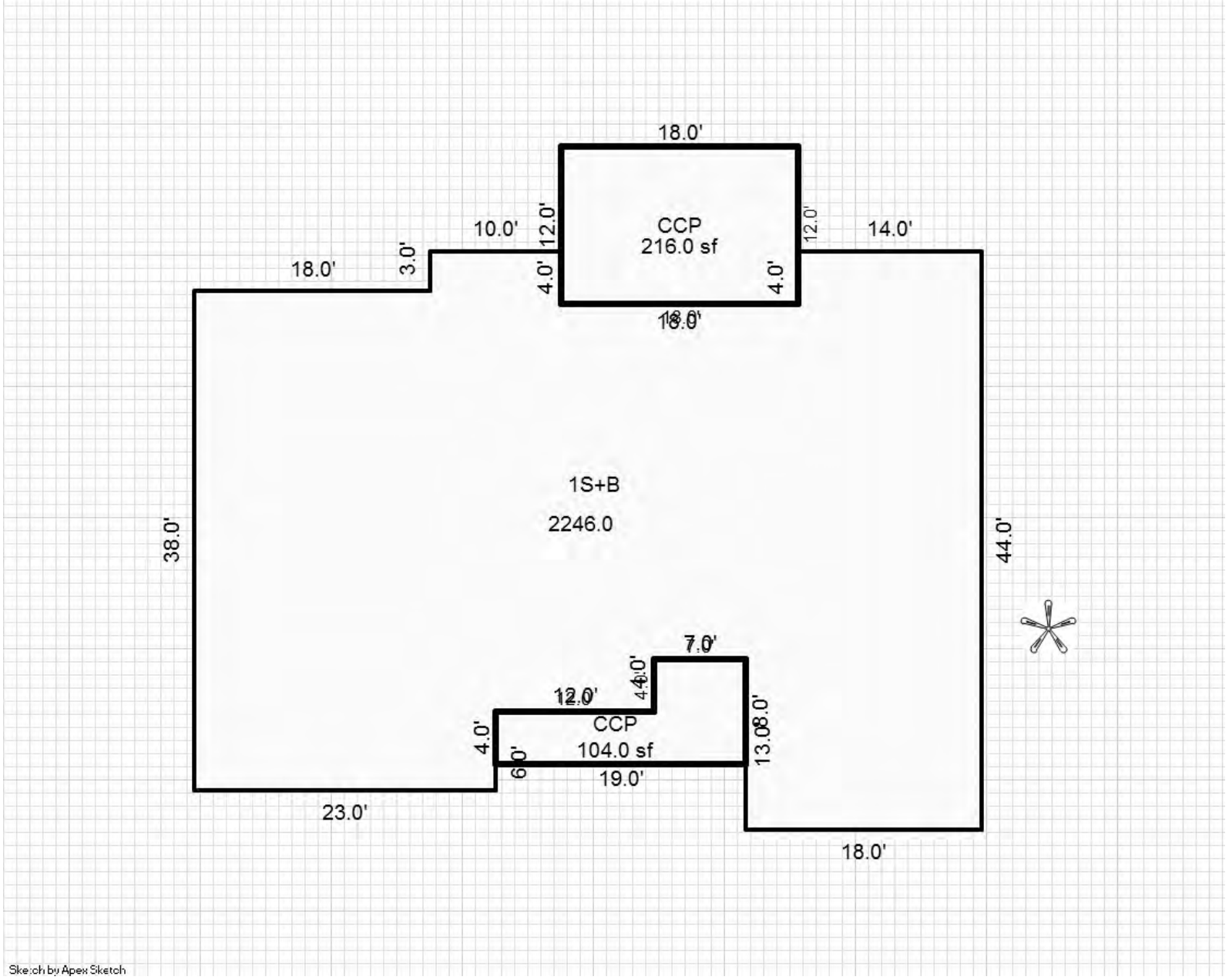
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 2246 SF Floor Area = 2246 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,246		
			Total:	347,152	277,698
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			2	9,357	7,486
Separate Shower			1	1,369	1,095
Porches					
CCP (1 Story)			104	2,931	2,345
CCP (1 Story)			216	5,661	4,529
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Basement Garage: 2 Car			1	3,657	2,926
Door Opener			1	550	440
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					
Direct-Vented Gas			1	3,043	2,434
			Totals:	381,002	304,779

Notes:
ECF (H785 SKIPPERS WOOD HOMESTEAD) 1.900 => TCV: 579,080

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-044-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-045-00 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: RESOR	Building Permit(s)	Date	Number	Status
45 SKIPPERS WOODS SUB	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 19					
	2025 Est TCV 110,000					

THELEN BRUCE C
FLOOD KATHRYN E
560 BARTON SHORE DR
ANN ARBOR MI 48105-1020

Tax Description

L309 P581 & 582/90 LOT 45 SKIPPERS WOOD NO. 2. SEC 14 T29N R14W.

Comments/Influences

	Improved	X	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
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/17/2014	INSPECTED
WAS	10/23/2010	INSPECTED

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	107.00	190.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1 Units	110000.00000		100		110,0

107 Actual Front Feet, 0.47 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	0	55,000			19,049C
2024	45,000	0	45,000			18,477C
2023	40,000	0	40,000			17,598C
2022	55,000	0	55,000			16,760C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-786-046-00 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.
HOLM STEPHANIE & RYAN J	RICHMOND GREGORY & DENICE	150,000	04/21/2023	WD	03-ARM'S LENGTH	2023001853	PROPERTY TRANSFER	100.0
JENCKA CHRISTOPHER G & JA	HOLM STEPHANIE & RYAN J	87,000	10/02/2014	WD	03-ARM'S LENGTH	1210P789	PROPERTY TRANSFER	100.0
CONANT	JENCKA	59,900	04/10/2000	WD	03-ARM'S LENGTH	540:512	OTHER	0.0

Property Address

46 SKIPPERS WOODS SUB

Owner's Name/Address

RICHMOND GREGORY & DENICE
3886 PEABODY DR
BLOOMFIELD HILLS MI 48302

Class: RESIDENTIAL-VACAN Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H786.H786 SKIPPERS WOODS II

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	172.00	1.0000	1.0000	0	100		0
H786 SKIPP #38-46			1	Units	110000.00000	100		110,0

100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 110,000

Tax Description

L1210P789 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: LOT 46, SKIPPERS WOOD NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 8 OF PLATS, PAGES 8, 9, AND 10. TOGETHER WITH A NON-EXCLUSIVE PERMANENT EASEMENT DESCRIBED AS FOLLOWS: PARCEL A: AN EASEMENT FOR DRIVEWAY PURPOSES BEING PART OF LOT 16 OF THE RECORDED PLAT OF "LOGGERS RUN", RECORDED IN LIBER 8 OF PLATS, PAGE 18, MORE PARTICULARLY DESCRIBED AS

IE SOUTHEAST
HENCE NORTH

HE EAST LINE OF
28° 19'4 7" WEST,

IGHT-OF-WAY OF
SAID NORTHERLY
N ON FILE***

	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	
	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	55,000	0	55,000			46,395C
2024	45,000	0	45,000			45,000S
2023	40,000	0	40,000			40,000S
2022	40,000	0	40,000			40,000S

Who	When	What
TPC	04/20/2023	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	04/17/2014	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-001-00 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.
SADDOW RUTH V FKA VAN NIC	VAN NICE CONKLIN RUTH TRU	0	07/12/2023	QC	21-NOT USED/OTHER	2023003055	DEED	0.0
CONKLIN RUTH VAN NICE	CONKLIN RUTH VAN NICE TRU	0	08/18/2004	WD	03-ARM'S LENGTH	820:63	OTHER	0.0

Property Address

6632 W WESTERN AVE

Owner's Name/Address

VAN NICE CONKLIN RUTH TRUST
PO BOX 343
GLEN ARBOR MI 49636

Tax Description

L213 P405 L284 P252 L298 P146-149 L316 P496/90 L820 P63/04 LOTS 1 & 2 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

RUTH CONKLIN GALLERY

Class: COMMERCIAL-IMPROV Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 796,439 TCV/TFA: 181.46

Building Permit(s)	Date	Number	Status
Mechanical	02/28/2022	PM22-0164	100% FINIS
Mechanical	08/05/2021	PM21-0614	100% FINIS
Mechanical	08/05/2021	PM21-0612	100% FINIS
Mechanical	04/22/2016	PM16-0245	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	03/08/2022	INSPECTED
TPC	05/10/2016	INSPECTED
TPC	12/31/2015	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	137.00	128.00	1.0000	0.0000	0	100*		0
2000 COMM	$14.50/SQFT		17555 SqFt	14.50000	100		CORNER MINOR	254,543

* denotes lines that do not contribute to the total acreage calculation.

137 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 254,543

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	39.84	144	97	5,565
D/W/P: Asphalt Paving	2.77	676	97	1,817

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	91		100	0
SEPTIC TANK 1000 GAL	0.00	1	91		100	0
DRAIN FIELD	0.00	1	91		100	0

Total Estimated Land Improvements True Cash Value = 7,382

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	127,300	270,900	398,200			209,696C
2024	115,900	275,500	391,400			203,391C
2023	115,900	260,600	376,500			193,706C
2022	115,900	195,700	311,600			184,482C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 2,400
Gross Bldg Area: 4,389
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 16
Physical %Good: 67
Func. %Good : 100
Economic %Good: 100

1995	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 2400
Ave. Perimeter: 223
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 223
Overall Building Height: 8

Base Rate for Upper Floors = 101.27

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.89 100%
Adjusted Square Foot Cost for Upper Floors = 120.16

Total Floor Area: 2,400 Base Cost New of Upper Floors = 288,384

Reproduction/Replacement Cost = 288,384
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 193,217

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 289,826
Replacement Cost/Floor Area= 120.16 Est. TCV/Floor Area= 120.76

(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

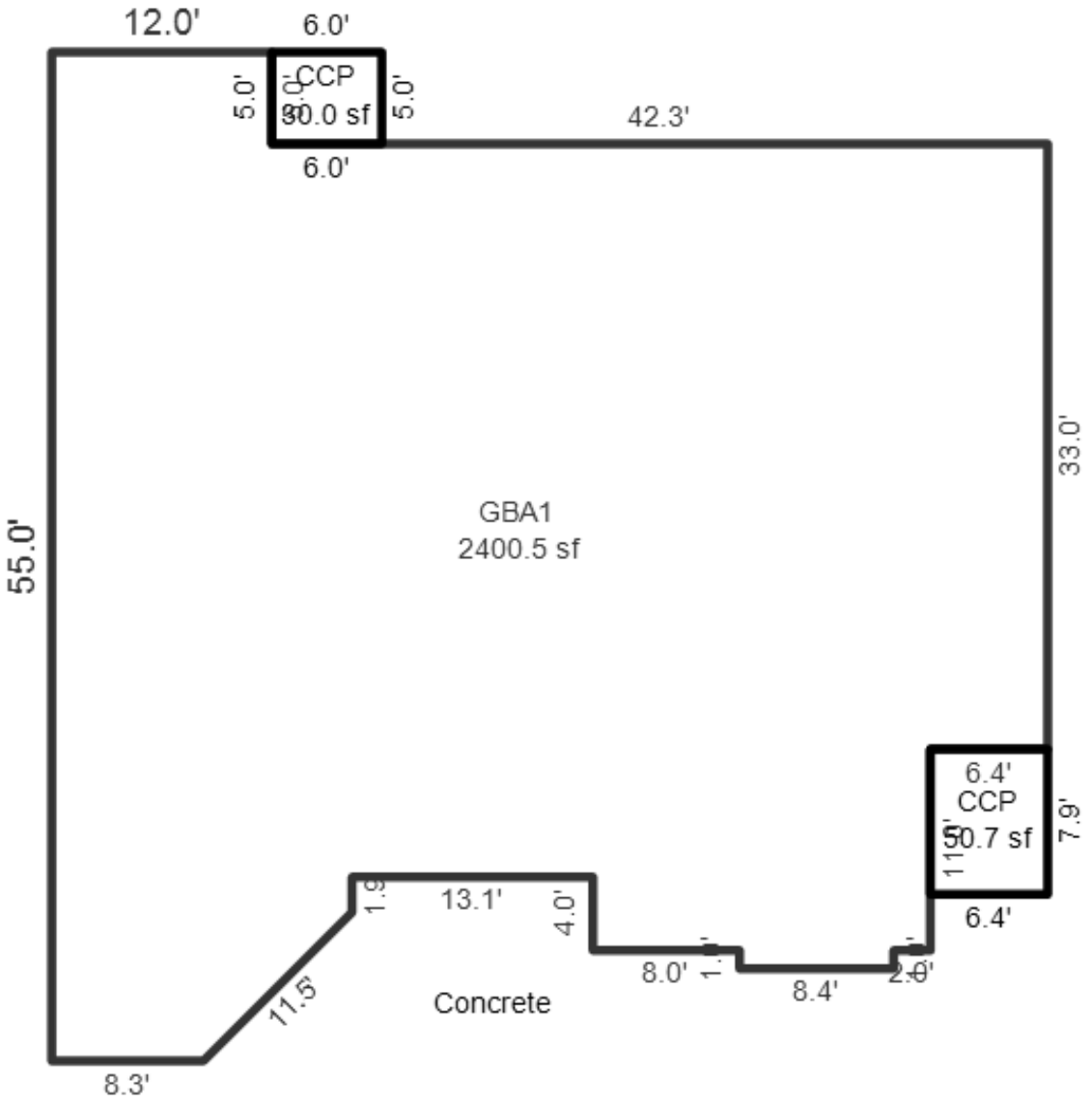
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 1,989
Gross Bldg Area: 4,389
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 20
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

1990	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: Package Heating & Cooling 0%
Ave. SqFt/Story: 1989
Ave. Perimeter: 230
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 230
Overall Building Height: 10

Base Rate for Upper Floors = 115.21

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.48 100%
Adjusted Square Foot Cost for Upper Floors = 136.69

Total Floor Area: 1,989 Base Cost New of Upper Floors = 271,876

Reproduction/Replacement Cost = 271,876
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 163,126

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 244,688
Replacement Cost/Floor Area= 136.69 Est. TCV/Floor Area= 123.02

(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

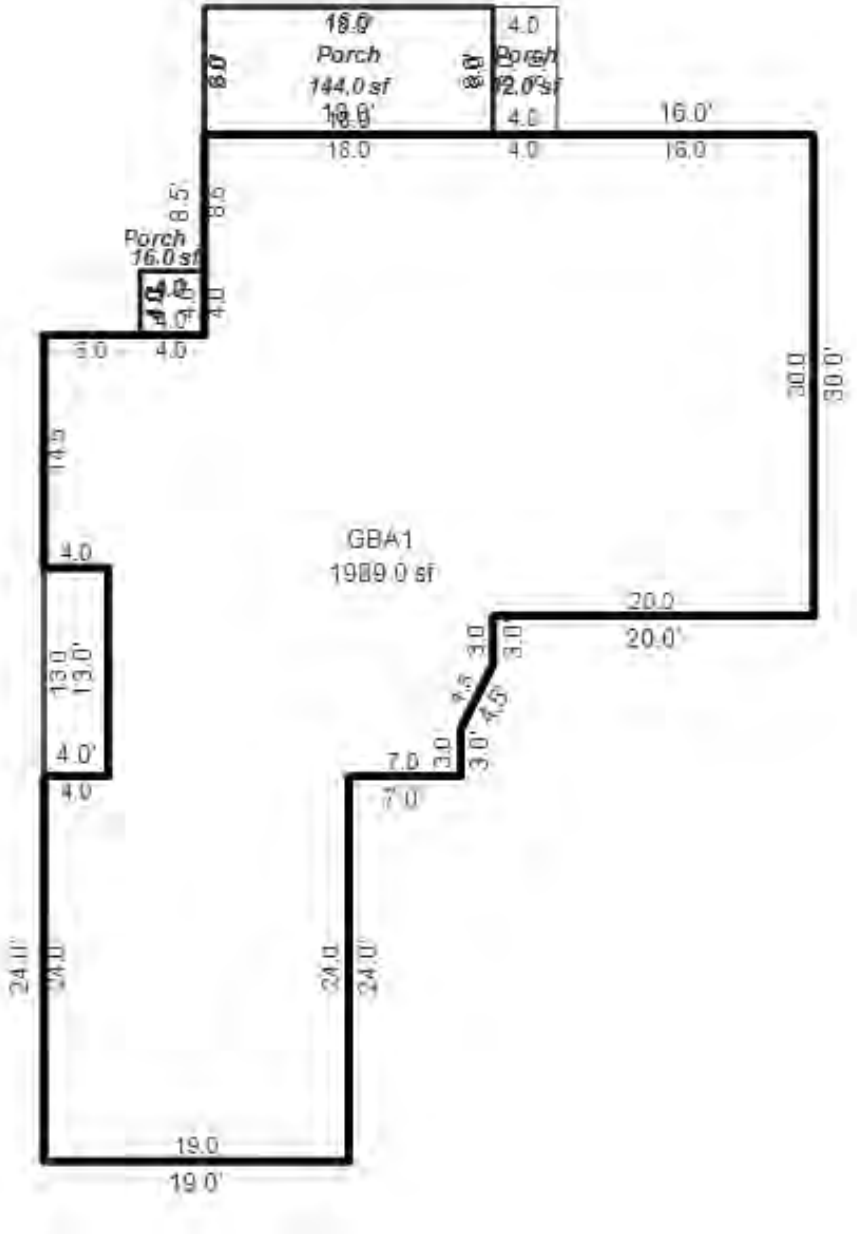
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-003-00 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.
SPENCER WALTER B TRUST	SPENCER WALTER BOYD & CAT	0	03/13/2015	QC	03-ARM'S LENGTH	1224P962	PROPERTY TRANSFER	0.0
SPENCER WALTER BOYD & CAT	SPENCER 2015 FAMILY TRUST	0	03/13/2015	WD	03-ARM'S LENGTH	1224P964	PROPERTY TRANSFER	0.0
MCCABE MARISE E TRUST	SPENCER WALTER BOYD DECLA	230,000	09/05/2003	QC	03-ARM'S LENGTH	762:540	OTHER	100.0

Property Address
5880 S LAKE ISLE AVE

Owner's Name/Address
SPENCER 2015 FAMILY TRUST
4220 COTTON GIN RD APT 10308
FRISCO TX 75034

Tax Description
L487 P522/98 L741 P223/03 L762 P540/03
LOT 3 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 449,969 TCV/TFA: 404.65

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	12/13/1993	93001963	

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	04/27/2016	INSPECTED
WAS	11/10/2010	INSPECTED
WAS	10/25/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	137.00	1.1892	0.7491	5000	100		222,718
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	222,718

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.74	96	50	1,427

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 =				2,927

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	111,400	113,600	225,000			192,418C
2024	102,100	116,000	218,100			186,633C
2023	84,200	108,100	192,300			177,746C
2022	96,200	92,700	188,900			169,282C

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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
1970	1994

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 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		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: Ceramic Til
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		
X	Suspende		

(7) Excavation

Basement: 0 S.F.
Crawl: 890 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

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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: C +5
Effec. Age: 35
Floor Area: 1,112
Total Base New : 181,633 E.C.F.
Total Depr Cost: 118,065 X 1.900
Estimated T.C.V: 224,324

(16) Porches/Decks

Area	Type
146	WCP (1 Story)
229	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 C 5 Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 890 SF Floor Area = 1112 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	890		
			Total:	147,695	96,004
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	966
3 Fixture Bath			1	4,678	3,041
Water/Sewer					
1000 Gal Septic			1	4,899	3,184
Water Well, 100 Feet			1	5,849	3,802
Porches					
WCP (1 Story)			146	6,484	4,215
Deck					
Treated Wood			229	4,564	2,967
Built-Ins					
Appliance Allow.			1	2,786	1,811
Fireplaces					
Prefab 2 Story			1	3,192	2,075
			Totals:	181,633	118,065

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 224,324

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-004-00 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.
MCCABE WILLIAM J JR	MCCABE WILLIAM J TRUST	0	02/24/2020	WD	09-FAMILY	2020001263	PROPERTY TRANSFER	0.0
MCCABE FAMILY TRUST	MCCABE WILLIAM J JR	0	02/12/2020	WD	03-ARM'S LENGTH	2020001036	PROPERTY TRANSFER	0.0
MCCABE WILLIAM J & ELEANO	MCCABE FAMILY TRUST	0	02/12/2008	QC	09-FAMILY	970/49	DEED	0.0

Property Address
5862 S LAKE ISLE AVE

Owner's Name/Address
MCCABE WILLIAM J TRUST
3850 RIVIERA DR UNIT 3A
SAN DIEGO CA 92109

Tax Description
LOTS 4 & 5 PLAT OF SLEEPING BEAR BEACH
SEC 22 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 607,285 TCV/TFA: 451.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/27/2016	INSPECTED
TPC	05/09/2013	INSPECTED
WAS	02/09/2008	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	137.00	1.0000	0.7491	5000	100		374,566
100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	374,566

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	187,300	116,300	303,600			95,901C
2024	165,900	118,800	284,700			93,018C
2023	136,900	110,600	247,500			88,589C
2022	130,000	94,900	224,900			84,371C

*** 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
1944	1970

Condition: Average

Room List

	Basement
5	1st Floor
1	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
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: Tile
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1176 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

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: C
Effec. Age: 40
Floor Area: 1,344
Total Base New : 201,945 E.C.F.
Total Depr Cost: 121,168 X 1.900
Estimated T.C.V: 230,219

(16) Porches/Decks

Area	Type
168	WSEP (1 Story)
96	Treated Wood
32	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 1.25 STORY Cls C Blt 1944
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1344 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	336		
1.25 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	168		
		Total:		169,418	101,651

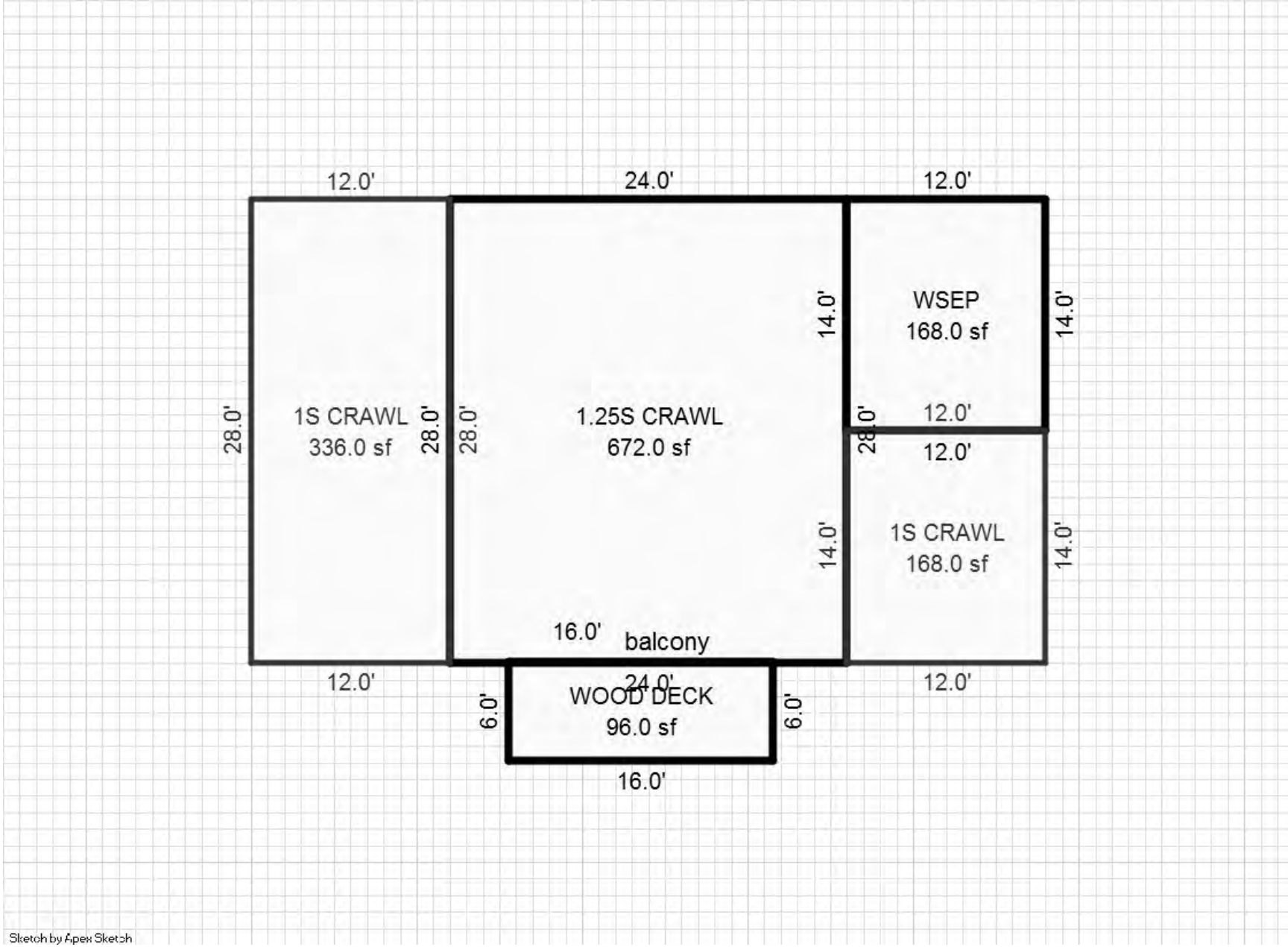
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	892
3 Fixture Bath	1	4,678	2,807
Water/Sewer			
1000 Gal Septic	1	4,899	2,939
Water Well, 100 Feet	1	5,849	3,509
Porches			
WSEP (1 Story)	168	8,993	5,396
Deck			
Treated Wood	96	2,523	1,514
Balcony			
Wood Balcony	32	1,313	788
Built-Ins			
Appliance Allow.	1	2,786	1,672
Totals:		201,945	121,168

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 230,219

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-004-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-006-00 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.
APPLEFORD	MCKINLAY	170,000	05/26/1999	QC	03-ARM'S LENGTH	513:754	PROPERTY TRANSFER	0.0

Property Address
5846 S LAKE ISLE AVE

Owner's Name/Address
MCKINLAY JAMES P & STEPHANIE T
5709 HERON PARK PL
LITHIA FL 33547-3801

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 448,684 TCV/TFA: 338.37

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	10/06/2014	L14 - 212	100% FINIS
Mechanical	01/19/2012	PM12-0019	
WELL/SEPTIC	04/13/2010	L10-027	100% FINIS

Tax Description
L274 P856 L504 P228 DC L513 P753 L513 P754/99 LOT 6 & S 1/2 LOT 7 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences
RENTAL

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

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	10/22/2015	INSPECTED
WAS	11/10/2010	INSPECTED
WAS	10/13/2007	INSPECTED

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	137.00	1.0746	0.7491	5000	100		201,248
A 100' @ 5000/	25.00	137.00	1.0746	0.7491	5000	50	SURPLUS: ZONING 1/2 LOT	
75 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	251,561

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	125,800	98,500	224,300			139,890C
2024	113,000	100,600	213,600			135,684C
2023	93,200	93,800	187,000			129,223C
2022	104,300	80,500	184,800			123,070C

*** 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
1970	1981

Condition: Average

Room List

	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

	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

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		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 758 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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 1,326
Total Base New : 170,726 E.C.F.
Total Depr Cost: 102,433 X 1.900
Estimated T.C.V: 194,623

(16) Porches/Decks

Area	Type
306	WPP
65	WPP
64	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:

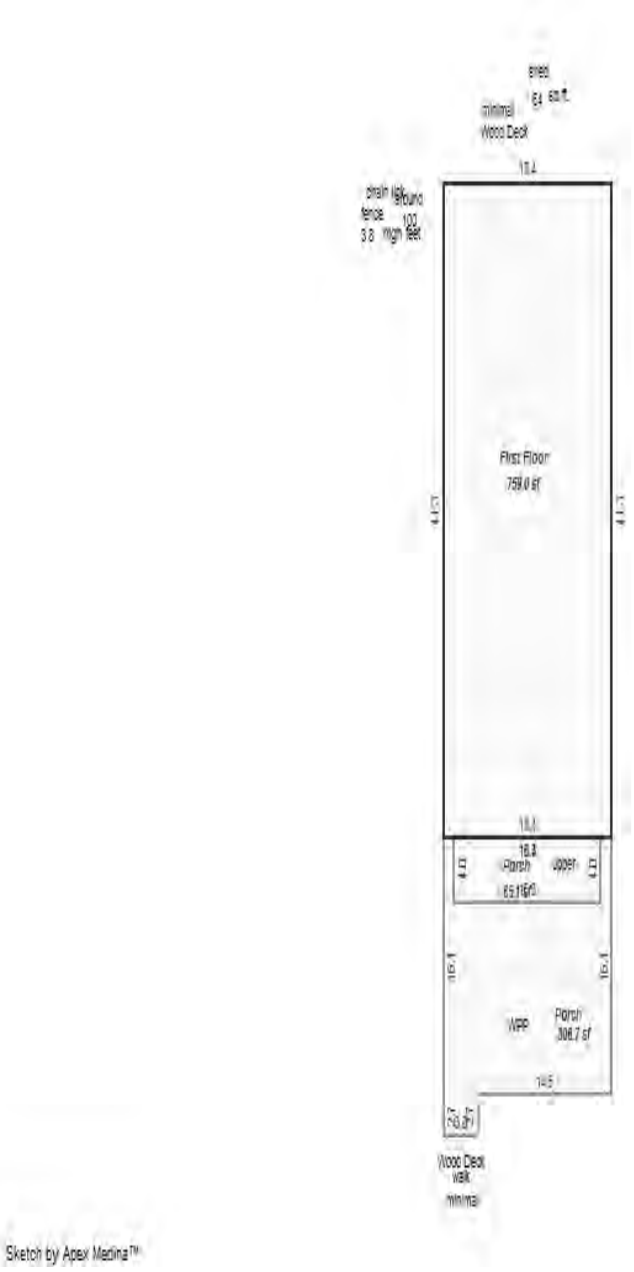
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1970
(11) Heating System: Forced Heat & Cool
Ground Area = 758 SF Floor Area = 1326 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	758		
			Total:	142,458	85,474
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,238	743
3 Fixture Bath			1	3,887	2,332
Water/Sewer					
1000 Gal Septic			1	4,582	2,749
Water Well, 100 Feet			1	5,680	3,408
Porches					
WPP			306	4,584	2,750
WPP			65	2,192	1,315
Deck					
Treated Wood			64	1,994	1,196
Built-Ins					
Appliance Allow.			1	1,947	1,168
Fireplaces					
Wood Stove			1	2,164	1,298
			Totals:	170,726	102,433

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 194,623

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-008-00 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.
LAKE ISLE HOLDINGS LLC	LAKE ISLE HOLDINGS LLC	323,759	10/01/2024	PTA	26-PARTIAL INTEREST	PTA	PROPERTY TRANSFER	100.0
DOYAL THOMAS&NANCY & CARR	LAKE ISLE HOLDINGS LLC	10	04/01/2014	QC	09-FAMILY	1196P301	PROPERTY TRANSFER	100.0
CARROLL SANDRA S TRUST	CARROLL THOMAS & SANDRA	1	04/02/2013	QC	09-FAMILY	1159P808	OTHER	0.0
CARROLL THOMAS & SANDRA S	CARROLL SANDRA S TRUST	1	04/02/2013	QC	09-FAMILY	1159P828	OTHER	0.0

Property Address

5838 S LAKE ISLE AVE

Owner's Name/Address

LAKE ISLE HOLDINGS LLC
530 EDGEMERE DR SE
GRAND RAPIDS MI 49506

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 656,337 TCV/TFA: 392.08

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/14/2010	PB10-0335	100% FINIS
SHED	01/06/2010	LU10-2200	100% FINIS
ADDITION/ALTERATION	07/10/1996	96003734	
ADDITION/ALTERATION	10/09/1992	92001092	

Tax Description

N 1/2 LOT 7 ALL LOT 8 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W
9.4.2010 SPLIT OFF LOT 9
2010 1060-746WD L347 P66-67/92 N 1/2 LOT 7 ALL LOTS 8 & 9 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. SPLIT ON 10/23/2010 INTO ; 790-009-00

Comments/Influences

MLS 1690373 $375,000 LOT 9EXP SPLIT/COMB. ON 10/23/2010 COMPLETED 10/23/2010 POLLY LAND SPLIT ;
PARENT PARCEL(S): 006-790-008-00;

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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	04/27/2016	INSPECTED
TPC	10/24/2013	INSPECTED
TPC	11/28/2012	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	137.00	1.0746	0.7491	5000	100		201,248
A 100' @ 5000/	25.00	137.00	1.0746	0.7491	5000	50	SURPLUS: ZONING 1/2 LOT	
75 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	251,561

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.05	195	50	3,125

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,625

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	125,800	202,400	328,200			328,200S
2024	113,000	221,300	334,300			264,134C
2023	93,200	206,100	299,300			251,557C
2022	104,300	176,600	280,900			239,579C

*** 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
1940 199	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

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: Block

(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

X	Lg		Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1116 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

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
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: 1,674
Total Base New : 300,865 E.C.F.
Total Depr Cost: 210,606 X 1.900
Estimated T.C.V: 400,151

(16) Porches/Decks

Area	Type
75	WCP (1 Story)
259	WSEP (1 Story)
607	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 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1116 SF Floor Area = 1674 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

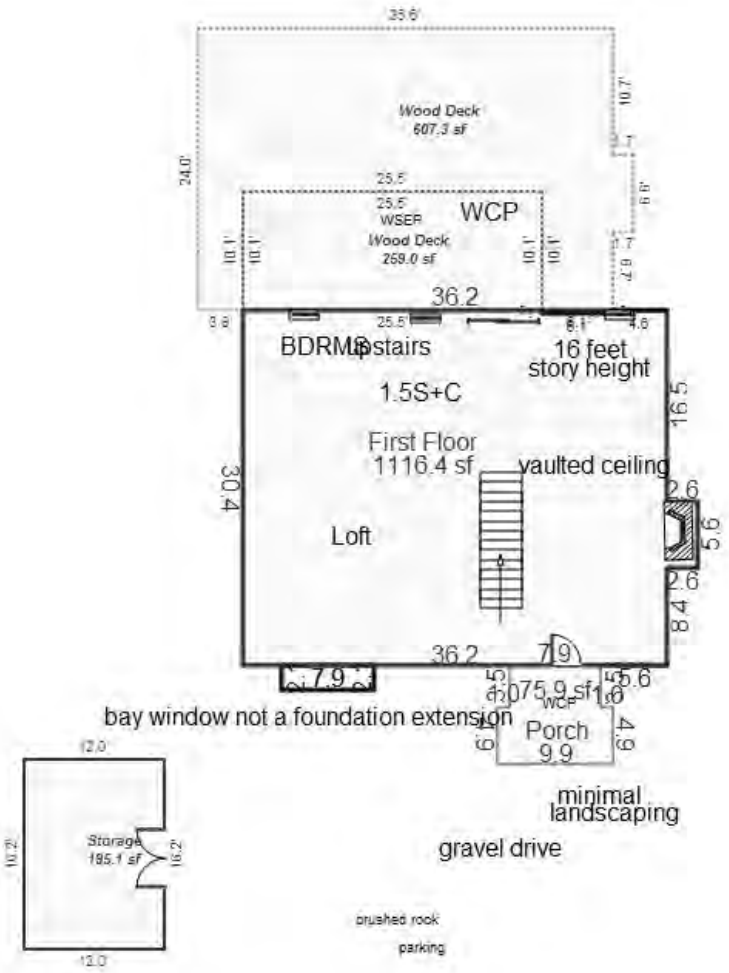
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,116		
			Total:	234,860	164,402

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,532
3 Fixture Bath	1	6,880	4,816
Water/Sewer			
1000 Gal Septic	1	5,676	3,973
Water Well, 100 Feet	1	6,289	4,402
Porches			
WCP (1 Story)	75	5,238	3,667
WSEP (1 Story)	259	16,164	11,315
Deck			
Treated Wood	607	9,154	6,408
Built-Ins			
Appliance Allow.	1	4,003	2,802
Fireplaces			
Exterior 2 Story	1	10,413	7,289
	Totals:	300,865	210,606

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 400,151

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-009-01 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.
LAKE ISLE HOLDINGS LLC	LAKE ISLE HOLDINGS LLC	323,759	10/01/2024	PTA	20-MULTI PARCEL SALE REF	PTA	PROPERTY TRANSFER	100.0
DOYAL THOMAS & NANCY &CAR	LAKE ISLE HOLDINGS LLC	10	04/01/2014	QC	09-FAMILY	1196P297	OTHER	100.0
KELLER HELLEN C TRUST	CARROLL SANDRA S TRUST &	1	05/24/2013	QC	09-FAMILY	1166P151	DEED	33.0
STOCKMAN CALVIN LEE & JUD	CARROLL TRUST & KELLER TR	245,000	03/28/2013	WD	03-ARM'S LENGTH	1159P922	DEED	100.0

Property Address

S LAKE ISLE AVE

Owner's Name/Address

LAKE ISLE HOLDINGS LLC
943 FLORAL AVE SE
GRAND RAPIDS MI 49506

Class: RESIDENTIAL-VACAN Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 132,429

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table 4120.4120 RESI

S 1/2 LOT 9

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	25.00	137.00	1.4142	0.7491	5000	100		132,429
25 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =			132,429

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

L1166P151 THE SOUTH 1/2 OF LOT 9 OF THE PLAT OF SLEEPING BEAR BEACH AS RECORDED IN LIBER 2 OF PLATS, PAGE 7 LEELANAU COUNTY RECORDS

Comments/Influences

ADJ OWNER HOLDS LOT 8 & 1/2 LOT 7
Split/Comb. on 06/12/2013 completed 06/12/2013 TIM SPLIT LOT IN 1/2;
Parent Parcel(s): 006-790-009-00;
Child Parcel(s): 006-790-009-01, 006-790-009-02;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	66,200	0	66,200			66,200S
2024	62,900	0	62,900			54,495C
2023	51,900	0	51,900			51,900S
2022	61,300	0	61,300			50,666C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/27/2016	INSPECTED
TPC	06/12/2013	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-009-02 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.
CARROLL TRUST & DOYAL	KELLER HELEN C REVOCABLE	1	05/24/2013	QC	09-FAMILY	L1168P112	DEED	33.0
STOCKMAN CALVIN LEE & JUD	CARROLL TRUST & KELLER TR	245,000	03/28/2013	WD	03-ARM'S LENGTH	1159P922	OTHER	100.0

Property Address

S LAKE ISLE AVE

Owner's Name/Address

KELLER HELEN CAREY REVOCABLE TRUST
632 E JEFFERSON AVE
SAINT LOUIS MO 63122

Class: RESIDENTIAL-VACAN Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 132,429

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table 4120.4120 RESI

N 1/2 OF LOT 9

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	25.00	137.00	1.4142	0.7491	5000	100		132,429
25 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	132,429

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

L1166P151 THE NORTH 1/2 OF LOT 9 OF THE PLAT OF SLEEPING BEAR BEACH AS RECORDED IN LIBER 2 OF PLATS, PAGE 7 LEELANAU COUNTY RECORDS
LOT 9 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W
SPLIT OFF LOT 9 2010
1060-746WD L347 P66-67/92 N 1/2 LOT 7 ALL LOTS 8 & 9 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W. SPLIT ON 10/23/2010 FROM 006-790-008-00;
SPLIT/COMBINED ON 06/12/2013 FROM 006-790-009-00;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	66,200	0	66,200			56,184C
2024	62,900	0	62,900			54,495C
2023	51,900	0	51,900			51,900S
2022	61,300	0	61,300			50,666C

Who	When	What
TPC	04/27/2016	INSPECTED
TPC	06/12/2013	INSPECTED

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-011-01 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.
KELLER HELEN CAREY REVOCA		0	01/15/2011	OTH	33-TO BE DETERMINED	2011 1077-284	DEED	0.0
HURLIN KENNETH P & SHIRLE	KELLER HELEN CAREY REVOCA	320,000	05/20/2008	WD	03-ARM'S LENGTH	978/745	DEED	100.0
HURLIN KENNETH P & SHIRLE	KELLER HELEN CAREY REVOCA	280,000	07/27/2005	WD	03-ARM'S LENGTH	865:139	OTHER	100.0

Property Address
5800 S LAKE ISLE AVE

Owner's Name/Address
KELLER HELEN CAREY REVOCABLE TRUST
632 E JEFFERSON AVE
SAINT LOUIS MO 63122

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 1,652,553 TCV/TFA: 497.01

Building Permit(s)	Date	Number	Status
GARAGE	11/09/2012	PB12-0315	100% FINIS
GARAGE	10/10/2012	2012-2250	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 4120.4120 RESI

LOTS 10 & 11

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	137.00	1.0000	0.7491	5000	100		187,283
A 100' @ 5000/	50.00	137.00	1.0000	0.7491	5000	100		187,283
100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	374,566

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	19.08	135	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

Tax Description
SEC 22 T29N R14W LOTS 10 & 11 SLEEPING BEAR BEACH
COMBINED ON 10/17/2012 FROM
006-790-011-00 & 006-790-010-00
L248 P243/84 2005 SPLIT FROM
006-790-010-00 LOT 11 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.
COMBINED ON 10/17/2012 FROM
006-790-011-00;

Comments/Influences
Split/Comb. on 10/17/2012 completed

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	187,300	639,000	826,300			636,709C
2024	165,900	652,400	818,300			617,565C
2023	136,900	607,500	744,400			588,158C
2022	151,000	532,700	683,700			560,151C

Who	When	What
TPC	03/23/2017	INSPECTED
TPC	12/22/2016	INSPECTED
TPC	04/27/2016	INSPECTED

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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
2009 201	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: 1327 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

841	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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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)
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
	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
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 15
Floor Area: 3,325
Total Base New : 788,231 E.C.F.
Total Depr Cost: 669,993 X 1.900
Estimated T.C.V: 1,272,987

(16) Porches/Decks

Area	Type
64	WCP (1 Story)
158	WSEP (1 Story)
158	WPP
121	WPP

(17) Garage

Year Built: 2013
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 663
% Good: 0
Storage Area: 392
No Conc. Floor: 0

Bsmnt Garage:

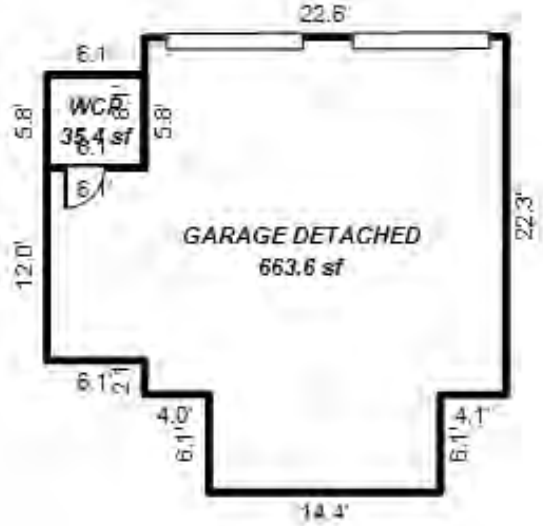
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2009
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1327 SF Floor Area = 3325 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	1,327		
0.5 Story	Siding	Overhang	15		
			Total:	531,546	451,813
Other Additions/Adjustments					
Basement Living Area			841	49,535	42,105
Exterior					
Stone Veneer			945	49,216	41,834
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
Water/Sewer					
2000 Gal Septic			1	12,006	10,205
Water Well, 100 Feet			1	6,593	5,604
Porches					
WCP (1 Story)			64	5,255	4,467
WSEP (1 Story)			158	12,597	10,707
WPP			158	5,637	4,791
WPP			121	4,660	3,961
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			663	50,057	42,548
Storage Over Garage			392	8,550	7,267
Door Opener			2	1,541	1,310

<<<<< 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: 45-006-790-012-00 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.
PEARSON GREGORY W ET AL	DEMETER JEFFREY R & EVA S	410,000	05/30/2008	WD	03-ARM'S LENGTH	979/969	DEED	100.0

Property Address
5792 S LAKE ISLE AVE

Owner's Name/Address
DEMETER JEFFREY R & EVA S
36 OXFORD
PLEASANT RIDGE MI 48069

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 1,346,200 TCV/TFA: 455.10

Building Permit(s)	Date	Number	Status
Mechanical	01/04/2017	PM17-0008	
Electrical	11/08/2016	PE16-0607	
Res. Add/Alter/Repair	10/26/2016	PB16-0464	100% FINIS
DECK/PORCH	10/18/2016	LU16-31	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	65.00	137.00	1.1137	0.7491	5000	100		271,152
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	271,152

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	38.30	60	0	0
Wood Frame	52.68	60	50	1,580

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	2	100	3,000
Total Estimated Land Improvements True Cash Value =				4,580

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

Tax Description
L319 P141/90 L320 P753/91 LOT 12 ALSO ADJACENT VACATED ALLEY PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences
WWW.LVRRENTALS.COM 2013 SANDY BEAR MAKE A RESERVATION!
FRONT EXTERIOR OF HOME LOCATED IN GLEN ARBOR, MERE STEPS FROM LAKE MICHIGAN. ONLY ONE HALF BLOCK FROM LAKE ISLE HOUSE AND DANCIN'/ BEAR. FOUR BEDROOMS/TWO AND ONE HALF BATHS/SITTING AREA IN UPPER LEVEL. ACCOMMODATES 9. QUEEN BED IN

Who	When	What
TPC	03/23/2017	INSPECTED
TPC	12/28/2016	INSPECTED
TPC	04/27/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	135,600	537,500	673,100			506,261C
2024	122,700	548,800	671,500			491,039C
2023	101,200	511,100	612,300			467,657C
2022	114,100	437,800	551,900			445,388C

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*** 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
2012 201	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: 1183 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

	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
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
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 10
Floor Area: 2,958
Total Base New : 626,008 E.C.F.
Total Depr Cost: 563,404 X 1.900
Estimated T.C.V: 1,070,468

(16) Porches/Decks

Area	Type
304	WCP (1 Story)
245	WSEP (1 Story)
245	WPP
43	WPP
132	Treated Wood
72	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:

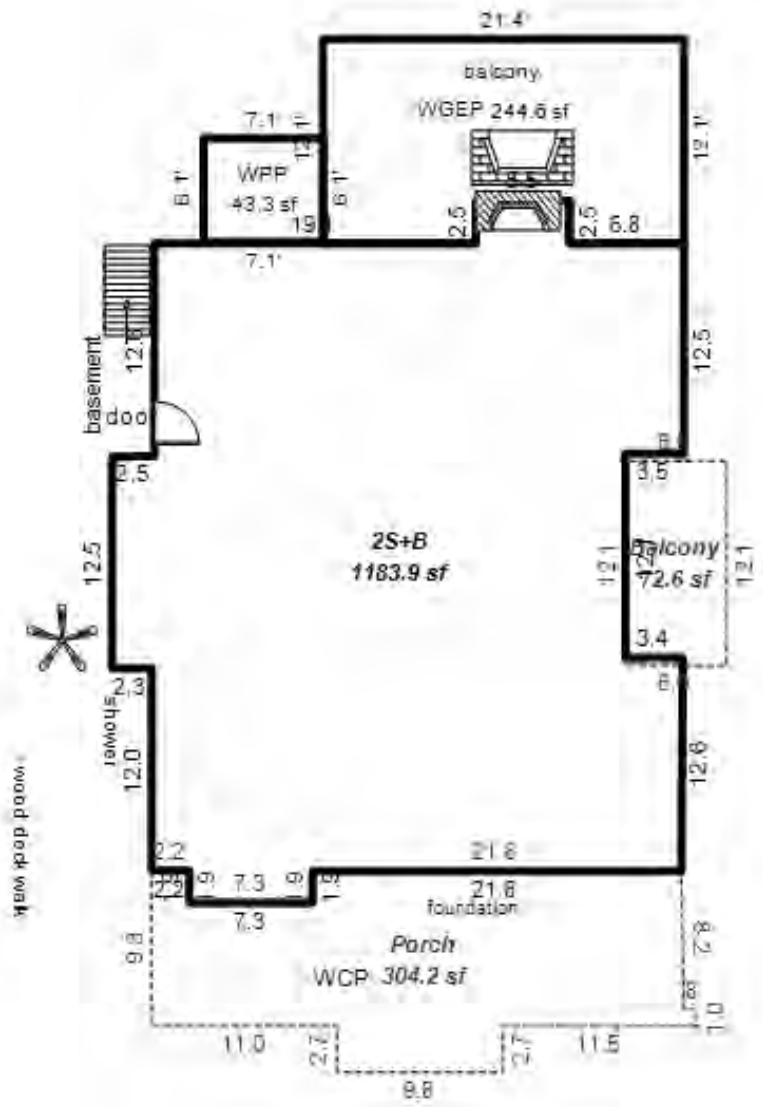
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2012
(11) Heating System: Forced Heat & Cool
Ground Area = 1183 SF Floor Area = 2958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	1,183		
			Total:	510,770	459,693

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	4,288	3,859
Plumbing			
Average Fixture(s)	1	3,337	3,003
3 Fixture Bath	1	10,527	9,474
2 Fixture Bath	1	7,018	6,316
Separate Shower	1	3,199	2,879
Water/Sewer			
2000 Gal Septic	1	12,006	10,805
Water Well, 50 Feet	1	3,110	2,799
Porches			
WCP (1 Story)	304	15,066	13,559
WSEP (1 Story)	245	17,731	15,958
WPP	245	7,100	6,390
WPP	43	2,583	2,325
Deck			
Treated Wood	132	3,506	3,155
Balcony			
Wood Balcony, Roof	72	6,448	5,803
Built-Ins			
Appliance Allow.	1	6,897	6,207
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: 45-006-790-013-00 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.
MACDONALD ERNEST M LVG TR	MACDONALD ERNEST M LVG TR	0	12/28/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address
5760 S LAKE ISLE AVE

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 11/01/2018
MAP #: 33
2025 Est TCV 1,623,965 TCV/TFA: 1534.9

Building Permit(s)	Date	Number	Status
Electrical	11/04/2020	PE20-0588	100% FINIS

Owner's Name/Address
MACDONALD ERNEST M LVG TRUST
SARA MACDONALD, LORA MACDONALD
PO BOX 73
GLEN ARBOR MI 49636

Tax Description
L220 P848/80 L247 P501/84 L301 P88/89 L649 P155 L649 P156/02 LOT 13 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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	11/23/2020	INSPECTED
TPC	03/27/2017	INSPECTED
TPC	04/27/2016	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	72.00	256.00	1.0746	0.8546	20000	100		1,322,351
72 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	1,322,351

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.04	100	50	1,452

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,952

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	661,200	150,800	812,000			516,707C
2024	595,100	148,300	743,400			501,171C
2023	528,900	112,000	640,900			477,306C
2022	462,500	96,600	559,100			454,578C

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*** 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	1985

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 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		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: Ceramic Til
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1058 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

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
Effec. Age: 40
Floor Area: 1,058
Total Base New : 183,742 E.C.F.
Total Depr Cost: 110,245 X 2.700
Estimated T.C.V: 297,662

(16) Porches/Decks

Area	Type
300	Treated Wood
88	Treated Wood

(17) Garage

Year Built:
Car Capacity: 1
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

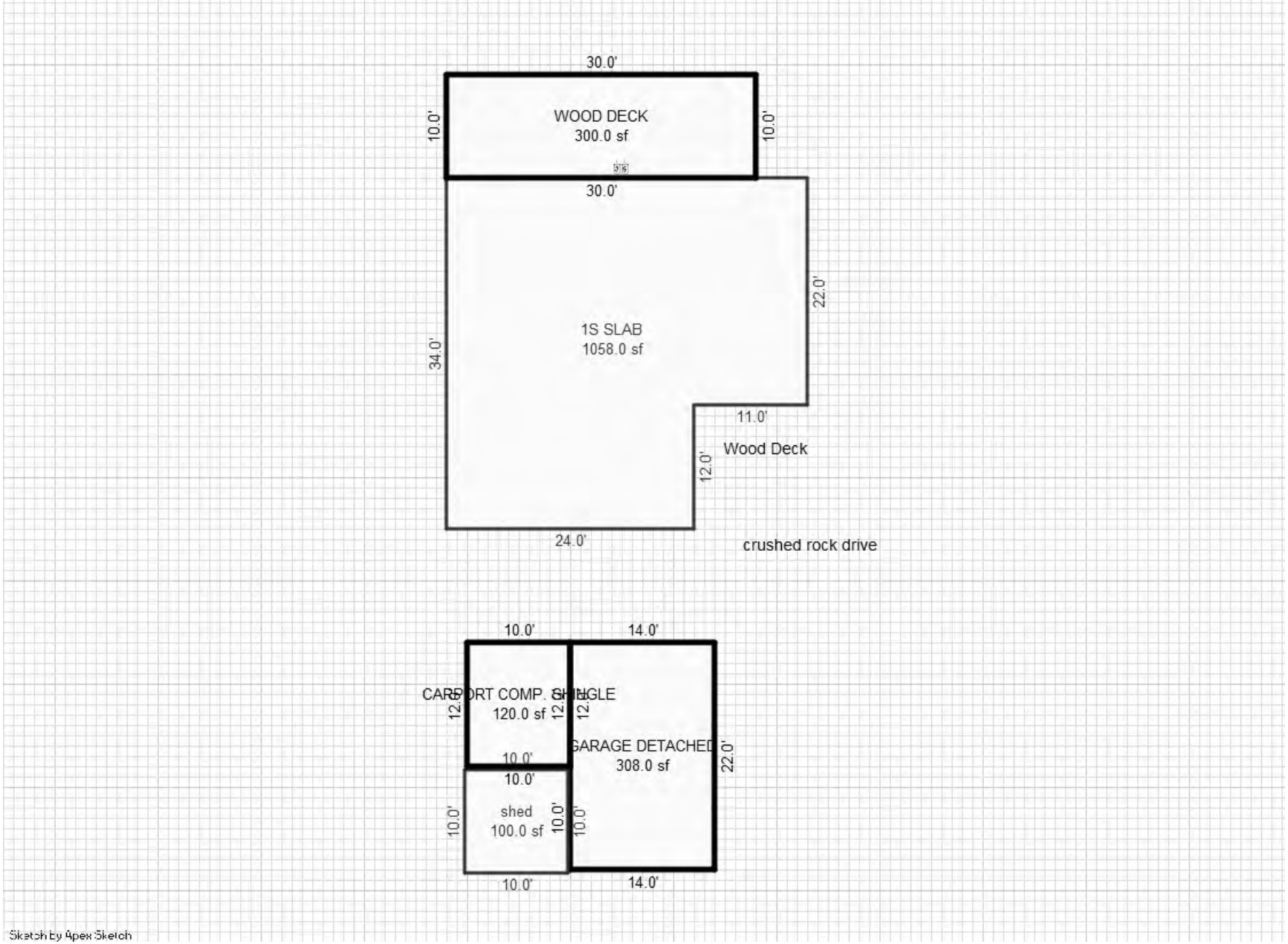
Carport Area: 120
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1058 SF Floor Area = 1058 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	Slab	1,058		
			Total:	137,046	82,227
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	892
Water/Sewer					
1000 Gal Septic			1	4,899	2,939
Water Well, 100 Feet			1	5,849	3,509
Deck					
Treated Wood			300	5,436	3,262
Treated Wood			88	2,410	1,446
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			308	14,741	8,845
Door Opener			1	550	330
Built-Ins					
Appliance Allow.			1	2,786	1,672
Fireplaces					
Exterior 1 Story			1	6,559	3,935
Carports					
Comp.Shingle			120	1,980	1,188
			Totals:	183,742	110,245

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 297,662

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-014-00 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.
MENTZEL NANCY L	MENTZEL FAMILY COTTAGE TR	0	02/24/2018	QC	09-FAMILY	1323P443	PROPERTY TRANSFER	0.0
BRANDAU LOUIS & RUTH	MENTZEL NANCY L	0	10/24/2014	WD	09-FAMILY	1212P998	PROPERTY TRANSFER	0.0
BRANDAU LOUIS WILLIAM	BRANDAU LOUIS W & RUTH H	0	12/08/2011	QC	03-ARM'S LENGTH	1106P873	PROPERTY TRANSFER	0.0
BRANDAU LOUIS W & RUTH H	BRANDAU LOUIS & RUTH & ME	0	12/08/2011	QC	09-FAMILY	1107P999	PROPERTY TRANSFER	0.0

Property Address
5758 S LAKE ISLE AVE

Owner's Name/Address
MENTZEL FAMILY COTTAGE TRUST
MENTZEL NANCY L TRUSTEE
622 CARNEROS ST
WAKE FOREST NC 27587

Tax Description
L241 P615 L247 P502 L336 P970/92 LOT 14 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 1,698,741 TCV/TFA: 1292.8

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
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/19/2017	INSPECTED
TPC	04/27/2016	INSPECTED
TPC	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	72.00	280.00	1.0746	0.8739	20000	100		1,352,310
72 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	1,352,310

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	676,200	173,200	849,400			246,970C
2024	608,500	170,400	778,900			239,545C
2023	540,900	128,800	669,700			228,139C
2022	475,100	111,200	586,300			217,276C

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*** 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	1986

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	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
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
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: Tile
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1314 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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)
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: 1,314
Total Base New : 211,566 E.C.F.
Total Depr Cost: 126,456 X 2.700
Estimated T.C.V: 341,431

(16) Porches/Decks

Area	Type
62	WCP (1 Story)
264	Treated Wood
250	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:

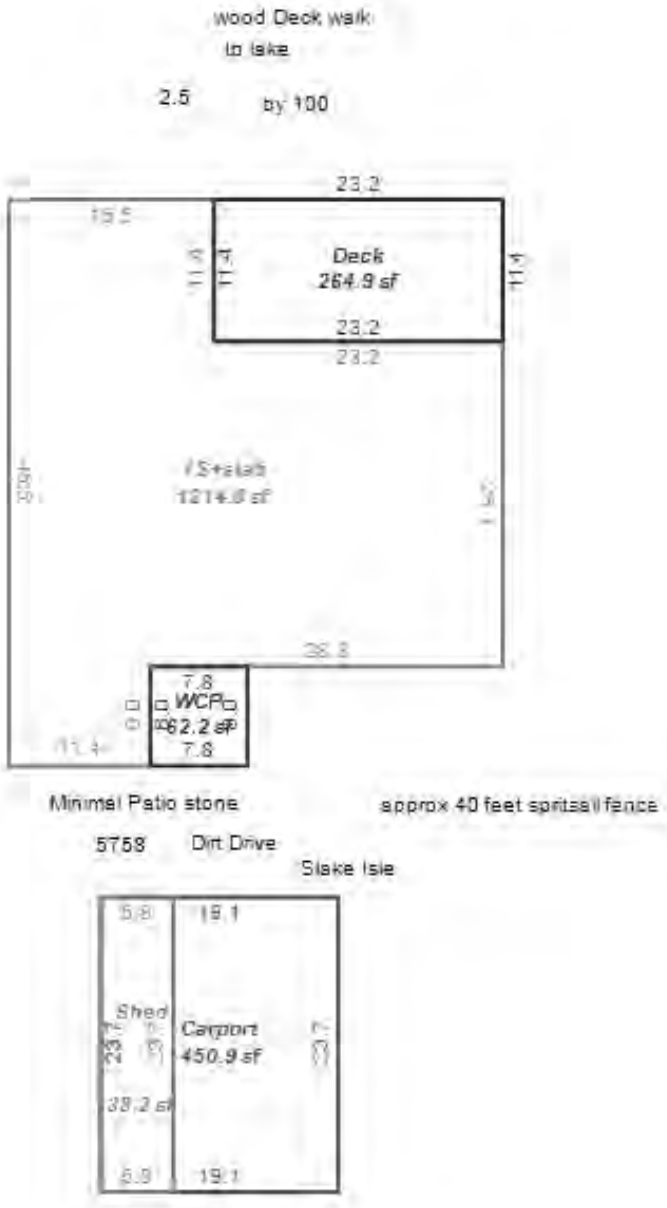
Carport Area: 320
Roof: Wood Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1314 SF Floor Area = 1314 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	Slab	1,314			
			Total:	165,859	99,515	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,486	892	
3 Fixture Bath			1	4,678	2,807	
Water/Sewer						
1000 Gal Septic			1	4,899	2,939	
Water Well, 100 Feet			1	5,849	3,509	
Porches						
WCP (1 Story)			62	3,628	2,177	
Deck						
Treated Wood			264	5,005	3,003	
Treated Wood			250	4,823	2,411	*
Built-Ins						
Appliance Allow.			1	2,786	1,672	
Fireplaces						
Exterior 1 Story			1	6,559	3,935	
Carports						
Wood Shingle			320	5,994	3,596	
			Totals:	211,566	126,456	

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 341,431

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-015-00 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.
BALLEIN GREGORY S & MICHE	BALLEIN GREGORY S & MICHE	0	12/11/2024	QC	14-INTO/OUT OF TRUST	2024006004	PROPERTY TRANSFER	0.0
KOWAL JOHN & EVELYN	BALLEIN MICHELE & GREGORY	910,000	12/23/2014	WD	03-ARM'S LENGTH	1217P573	PROPERTY TRANSFER	100.0
LICARI VINCENT J & RUTH H	KOWAL JOHN & EVELYN	0	08/15/1986	WD	16-LC PAYOFF	275P834	OTHER	0.0
LICARI VINCENT J & RUTH H	KOWAL JOHN & EVELYN J	0	06/06/1986	LC	16-LC PAYOFF	266P826	DEED	0.0

Property Address
5757 S LAKE ISLE AVE

Owner's Name/Address
BALLEIN GREGORY S & MICHELE TRUST
710 SNYDER RD
EAST LANSING MI 48823

Tax Description
L266 P826/86 L275 P834/87 L628 P925/01 L744 P313/03 LOT 15 EXC S 20 FT OF LOT 15 WHICH 20 FT INCLUDES THE N 7.5 FT OF VACATED E ALLEY LYING BETWEEN LOT 15 & LOT 20 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences
1731928$1,150,000 11/11DOM68

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 1,559,573 TCV/TFA: 845.30

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	02/01/1983	1983-8557	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
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/27/2017	INSPECTED
TPC	11/03/2016	INSPECTED
TPC	04/27/2016	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	50.00	200.00	1.1771	0.8034	20000	100		945,742
50 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	945,742

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.64	100	0	0
Wood Frame	41.86	79	50	1,653

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,028

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	472,900	306,900	779,800			517,586C
2024	425,600	301,800	727,400			502,024C
2023	378,300	227,400	605,700			478,119C
2022	338,900	195,900	534,800			455,352C

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*** 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
1983	2011

Condition: Average

Room List

	Basement
4	1st Floor
3	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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1130 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
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
	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: 1,845
Total Base New : 322,646 E.C.F.
Total Depr Cost: 225,853 X 2.700
Estimated T.C.V: 609,803

(16) Porches/Decks

Area	Type
52	CCP (1 Story)
105	WCP (1 Story)
430	WPP
170	Treated Wood
77	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:

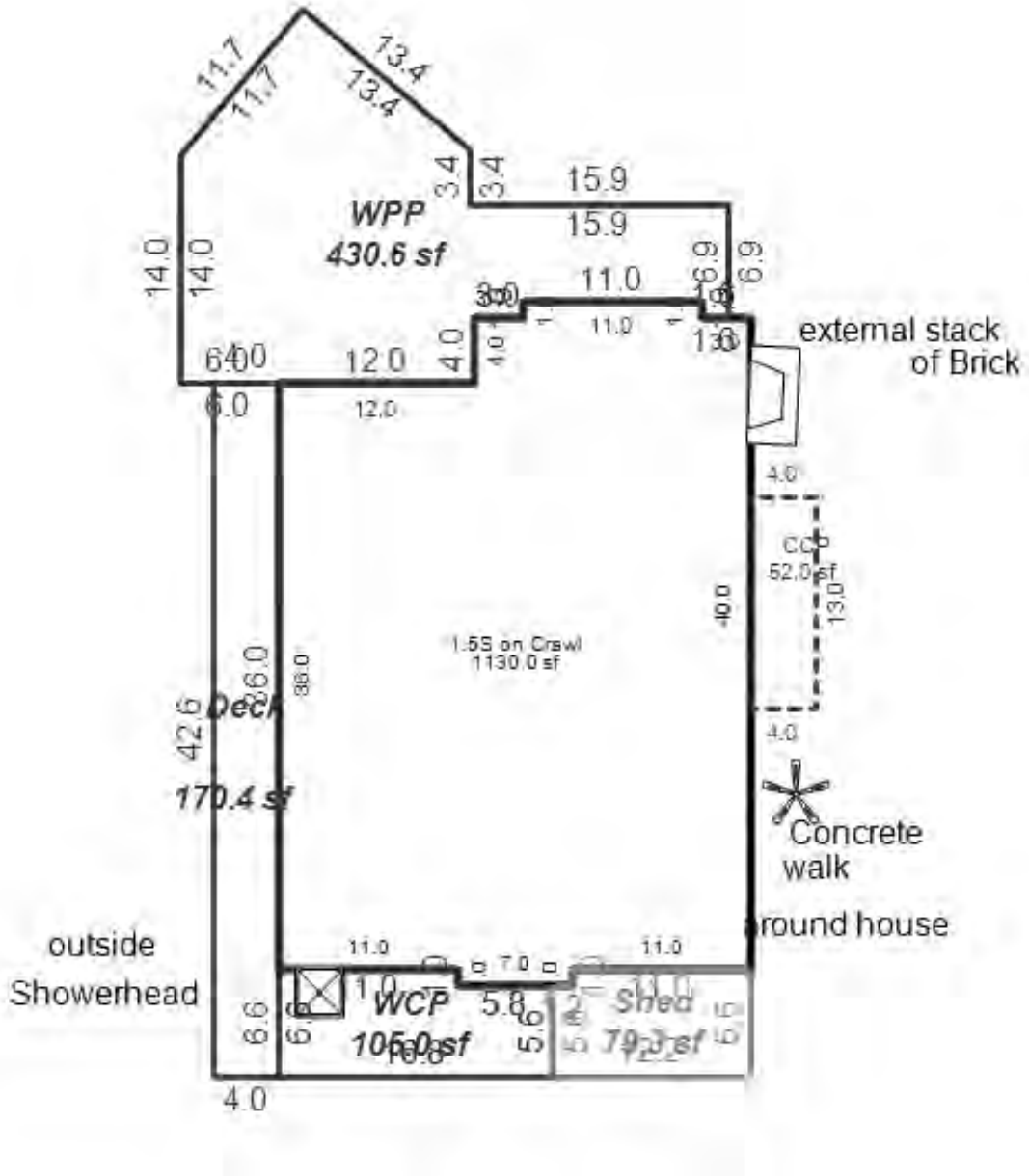
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1983
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1130 SF Floor Area = 1845 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,130		
1 Story	Siding	Overhang	150		
			Total:	260,362	182,254

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,532
3 Fixture Bath	1	6,880	4,816
Separate Shower	1	2,786	1,950
Water/Sewer			
1000 Gal Septic	1	5,676	3,973
Water Well, 100 Feet	1	6,289	4,402
Porches			
CCP (1 Story)	52	1,990	1,393
WCP (1 Story)	105	6,374	4,462
WPP	430	9,357	6,550
Deck			
Treated Wood	170	3,971	2,780
Treated Wood	77	2,357	1,650
Built-Ins			
Appliance Allow.	1	4,003	2,802
Fireplaces			
Exterior 2 Story	1	10,413	7,289
	Totals:	322,646	225,853

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 609,803

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-016-00 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.
TWO KOWAL LLC	KOWAL CHRISTOPHER & KOWAL	0	02/26/2016	QC	09-FAMILY	1253P693	OTHER	100.0
KOWAL WALTER C & CHRISTOP	TWO KOWAL LLC	1	08/03/2013	QC	09-FAMILY	1174P341	OTHER	0.0
TWO KOWAL LLC	KOWAL WALTER C & CHRISTOP	1	08/02/2013	QC	09-FAMILY	1174P323 QC	OTHER	100.0
KOWAL W C & KOWAL C M AS	TWO KOWAL LLC	0	08/31/2011	QC	09-FAMILY	1096/719	OTHER	100.0

Property Address

5761 S LAKE ISLE AVE

Owner's Name/Address

KOWAL CHRISTOPHER & KOWAL DANIEL
3365 MORNINGVIEW TERRACE
BLOOMFIELD HILLS MI 48301

Tax Description

L270 P677/86 L744 P314/03 S 20 FT LOT 15 WHICH INC N 7 1/2 FT OF VACATED E ALLEY LYING BETWEEN LOTS 15 & 20 & LOT 16 ALSO N 1/2 VACATED E ALLEY LYING S OF LOT 16 2010 1049_399QC - KOWALS QC'D TO OLDS-TERMINATION OF TIC DONALD G & MARY G OLDS AND WALTER C & MAUREEN A KOWAL (AS TENANTS IN COMMON) PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

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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 #: 33
2025 Est TCV 1,859,706 TCV/TFA: 638.85

Building Permit(s)	Date	Number	Status
Mechanical	03/19/2024	PM24-0213	100% FINIS
WELL/SEPTIC	09/16/2013	L13 -178	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
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	03/27/2017	INSPECTED
TPC	11/03/2016	INSPECTED
TPC	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	50.00	223.42	1.1771	0.8260	20000	100		972,287
50 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	972,287

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	75	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	486,100	443,800	929,900			634,225C
2024	437,500	436,300	873,800			615,156C
2023	388,900	328,400	717,300			585,863C
2022	350,300	282,800	633,100			557,965C

*** 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
1983 201	2016

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
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

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors	X	Solid		H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1469 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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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: BC
Effec. Age: 35
Floor Area: 2,911
Total Base New : 504,298 E.C.F.
Total Depr Cost: 327,794 X 2.700
Estimated T.C.V: 885,044

(16) Porches/Decks

Area	Type
558	WPP
12	WCP (1 Story)
62	WPP
62	Treated Wood
462	Treated Wood

(17) Garage

Year Built: 1983
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

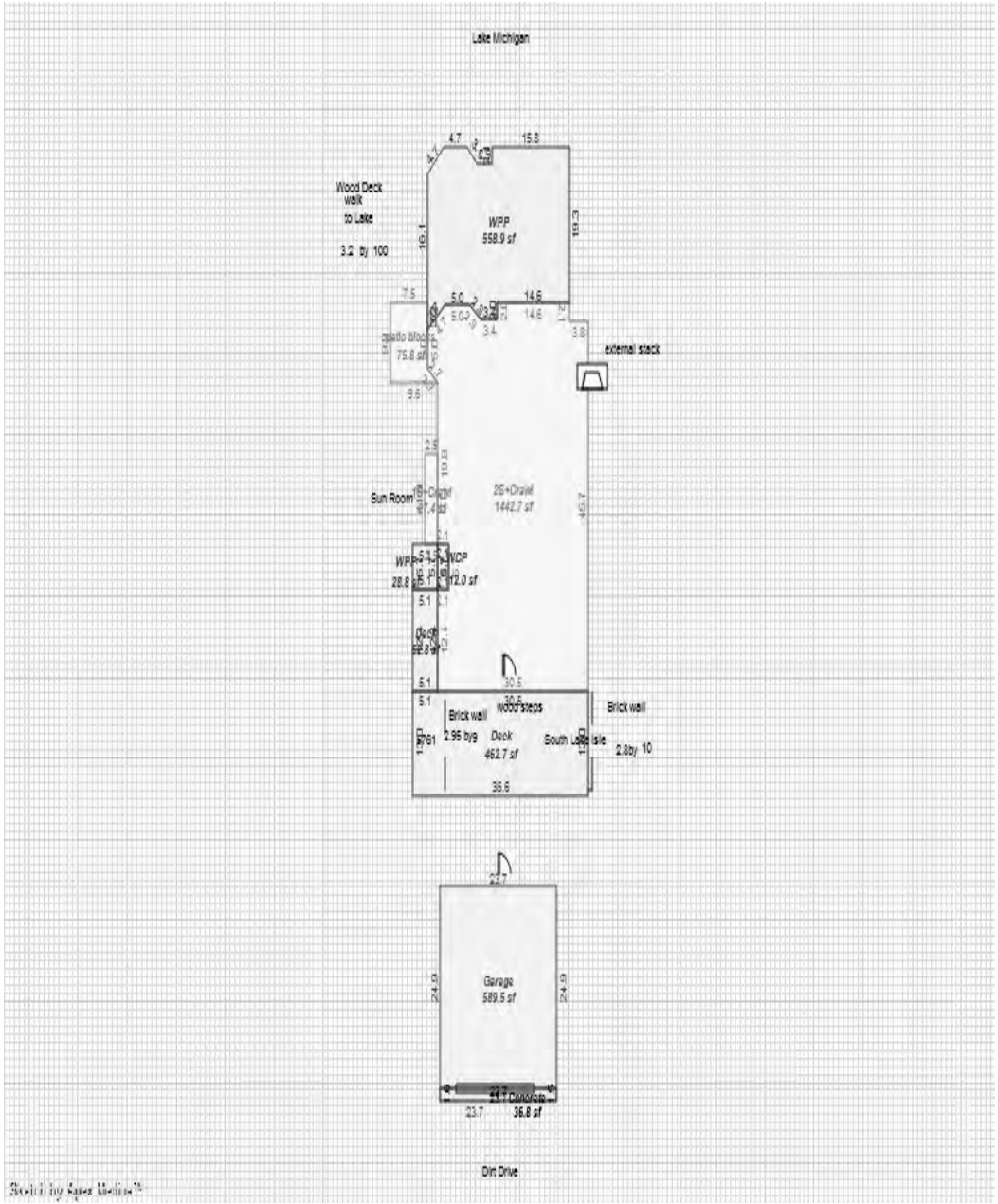
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1983
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1469 SF Floor Area = 2911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,442		
1 Story	Siding	Crawl Space	27		
			Total:	401,086	260,707

Other Additions/Adjustments			
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			
WPP	558	12,103	7,867
WPP	62	2,975	1,934
WCP (1 Story)	12	1,067	694
Deck			
Treated Wood	62	2,125	1,381
Treated Wood	462	7,651	4,973
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	29,664	19,282
Door Opener	1	688	447
Built-Ins			
Appliance Allow.	1	4,003	2,602

<<<<< 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: 45-006-790-017-00 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.
WELCH MARY ELLEN	WELCH MARY ELLEN	0	10/14/2022	QC	15-LADY BIRD	2022005889	DEED	0.0
BARNELL	WELCH	960,000	08/20/1999	WD	03-ARM'S LENGTH	521:399	OTHER	0.0

Property Address

5714 S MANITOU BLVD

Owner's Name/Address

WELCH MARY ELLEN
PO BOX 605
GLEN ARBOR MI 49636

Tax Description

L287 P561 L309 P769 L51 P399/99 L773 P566/03 LOTS 17 18 & 19 ALSO N 1/2 OF VACATED EAST ALLEY LYING S OF LOTS 17 18 & 19 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 09/11/2014

MAP #: 33

2025 Est TCV 3,248,458 TCV/TFA: 1365.4

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
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/22/2015	INSPECTED
TPC	03/15/2012	INSPECTED
WAS	10/22/2007	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

LOTS 17, 18 * 19

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	20000	100.00	264.21	0.8900	0.8613	20000	100	1,533,207
LK MI "A"	20000	53.00	264.21	0.8900	0.8613	20000	50	SURPLUS: ZONING 100' 406,

153 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,939,507

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	29.65	144	0	0
D/W/P: 3.5 Concrete	8.29	519	0	0
D/W/P: Asphalt Paving	3.96	720	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	969,800	654,400	1,624,200			999,529C
2024	872,800	643,600	1,516,400			969,476C
2023	775,800	484,900	1,260,700			923,311C
2022	630,100	417,900	1,048,000			879,344C

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*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-790-017-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1989	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	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		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1586 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
	Forced Heat & Cool
X	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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 +10
Effec. Age: 20
Floor Area: 2,379
Total Base New : 602,526 E.C.F.
Total Depr Cost: 482,019 X 2.700
Estimated T.C.V: 1,301,451

(16) Porches/Decks

Area	Type
142	CCP (1 Story)
1461	WPP

(17) Garage

Year Built: 1989
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

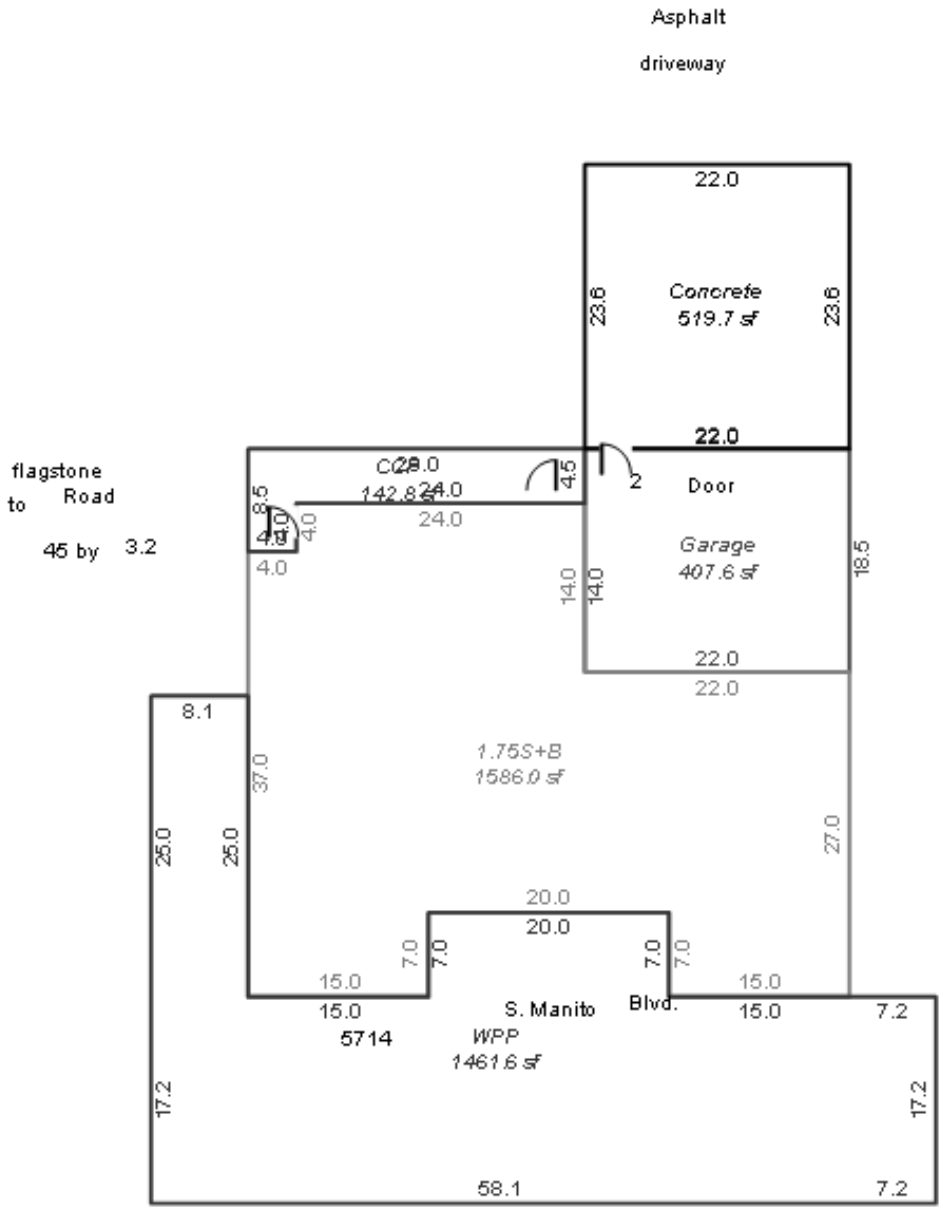
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B 10 Blt 1989
(11) Heating System: Heat Pump
Ground Area = 1586 SF Floor Area = 2379 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,586		
			Total:	484,808	387,844
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
Water/Sewer					
1000 Gal Septic			1	6,158	4,926
Water Well, 100 Feet			1	6,593	5,274
Porches					
CCP (1 Story)			142	5,579	4,463
WPP			1461	34,275	27,420
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			396	32,527	26,022
Common Wall: 2 Wall			1	-6,404	-5,123
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
			Totals:	602,526	482,019

Notes:
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,301,451

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-020-00 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.
LANG MICHAEL O & DEBRA A	LANG FAMILY COTTAGE TRUST	0	08/05/2016	QC	09-FAMILY	1268P167	PROPERTY TRANSFER	0.0
LANG MICHAEL O & DEBRA A	MUSICK FRANKLIN T & SHIRL	60,000	12/26/1986	WD	03-ARM'S LENGTH	271P190	OTHER	0.0
MAPLE LEAF PROPERTIES	HOTCHKISS WILLIAM W & ANN	1	04/25/1983	WD	03-ARM'S LENGTH	231P213	OTHER	0.0
MUSICK FRANKLIN T & SHIRL	LANG MICHAEL O & DEBRA A	60,000	12/29/1968	WD	03-ARM'S LENGTH	271P192	OTHER	0.0

Property Address

5775 S LAKE ISLE AVE

Owner's Name/Address

LANG FAMILY COTTAGE TRUST
4 PETER COOPER RD APT 1A
NEW YORK NY 10010

Tax Description

L271P190 L231 P213/82 LOT 20 INCLUDING S 1/2 VACATED EAST ALLEY ADJACENT TO N LN OF LOT 20 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 514,513 TCV/TFA: 630.53

Building Permit(s)	Date	Number	Status
DECK/PORCH	04/29/2015	LU15-08	100% FINIS
Electrical	02/06/2007	PE07-0080	
Mechanical	01/19/2007	PM07-0036	
Plumbing	01/08/2007	PP07-0009	

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	57.50	120.00	1.1484	0.7247	5000	100		239,273
58 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	239,273

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.63	304	0	0
D/W/P: Crushed Rock	2.29	168	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

	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	03/27/2017	INSPECTED
WAS	03/21/2012	INSPECTED
WAS	07/14/2007	APPRAISAL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	119,600	137,700	257,300			158,865C
2024	108,900	140,600	249,500			154,089C
2023	89,900	130,900	220,800			146,752C
2022	103,300	109,800	213,100			139,764C

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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
2007	0

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 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: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 816 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

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

	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: 8
Floor Area: 816
Total Base New : 156,102 E.C.F.
Total Depr Cost: 143,613 X 1.900
Estimated T.C.V: 272,865

(16) Porches/Decks

Area	Type
105	WCP (1 Story)
417	WPP
33	WPP
318	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:

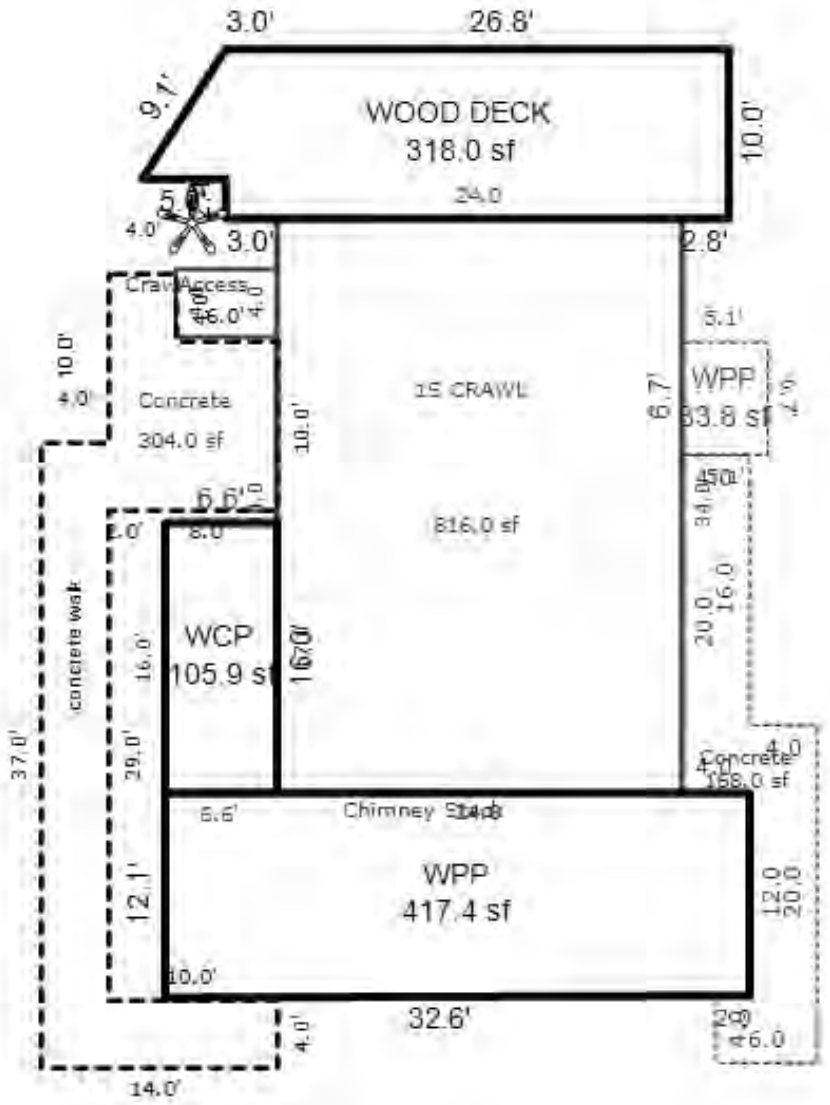
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2007
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	112,029	103,066

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,367
2 Fixture Bath	1	3,130	2,880
Water/Sewer			
1000 Gal Septic	1	4,899	4,507
Water Well, 100 Feet	1	5,849	5,381
Porches			
WCP (1 Story)	105	4,982	4,583
WPP	417	7,056	6,492
WPP	33	1,672	1,538
Deck			
Treated Wood	318	5,654	5,202
Built-Ins			
Appliance Allow.	1	2,786	2,563
Fireplaces			
Exterior 1 Story	1	6,559	6,034
Totals:		156,102	143,613

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 272,865

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-022-00 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.
HURLIN KENNETH P & SHIRLE	HURLIN KENNETH P & SHIRLE	0	02/18/2010	QC	09-FAMILY	2010 1043-871	DEED	0.0

Property Address
5791 S LAKE ISLE AVE

Owner's Name/Address
HURLIN KENNETH P & SHIRLEY R TRUST
PO BOX 394
GLEN ARBOR MI 49636-0394

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/11/1999
MAP #: 33
2025 Est TCV 811,187 TCV/TFA: 381.20

Building Permit(s)	Date	Number	Status
Mechanical	12/01/2011	PM11-0425	
Electrical	08/20/2007	PE07-0413	
DECK/PORCH	07/25/2007	PB07-0311	INSPECTED
ADDITION/ALTERATION	08/29/1996	96003864	

Tax Description
LOTS 22 & 24 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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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	03/27/2017	INSPECTED
TPC	04/27/2016	INSPECTED
TPC	10/22/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.0000	0.7247	5000	100		181,181
A 100' @ 5000/	50.00	120.00	1.0000	0.7247	5000	100		181,181
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	362,362

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	181,200	224,400	405,600			183,037C
2024	160,500	229,100	389,600			177,534C
2023	132,400	213,500	345,900			169,080C
2022	148,000	183,100	331,100			161,029C

*** 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	1990

Condition: Average

Room List

	Basement
6	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
	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

X	Lg		Ord		Small

Doors	X	Solid		H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2128 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

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(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: 35
Floor Area: 2,128
Total Base New : 359,384 E.C.F.
Total Depr Cost: 233,592 X 1.900
Estimated T.C.V: 443,825

(16) Porches/Decks

Area	Type
104	WCP (1 Story)
805	WPP
104	WPP
312	WGEP (1 Story)
50	Treated Wood
68	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 1950
(11) Heating System: Forced Heat & Cool
Ground Area = 2128 SF Floor Area = 2128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

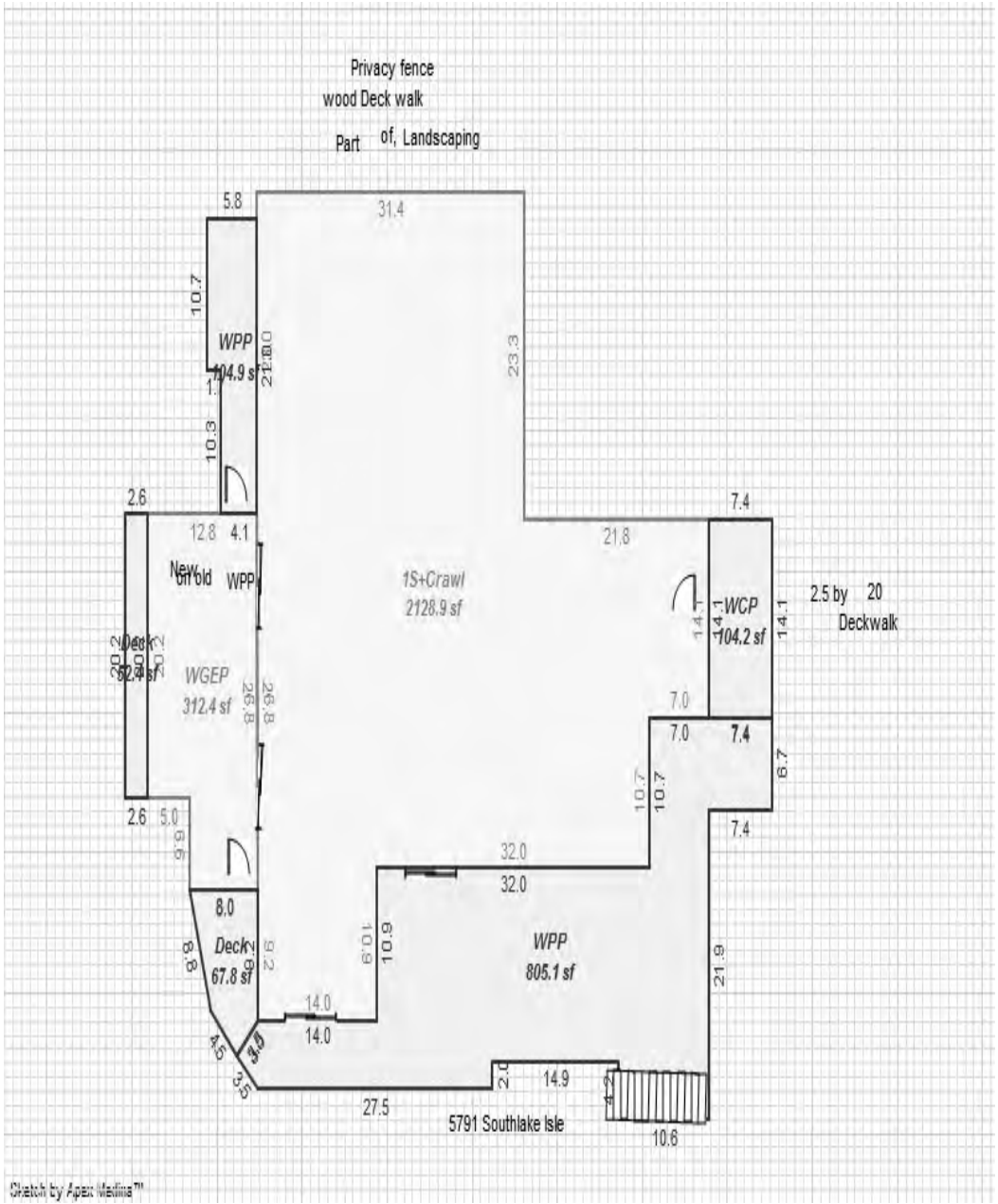
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,128		
			Total:	295,820	192,276

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,678	3,041
Water/Sewer			
1000 Gal Septic	1	4,899	3,184
Water Well, 100 Feet	1	5,849	3,802
Porches			
WCP (1 Story)	104	4,942	3,212
WPP	104	2,974	1,933
WGEP (1 Story)	312	20,720	13,468
WPP	805	12,848	8,351
Deck			
Treated Wood	50	1,766	1,148
Treated Wood	68	2,102	1,366
Built-Ins			
Appliance Allow.	1	2,786	1,811
Totals:		359,384	233,592

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 443,825

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-023-00 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.
GLAUZ WILLIAM D & BARARA	GLAUZ & GLAUZ & MCKOWN &	0	08/22/2023	WD	09-FAMILY	2023003722	PROPERTY TRANSFER	0.0
GLAUZ BARBARA J	GLAUZ WILLIAM D & BARBARA	0	07/28/2020	QC	09-FAMILY	2020004832	PROPERTY TRANSFER	0.0
GLAUZ WILLIAM D	GLAUZ WILLIAM D & BARBARA	0	07/28/2020	QC	09-FAMILY	2020004831	PROPERTY TRANSFER	0.0
BG'S OF GLEN ARBOR LLC	GLAUZ WILLIAM D & BARARA	0	06/01/2020	QC	09-FAMILY	PTA & 20200032	PROPERTY TRANSFER	100.0

Property Address

5716 S MANITOU BLVD

Owner's Name/Address

GLAUZ WILLIAM D & BARARA J TRUST &
GLAUZ & GLAUZ & MULCAHY & MCKOWN
2803 NW CHIPMAN RD
LEES SUMMIT MO 64081

Tax Description

DC L673 P214/02 L866 P639/05 2006 DESCR REVISED (REF: SPLIT 006-790-025-00) LOT 21 & N 1/2 OF LOT 23 ALSO S 1/2 OF VACATED EAST ALLEY LYING N OF LOT 21 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

NEW CONSTRUCTION 100% 2008/12/31

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 1,131,348 TCV/TFA: 497.51

Building Permit(s)	Date	Number	Status
Mechanical	06/20/2008	PM08-0260	
Mechanical	06/18/2008	PM08-0259	
Plumbing	06/03/2008	PP08-0116	
Electrical	04/21/2008	PE08-0129	

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

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	82.50	126.00	1.0493	0.7336	5000	100		317,527
83 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	317,527

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.95	560	0	0
D/W/P: 4in Concrete	8.95	122	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

Who	When	What
TPC	12/26/2019	INSPECTED
TPC	04/27/2016	INSPECTED
TPC	10/22/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	158,800	406,900	565,700			520,163C
2024	142,000	415,500	557,500			504,523C
2023	117,100	386,900	504,000			480,499C
2022	131,500	339,200	470,700			457,619C

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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
2008	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: 1353 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
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
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 15
Floor Area: 2,274
Total Base New : 502,371 E.C.F.
Total Depr Cost: 427,011 X 1.900
Estimated T.C.V: 811,321

(16) Porches/Decks

Area	Type
323	WSEP (1 Story)
50	WCP (1 Story)
104	WPP
16	WCP (1 Story)
81	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 2 STORY Cls B Blt 2008
(11) Heating System: Forced Heat & Cool
Ground Area = 1353 SF Floor Area = 2274 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

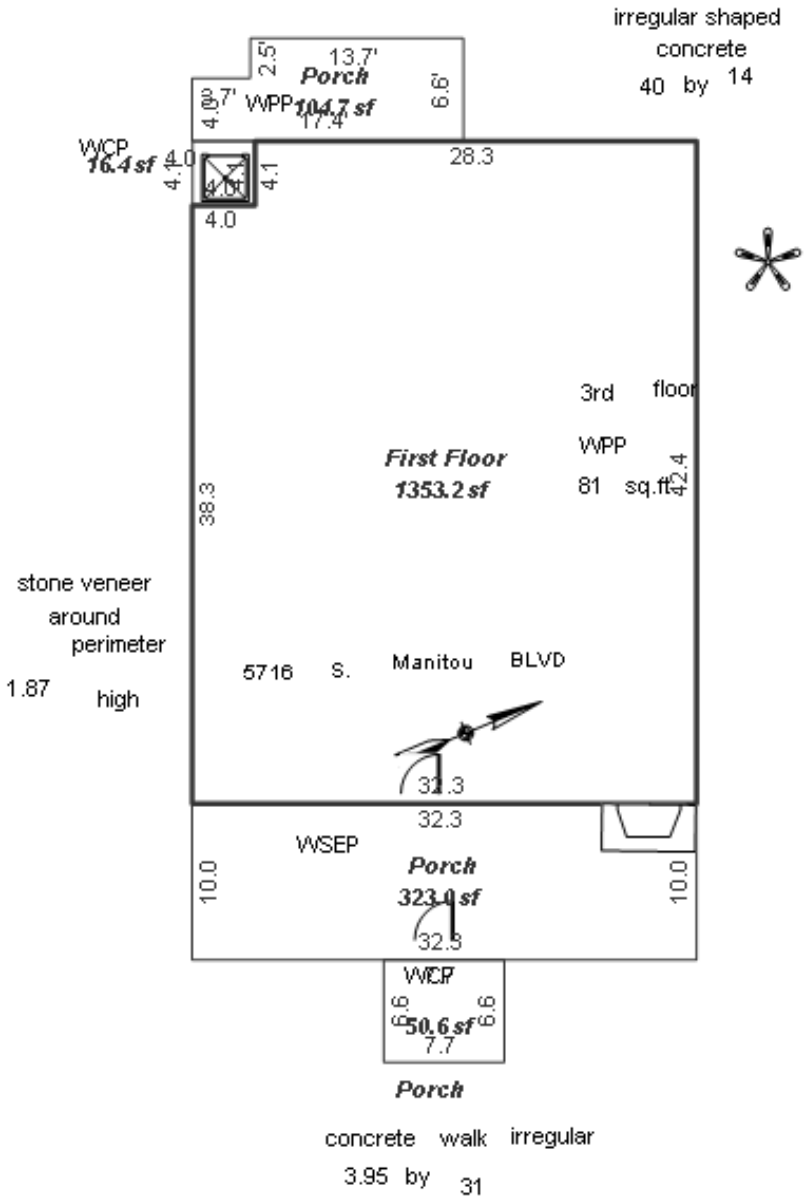
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,353		
1 Story	Siding	Overhang	245		
			Total:	381,331	324,130

Other Additions/Adjustments

Exterior			
Stone Veneer	278	14,478	12,306
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			
2000 Gal Septic	1	12,006	10,205
Water Well, 100 Feet	1	6,593	5,604
Porches			
WSEP (1 Story)	323	22,080	18,768
WCP (1 Story)	50	4,377	3,720
WPP	104	4,141	3,520
WPP	81	3,797	3,227
WCP (1 Story)	16	1,528	1,299
Built-Ins			
Appliance Allow.	1	6,897	5,862
Fireplaces			
Interior 2 Story	1	9,670	8,219

<<<<< 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: 45-006-790-025-00 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.
GLAUZ WILLIAM D & BARBARA	BG'S OF GLEN ARBOR LLC	0	09/13/2007	QC	09-FAMILY	956:659	OTHER	0.0
GLAUZ WILLIAM D TRUST	GLAUZ WILLIAM D & BARBARA	0	09/12/2007	QC	03-ARM'S LENGTH	955:256	OTHER	0.0

Property Address

S MANITOU BLVD

Owner's Name/Address

BG'S OF GLEN ARBOR LLC
GLAUZ WILLIAM & BARBARA
2803 NW CHIPMAN RD
LEES SUMMIT MO 64081

Tax Description

DC L673 P214/02 L866 P639/05 2005 SPLIT FROM 006-790-023-00 LOT 25 & S 1/2 OF LOT 23 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 295,622

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 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	75.00	126.00	1.0746	0.7336	5000	100		295,622
75 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	295,622

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	147,800	0	147,800			60,518C
2024	132,800	0	132,800			58,699C
2023	109,600	0	109,600			55,904C
2022	123,600	0	123,600			53,242C

Who	When	What
TPC	12/06/2019	INSPECTED
TPC	04/27/2016	INSPECTED
TPC	10/22/2015	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-026-00 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.
MCKINLAY BETTY	MCKINLAY BETTY L	0	08/08/2024	QC	15-LADY BIRD	2024003689	DEED	0.0

Property Address
5801 S LAKE ISLE AVE

Owner's Name/Address
MCKINLAY BETTY L
PO BOX 475
GLEN ARBOR MI 49636

Tax Description
L352 P1/92 LOT 26 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 03/25/2010
MAP #: 33
2025 Est TCV 392,644 TCV/TFA: 341.43

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
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/27/2016	INSPECTED
WAS	03/21/2012	INSPECTED
TPC	10/08/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.1892	0.7247	5000	100		215,462
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	215,462

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	107,700	88,600	196,300			69,467C
2024	98,800	90,400	189,200			67,379C
2023	81,500	84,300	165,800			64,171C
2022	94,300	72,300	166,600			61,116C

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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
1942	1960

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
	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
2	Front Overhang
2	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: 553 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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

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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 45
Floor Area: 1,150
Total Base New : 168,121 E.C.F.
Total Depr Cost: 92,464 X 1.900
Estimated T.C.V: 175,682

(16) Porches/Decks

Area	Type
439	WPP
30	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 Blt 1942
(11) Heating System: Forced Air w/ Ducts
Ground Area = 553 SF Floor Area = 1150 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

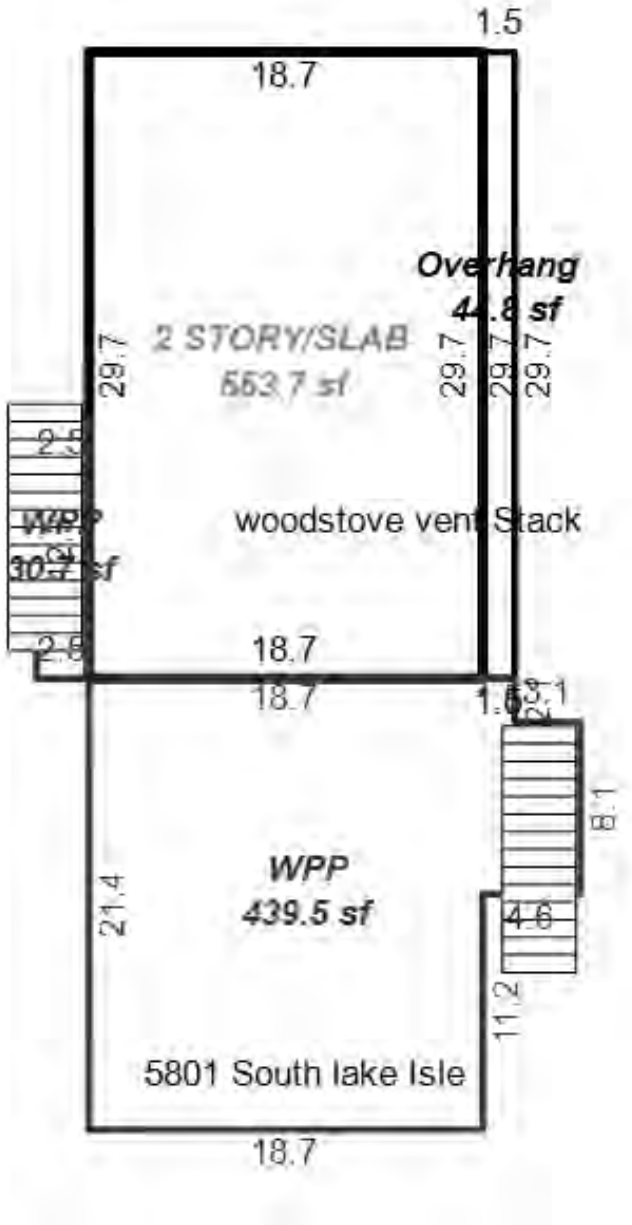
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	553		
1 Story	Siding	Overhang	44		
		Total:		138,409	76,124

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	817
2 Fixture Bath	1	3,130	1,721
Water/Sewer			
1000 Gal Septic	1	4,899	2,694
Water Well, 100 Feet	1	5,849	3,217
Porches			
WPP	439	7,423	4,083
WPP	30	1,569	863
Built-Ins			
Appliance Allow.	1	2,786	1,532
Fireplaces			
Wood Stove	1	2,570	1,413
	Totals:	168,121	92,464

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 175,682

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-027-01 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.
GLAUZ WILLIAM D & BARBARA	GLAUZ WILLIAM D & BARBARA	0	04/30/2020	QC	09-FAMILY	2020002545	PROPERTY TRANSFER	0.0
RADOMSKI MICHAEL A & GUIN	GLAUZ WILLIAM D & BARBARA	0	05/26/2017	QC	09-FAMILY	1296P484	PROPERTY TRANSFER	50.0

Property Address

S MANITOU BLVD

Owner's Name/Address

GLAUZ WILLIAM D & BARBARA J TRUST
2803 NW CHIPMAN RD
LEES SUMMIT MO 64081

Class: RESIDENTIAL-VACAN Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 218,106

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	126.00	1.1892	0.7336	5000	100		218,106
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	218,106

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

LOT 27 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.
SPLIT ON 05/02/2017 FROM 006-790-027-00;
FORMERLY PART OF
L385 P85 L396 P967 L534 P410/00 DC L673 P214/02 LOT 27 & 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;
Parent Parcel(s): 006-790-027-00;
Child Parcel(s): 006-790-027-01,

R VACANT LOTS 27

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	109,100	0	109,100			78,248C
2024	100,000	0	100,000			75,896C
2023	82,500	0	82,500			72,282C
2022	95,000	0	95,000			68,840C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/06/2019	INSPECTED
TPC	03/30/2018	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-028-00 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.
DCCGA LLC	MURPHY COTTAGE, LLC	355,100	08/01/2010	WD	03-ARM'S LENGTH	2010 1055_530W	PROPERTY TRANSFER	100.0
DOYAL THOMAS & NANCY KEMA	DCCGA LLC	0	07/25/2007	WD	03-ARM'S LENGTH	949:30	OTHER	0.0
ZIMMERMAN	DOYAL	153,000	01/31/1997	WD	03-ARM'S LENGTH	438:315	PROPERTY TRANSFER	0.0

Property Address
5815 S LAKE ISLE AVE

Owner's Name/Address
MURPHY COTTAGE LLC
642 S EVERGREEN
PLYMOUTH MI 48170

Tax Description
L438 P315 L462 P057/97 LOT 28 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 516,016 TCV/TFA: 380.54

Building Permit(s)	Date	Number	Status
Plumbing	02/14/2023	PP23-0062	100% FINIS
Electrical	02/06/2023	PE23-0080	100% FINIS
Mechanical	02/06/2023	PM23-0138	100% FINIS
Res. Add/Alter/Repair	09/08/2022	PB22-0391	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
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/17/2024	INSPECTED
TPC	11/14/2023	INSPECTED
TPC	12/09/2022	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.1892	0.7247	5000	100		215,462
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	215,462

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.74	96	50	1,427
Total Estimated Land Improvements True Cash Value =				1,427

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	107,700	150,300	258,000			237,755C
2024	98,800	153,400	252,200			230,607C
2023	81,500	108,800	190,300			184,864C
2022	94,300	88,600	182,900			171,204C

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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	2023

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		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(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: Hardwood
Other: Hardwood
Other: Ceramic Tile

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 1356 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
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)
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 +10
Effec. Age: 30
Floor Area: 1,356
Total Base New : 224,906 E.C.F.
Total Depr Cost: 157,435 X 1.900
Estimated T.C.V: 299,127

(16) Porches/Decks

Area	Type
113	CSEP (1 Story)
10	CPP
7	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: 1 Single Family 1 STORY Cls C 10 Blt 1950
(11) Heating System: Electric Baseboard
Ground Area = 1356 SF Floor Area = 1356 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

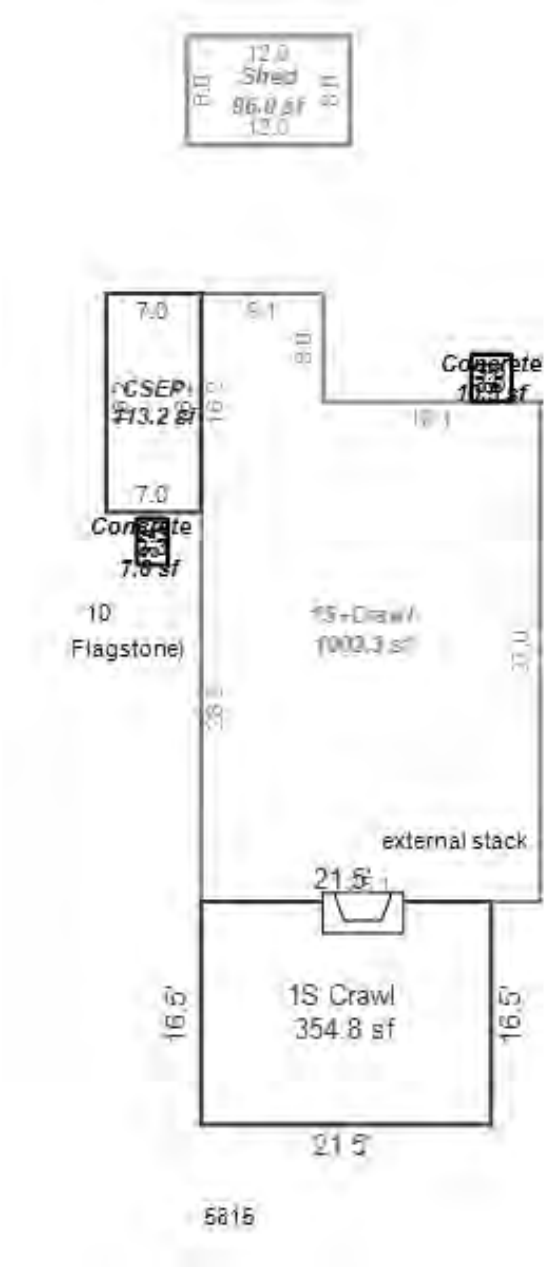
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,002		
1 Story	Siding	Crawl Space	354		
			Total:	192,747	134,924

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Porches			
CSEP (1 Story)	113	5,424	3,797
CPP	10	281	197
CPP	7	197	138
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			
Exterior 1 Story	1	6,559	4,591
	Totals:	224,906	157,435

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 299,127

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-029-00 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.
GLAUZ W&G & RADOMSKI M&G	JONES MICHAEL & SCHOENEMA	195,000	05/26/2017	WD	32-SPLIT VACANT	1296P480	PROPERTY TRANSFER	100.0

Property Address

5740 S MANITOU BLVD

Owner's Name/Address

JONES MICHAEL & SCHOENEMANN SHERRI
PO BOX 33
GLEN ARBOR MI 49636

Tax Description

LOT 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.
SPLIT ON 05/02/2017 FROM 006-790-027-00; FROMERLY PART OF L385 P85 L396 P967 L534 P410/00 DC L673 P214/02 LOT 27 & 29 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;
Parent Parcel(s): 006-790-027-00;
Child Parcel(s): 006-790-027-01,

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/21/2021
MAP #: 33
2025 Est TCV 803,392 TCV/TFA: 355.96

Building Permit(s)	Date	Number	Status
Plumbing	09/09/2021	PP21-0283	100% FINIS
Mechanical	11/10/2020	PM20-0766	100% FINIS
Electrical	10/28/2020	PE20-0570	100% FINIS
Mechanical	10/28/2020	PM20-0728	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	05/13/2022	INSPECTED
TPC	05/10/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	126.00	1.1892	0.7336	5000	100		218,106
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	218,106

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	500	50	572
Total Estimated Land Improvements True Cash Value =				572

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	109,100	292,600	401,700			312,736C
2024	100,000	298,900	398,900			303,333C
2023	82,500	278,200	360,700			288,889C
2022	95,000	185,000	280,000			275,133C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 3 STORY

Yr Built	Remodeled
2021	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Vinyl
	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: 0 S.F.
Crawl: 984 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 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
	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: 2
Floor Area: 2,257
Total Base New : 314,015 E.C.F.
Total Depr Cost: 307,744 X 1.900
Estimated T.C.V: 584,714

(16) Porches/Decks

Area	Type
73	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 3 STORY Cls C 5 Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 984 SF Floor Area = 2257 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

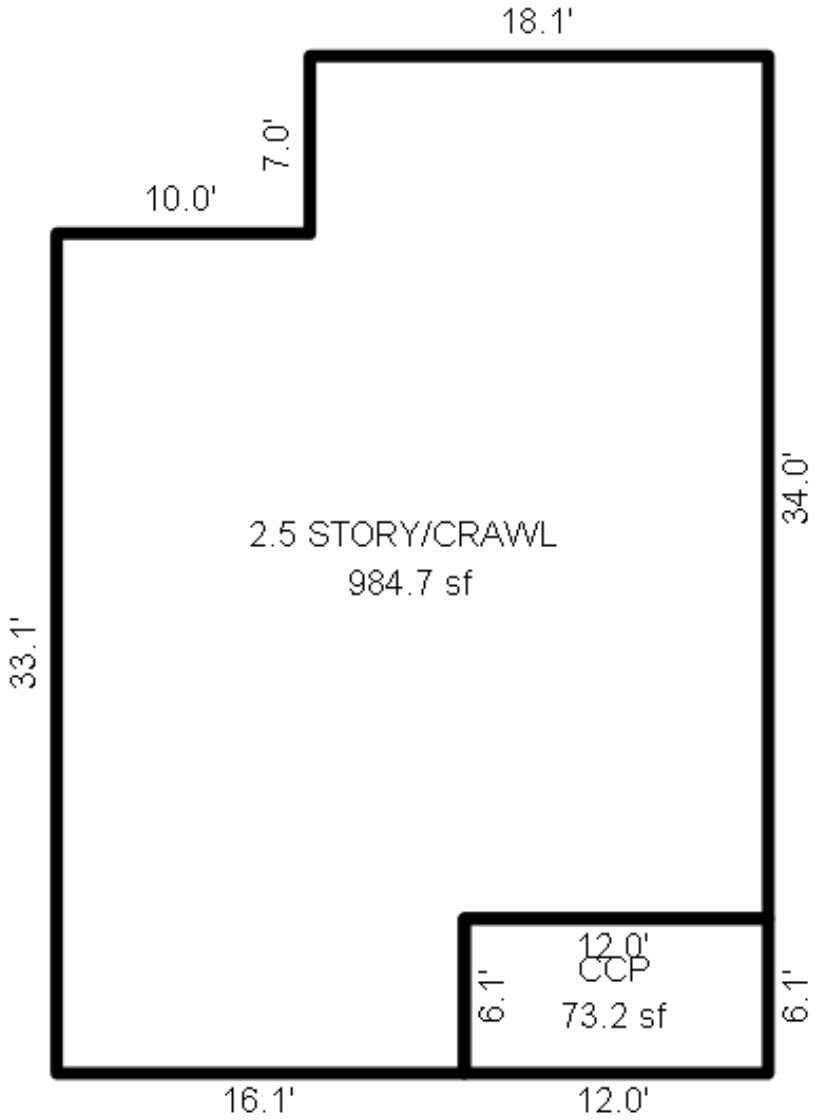
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	984		
1 Story	Siding	Overhang	289		
		Total:		274,793	269,308

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,456
3 Fixture Bath	3	14,035	13,754
Water/Sewer			
2000 Gal Septic	1	9,735	9,540
Water Well, 100 Feet	1	5,849	5,732
Porches			
CCP (1 Story)	73	2,139	2,096
Built-Ins			
Appliance Allow.	1	2,786	2,730
Fireplaces			
Prefab 2 Story	1	3,192	3,128
Totals:		314,015	307,744

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 584,714

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-030-00 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.
KIRK ROBERT & SHIRLEY & O	O'GORMAN ALISON KIRK	0	10/13/2020	WD	09-FAMILY	2020007074	PROPERTY TRANSFER	0.0
KIRK ROBERT D & SHIRLEY T	KIRK ROBERT D & SHIRLEY S	0	11/16/2011	QC	03-ARM'S LENGTH	1104/592	OTHER	0.0
KIRK ROBERT D & SHIRLEY S	KIRK ROBERT D & SHIRLEY S	0	11/16/2011	WD	03-ARM'S LENGTH	1104/598	DEED	0.0

Property Address
5827 S LAKE ISLE AVE

Owner's Name/Address
OGORMAN ALISON KIRK
5746 PROMISE DR SE
GRAND RAPIDS MI 49508

Tax Description
L302 P611 L483 P516/98 LOT 30 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 450,089 TCV/TFA: 349.45

Building Permit(s)	Date	Number	Status
Mechanical	07/13/2020	PM20-0397	100% FINIS
WELL/SEPTIC	08/05/2016	L16 -187	100% FINIS
WELL/SEPTIC	04/21/2014	L14 - 022	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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/09/2022	INSPECTED
TPC	11/05/2020	INSPECTED
TPC	12/22/2016	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.1892	0.7247	5000	100		215,462
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	215,462

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	107,700	117,300	225,000			84,815C
2024	98,800	119,800	218,600			82,265C
2023	81,500	111,600	193,100			78,348C
2022	94,300	88,500	182,800			74,618C

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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
1925	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 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: Block

(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: Hardwood
Other:

(6) Ceilings

X	Wood

(7) Excavation

Basement: 0 S.F.
Crawl: 859 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)
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
	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
	Exterior 1 Story
1	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: 1,288
Total Base New : 187,956 E.C.F.
Total Depr Cost: 122,172 X 1.900
Estimated T.C.V: 232,127

(16) Porches/Decks

Area	Type
258	WPP
24	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:

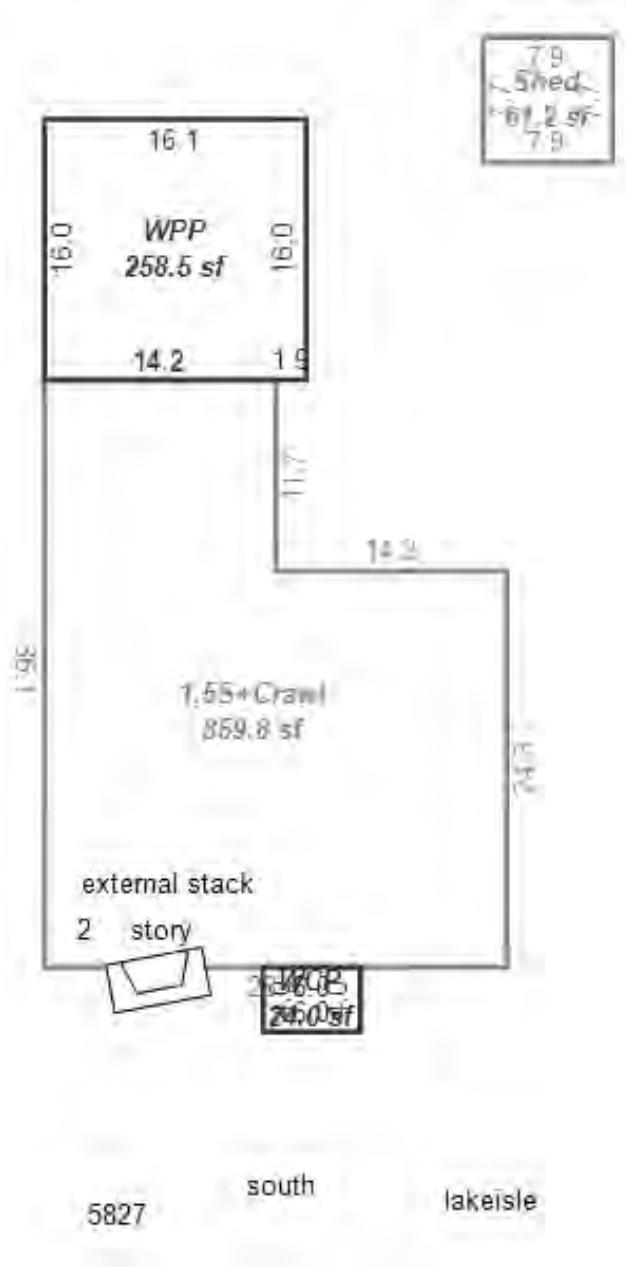
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1925
(11) Heating System: Forced Air w/ Ducts
Ground Area = 859 SF Floor Area = 1288 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	859		
			Total:	153,173	99,562
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	966
Water/Sewer					
2000 Gal Septic			1	9,735	6,328
Water Well, 100 Feet			1	5,849	3,802
Porches					
WPP			258	5,023	3,265
WCP (1 Story)			24	1,824	1,186
Built-Ins					
Appliance Allow.			1	2,786	1,811
Fireplaces					
Exterior 2 Story			1	8,080	5,252
			Totals:	187,956	122,172

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 232,127

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-031-00 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.
LEVINE/DAY REVOCABLE LIVI	WASHO KEVIN	185,000	12/14/2018	WD	03-ARM'S LENGTH	1349P813	PROPERTY TRANSFER	100.0
LEVINE PETER A & DAY MARI	LEVINE/DAY REVOCABLE LIVI	1	02/27/2015	QC	09-FAMILY	1223P314	OTHER	0.0
MARTIN	LEVINE	80,000	01/18/2000	WD	03-ARM'S LENGTH	534:260	OTHER	0.0

Property Address
5860 S MANITOU BLVD

Owner's Name/Address
WASHO KEVIN
4749 BUTLER ST
PITTSBURGH PA 15201

Tax Description
L262 P444/86 L287 P542 L534 P260/00 LOT 37 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 544,469 TCV/TFA: 555.58

Building Permit(s)	Date	Number	Status
Mechanical	03/09/2022	PM22-0216	100% FINIS
Mechanical	04/14/2021	PM21-0292	100% FINIS
Plumbing	04/14/2021	PP21-0106	100% FINIS
Res. Single Family Dwellin	02/23/2021	PB21-0032	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	126.00	1.1892	0.7336	5000	100		218,106
50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		218,106

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	11/06/2024	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/22/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	109,100	163,100	272,200			258,183C
2024	100,000	166,600	266,600			250,420C
2023	82,500	119,900	202,400			202,400S
2022	95,000	52,100	147,100			147,100S

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*** 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
2023	0

Condition: Average

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: 0 S.F.
Crawl: 0 S.F.
Slab: 742 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
	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
	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: 1
Floor Area: 980
Total Base New : 173,504 E.C.F.
Total Depr Cost: 171,770 X 1.900
Estimated T.C.V: 326,363

(16) Porches/Decks

Area	Type
143	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 1.25 STORY Cls C 10 Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 742 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

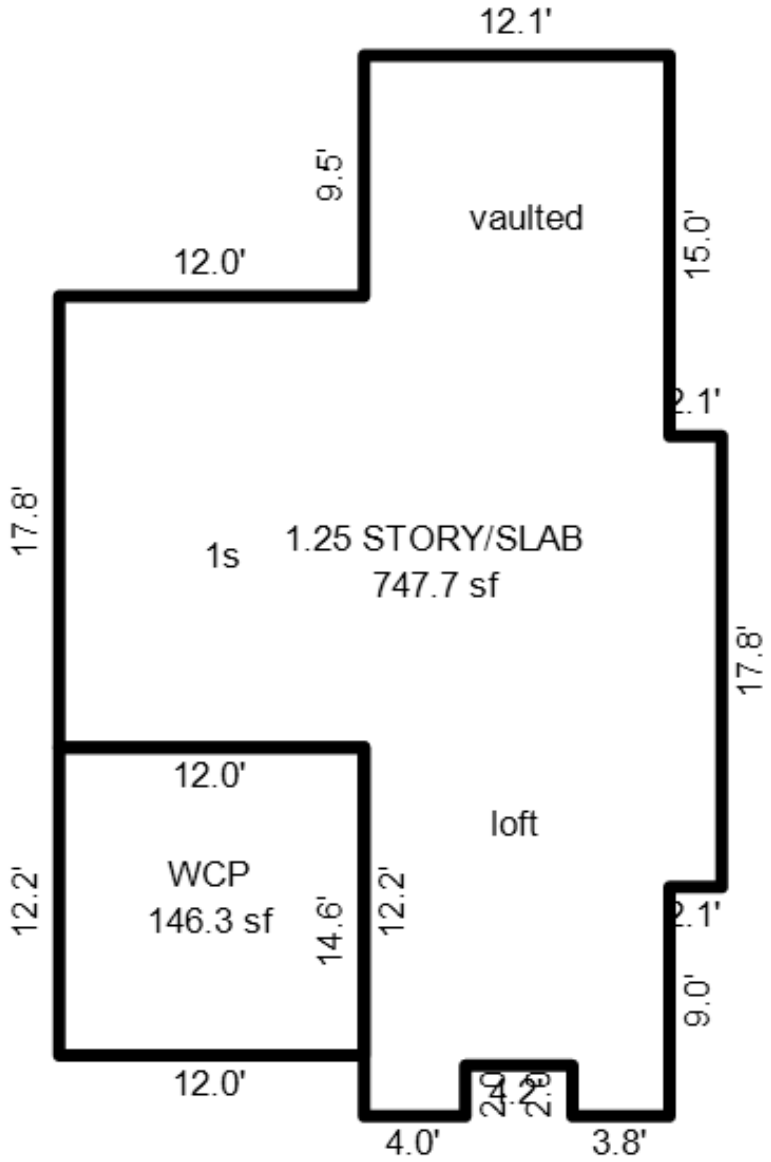
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	742		
1 Story	Siding	Overhang	52		
			Total:	136,588	135,224

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,471
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
Porches			
WCP (1 Story)	143	6,384	6,320
Built-Ins			
Appliance Allow.	1	2,786	2,758
Fireplaces			
Prefab 2 Story	1	3,192	3,160
	Totals:	173,504	171,770

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 326,363

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-032-10 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.
SIKKEMA JNE & TOM ETAL	HIBBS GREGORY O & ROSALIN	0	10/28/2003	WD	03-ARM'S LENGTH	773P264	DEED	0.0
RYAN	HIBBS	110,000	11/06/2000	LC	16-LC PAYOFF	559:574	PROPERTY TRANSFER	0.0

Property Address

5841 S LAKE ISLE AVE

Owner's Name/Address

HIBBS GREGORY O & ROSALIND
1500 ZEALAND AVE N
MINNEAPOLIS MN 55427-3842

Tax Description

L329 P379 L368 P92-93/93 L559 P574/00 L773 P264/03 LOT 32 TOGETHER WITH EASEMENT FOR LOCATION AND MAINTENANCE OF THE PART OF THE HOME OVER N5.23' FEET OF TH EAST 9.75 FEET OF THE WEST 45.45 FEET OF LOT 34 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 352,214 TCV/TFA: 561.74

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/04/2003	PB03-0092	
ELECTRICAL	07/02/2002	PE02-0358	
Res. Porch/Deck	06/10/2002	PB02-0281	

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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/27/2016	INSPECTED
WAS	11/10/2010	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.1892	0.7247	5000	100		215,462
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	215,462

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	107,700	68,400	176,100			67,146C
2024	98,800	69,800	168,600			65,128C
2023	81,500	65,000	146,500			62,027C
2022	94,300	55,800	150,100			59,074C

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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
1949	0

Condition: Average

Room List

	Basement
3	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		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: Tile
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 627 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(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
Effec. Age: 35
Floor Area: 627
Total Base New : 109,514 E.C.F.
Total Depr Cost: 71,185 X 1.900
Estimated T.C.V: 135,252

(16) Porches/Decks

Area	Type
649	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 1949
(11) Heating System: Forced Air w/ Ducts
Ground Area = 627 SF Floor Area = 627 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

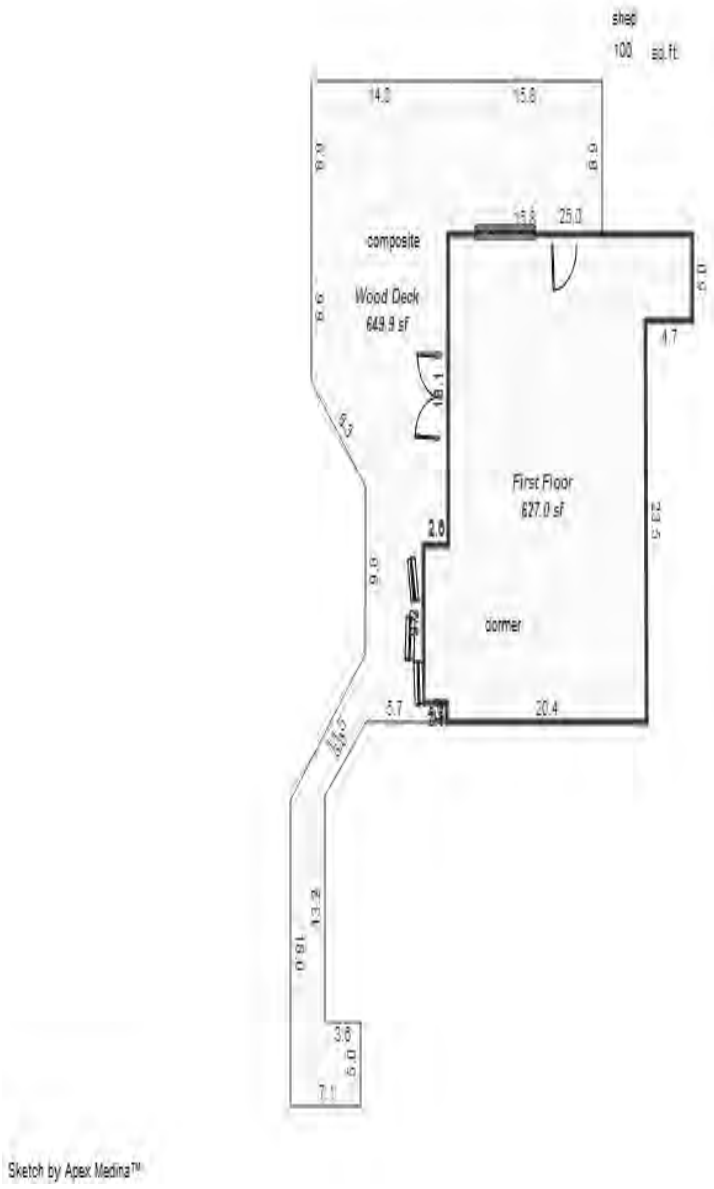
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	627		
			Total:	85,479	55,562

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
Deck			
Treated Wood	649	9,015	5,860
Built-Ins			
Appliance Allow.	1	2,786	1,811
	Totals:	109,514	71,185

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 135,252

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-033-00 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.
MCRAE JACK W & CICELY E	KROENING KEVIN D & CAIRIN	288,000	08/18/2008	QC	09-FAMILY	2008 987/162QC	DEED	100.0

Property Address

5804 S MANITOU BLVD

Owner's Name/Address

KROENING KEVIN D & CAIRINE J
PO BOX 233
GLEN ARBOR MI 49636

Tax Description

L217 P647/80 LOTS 31, 33 & 35 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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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% 05/10/2021
MAP #: 33
2025 Est TCV 1,092,753 TCV/TFA: 530.98

Building Permit(s)	Date	Number	Status
Plumbing	04/19/2005	PP05-0109	
Mechanical	04/07/2005	PM05-0203	
Electrical	03/31/2005	PE05-0140	
Res. Single Family	11/12/2004	PB04-0672	

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
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/10/2021	INSPECTED
TPC	04/27/2016	INSPECTED
WAS	10/23/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/ 150 Actual Front Feet, 0.43 Total Acres	150.00	126.00	0.9036	0.7336	5000	100	Total Est. Land Value =	497,174

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.64	380	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	248,600	297,800	546,400			429,777C
2024	215,800	304,000	519,800			416,855C
2023	178,000	283,200	461,200			397,005C
2022	194,000	251,400	445,400			378,100C

*** 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
2004 FIN	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
	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: Stone

(3) Roof (cont.)

	Eavestrough
	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: Hardwood
Other: Tile
Other:

(6) Ceilings

X	Wood

(7) Excavation

Basement: 1176 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

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
1	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: 2,058
Total Base New : 381,308 E.C.F.
Total Depr Cost: 312,673 X 1.900
Estimated T.C.V: 594,079

(16) Porches/Decks

Area	Type
420	WSEP (1 Story)
32	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 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 2058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

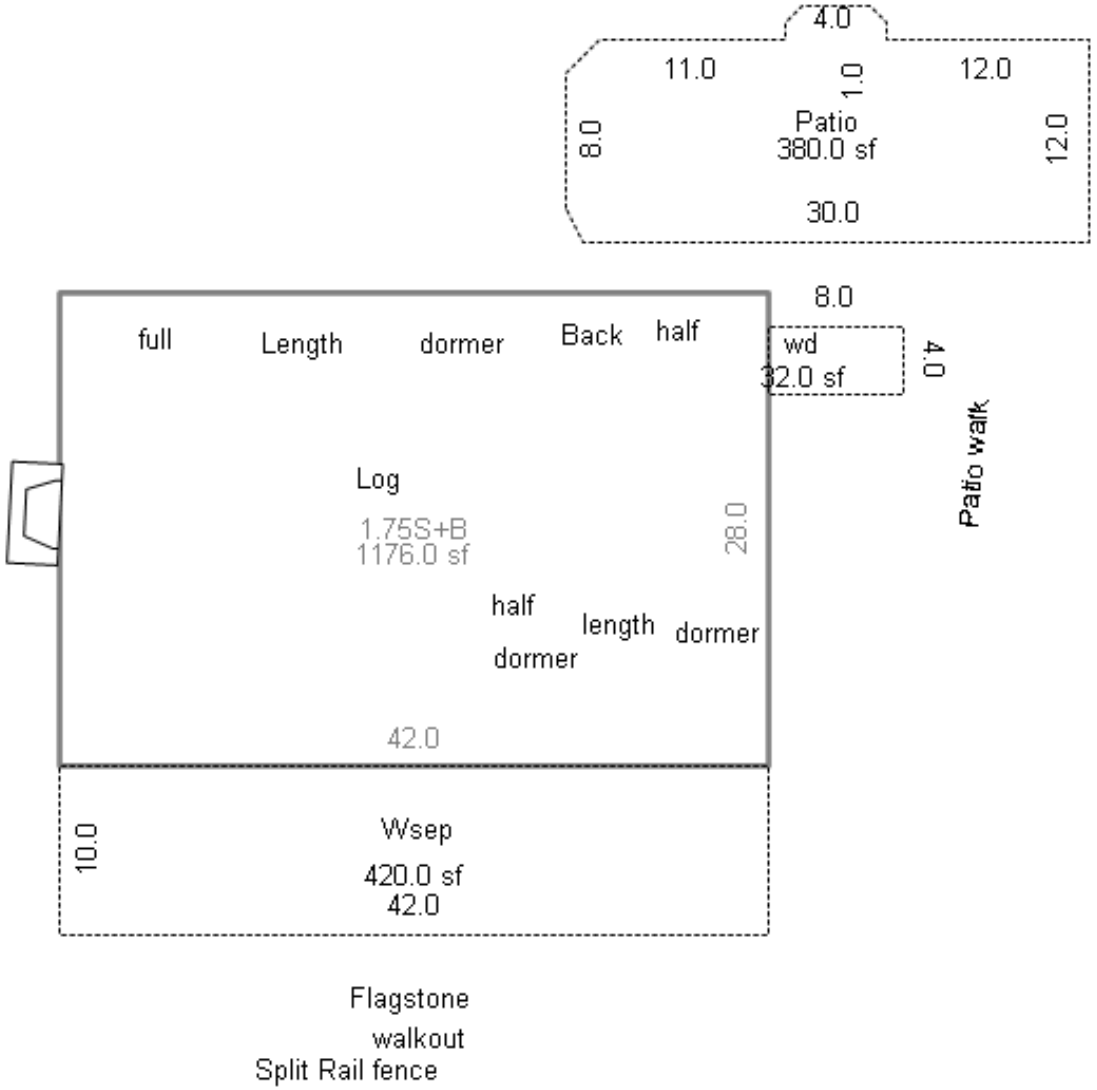
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,176		
			Total:	319,390	261,900

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,794
3 Fixture Bath	1	6,880	5,642
Water/Sewer			
1000 Gal Septic	1	5,676	4,654
Water Well, 100 Feet	1	6,289	5,157
Porches			
WSEP (1 Story)	420	24,973	20,478
Deck			
Treated Wood	32	1,496	1,227
Built-Ins			
Appliance Allow.	1	4,003	3,282
Fireplaces			
Exterior 2 Story	1	10,413	8,539
	Totals:	381,308	312,673

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 594,079

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-034-00 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.
FUGER MARY MEADE REVOCABL	GARBER MARSHA E REC LIV T	377,000	09/18/2009	WD	03-ARM'S LENGTH	2009 1027-526W	DEED	100.0
GARBER MARSHA E REC LIV T		0	09/05/2009	OTH	33-TO BE DETERMINED	2009 1028-102O	DEED	0.0
FUGER MARY MEADE	GARBER MARSHA TRUSTEE OF	0	09/04/2009	QC	03-ARM'S LENGTH	2009 1027-525T	DEED	0.0
GLOVER J L & M M AND GLOV	MEADE FUGER MARY TRUST	68,000	08/10/1989	WD	03-ARM'S LENGTH	302-375	DEED	100.0

Property Address
5851 S LAKE ISLE AVE

Owner's Name/Address
GARBER MARSHA E REC LIV TRUST
PO BOX 424
GLEN ARBOR MI 49636

Tax Description
L298 P420&421/89 L302 P375/89 L880 P501/05 LOTS 34 & 36 EXC S 10 FT LOT 36 SUBJECT TO EASEMENT PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/29/2014
MAP #: 33
2025 Est TCV 628,914 TCV/TFA: 466.90

Building Permit(s)	Date	Number	Status
Mechanical	06/15/2023	PM23-0502	100% FINIS
Res. Garage Detached	05/05/2016	PB16-0122	100% FINIS
GARAGE	03/31/2016	2016-03	100% FINIS
WELL/SEPTIC	09/12/2014	L14 - 184	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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/07/2023	INSPECTED
TPC	12/06/2019	INSPECTED
TPC	03/27/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	90.00	120.00	1.0267	0.7247	5000	100		334,830
90 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	334,830

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	21.16	45	0	0
Wood Frame	32.53	80	50	1,301

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 =				2,801

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	167,400	147,100	314,500			267,288C
2024	149,100	150,100	299,200			259,252C
2023	123,000	139,800	262,800			246,907C
2022	138,200	119,800	258,000			235,150C

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*** 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
1958 ADD	2013

Condition: Average

Room List

	Basement
3	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: 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: Hardwood
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1347 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

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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same 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: 1,347
Total Base New : 235,862 E.C.F.
Total Depr Cost: 153,307 X 1.900
Estimated T.C.V: 291,283

(16) Porches/Decks

Area	Type
155	WPP
152	WSEP (1 Story)
167	WPP

(17) Garage

Year Built: 2016
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 264
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

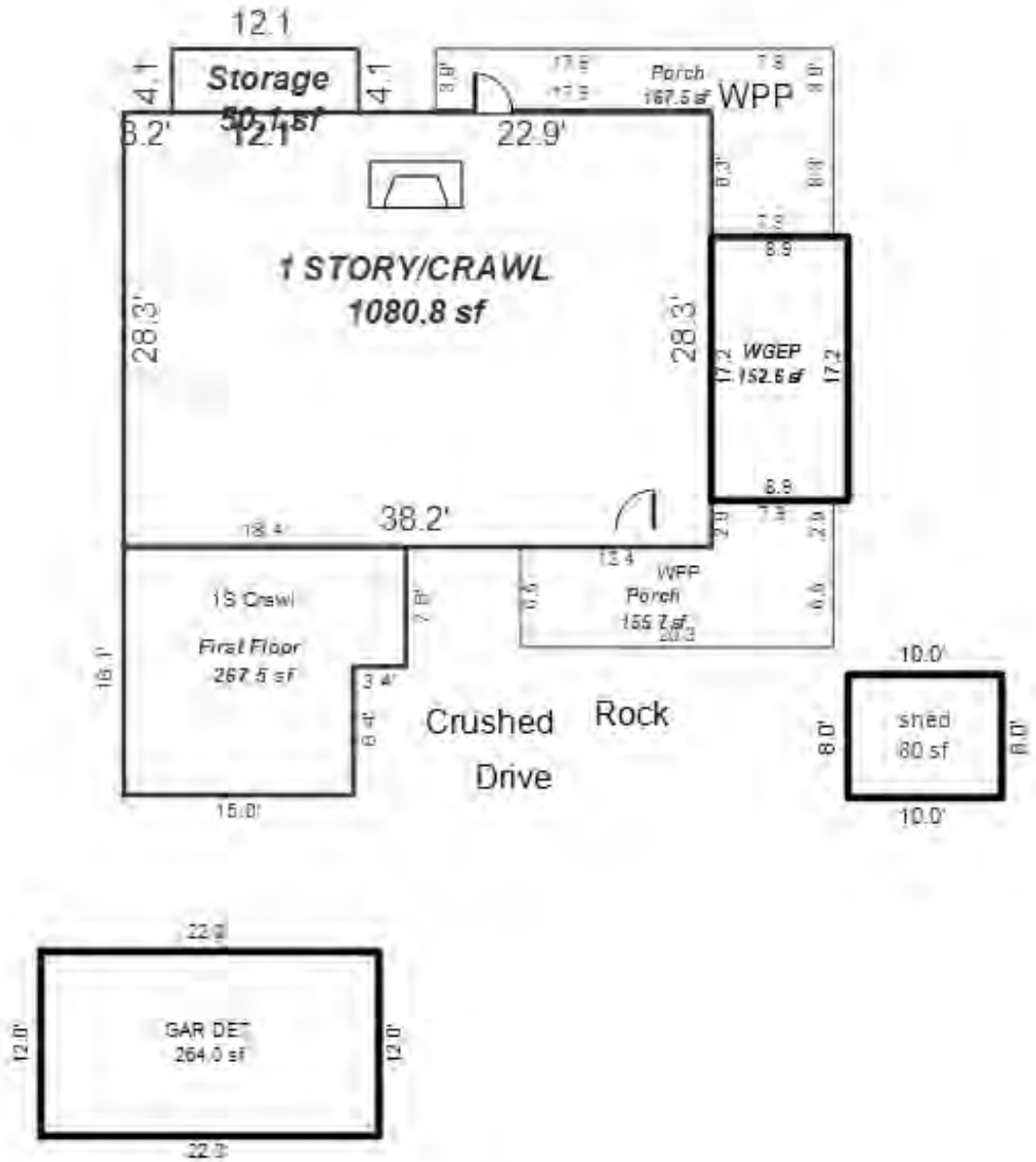
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1958
(11) Heating System: Forced Heat & Cool
Ground Area = 1347 SF Floor Area = 1347 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Crawl Space	267		
			Total:	180,221	117,142

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	966
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	155	3,966	2,578
WSEP (1 Story)	152	8,311	5,402
WPP	167	4,153	2,699
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	264	15,135	9,838
Door Opener	1	550	357
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Interior 1 Story	1	5,376	3,494
	Totals:	235,862	153,307

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 291,283

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-038-00 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.
MONDAY JOAN ET AL J/T	LANG MICHELLE	500,000	08/05/2019	WD	03-ARM'S LENGTH	2019004423	PROPERTY TRANSFER	100.0
MONDAY JOAN & PAETZ CARLA	MONDAY JOAN & PAETZ CARLA	100	04/05/2012	QC	09-FAMILY	1119P482	PROPERTY TRANSFER	0.0
HINTZE MARY J (DECEASED)	MONDAY & PAETZ & HINTZE D	0	10/19/2011	AFF	07-DEATH CERTIFICATE	1101-998 DEATH	DEED	100.0
HINTZE MARY J & HINTZ JAM	MONDAY & PAETZ & HINTZE D	1	09/12/2011	QC	15-LADY BIRD	2011 1096-102	PROPERTY TRANSFER	0.0

Property Address

5867 S LAKE ISLE AVE

Owner's Name/Address

LANG MICHELLE
240 E 10TH ST APT 8B
NEW YORK NY 10003

Tax Description

LOT 38 & S 10 FT LOT 36 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 574,003 TCV/TFA: 333.34

Building Permit(s)	Date	Number	Status
Mechanical	12/11/2019	PM19-0992	100% FINIS
Plumbing	12/10/2019	PP19-0347	100% FINIS
Electrical	12/06/2019	PE19-0746	100% FINIS
Res. Add/Alter/Repair	10/25/2019	PB19-0448	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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/01/2020	INSPECTED
TPC	12/02/2019	INSPECTED
TPC	03/27/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.1362	0.7247	5000	100		205,862
A 100' @ 5000/	10.00	120.00	1.1362	0.7247	5000	50	SURPLUS: 10' LOT 36	20,5
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	226,448

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	113,200	173,800	287,000			227,628C
2024	102,900	177,400	280,300			220,784C
2023	84,900	165,200	250,100			210,271C
2022	97,300	137,700	235,000			200,259C

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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
1975	2020

Condition: Average

Room List

	Basement
2	1st Floor
4	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
	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 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: Hardwood
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1378 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

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
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: C +5
Effec. Age: 28
Floor Area: 1,722
Total Base New : 252,945 E.C.F.
Total Depr Cost: 182,134 X 1.900
Estimated T.C.V: 346,055

(16) Porches/Decks

Area	Type
107	WSEP (1 Story)
670	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:

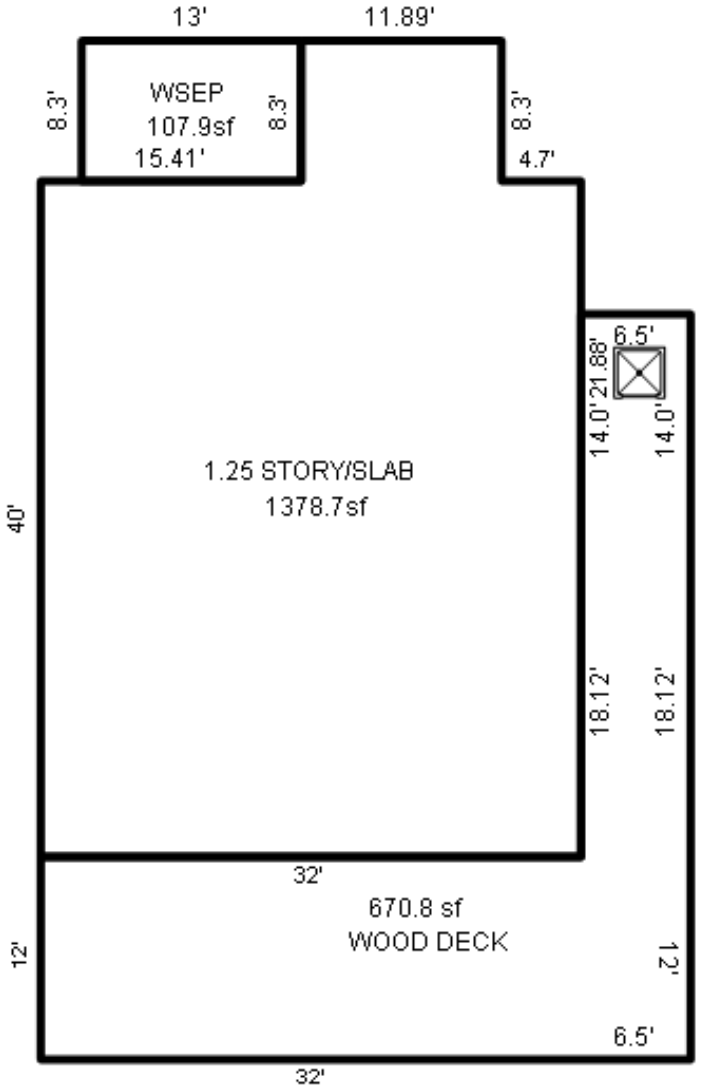
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1378 SF Floor Area = 1722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,378		
			Total:	211,156	152,046
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,070
2 Fixture Bath			1	3,130	2,254
Separate Shower			1	1,369	986
Water/Sewer					
1000 Gal Septic			1	4,899	3,527
Water Well, 100 Feet			1	5,849	4,211
Porches					
WSEP (1 Story)			107	6,363	4,581
Deck					
Treated Wood			670	9,213	6,633
Built-Ins					
Appliance Allow.			1	2,786	2,006
Fireplaces					
Interior 2 Story			1	6,694	4,820
			Totals:	252,945	182,134

Notes: GARAGE ON 39
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 346,055

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-039-00 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.
MONDAY JOAN ET AL J/T	LANDRY PATRICK J & CYNTHI	210,000	04/18/2016	WD	03-ARM'S LENGTH	1258P543	PROPERTY TRANSFER	100.0
MONDAY JOAN & PAETZ CARLA	MONDAY JOAN & PAETZ CARLA	100	04/05/2012	QC	09-FAMILY	1119P482	DEED	0.0
HINTZE MARY J (DECEASED)	MONDAY & PAETZ & HINTZE D	0	10/19/2011	AFF	07-DEATH CERTIFICATE	1101-998 DEATH	DEED	100.0
HINTZE MARY J & HINTZ JAM	MONDAY & PAETZ & HINTZE D	0	09/12/2011	QC	15-LADY BIRD	2011 1096-102	DEED	0.0

Property Address

5872 S LAKE ISLE DR

Owner's Name/Address

LANDRY PATRICK J & CYNTHIA A
410 EAST ST
MILFORD MI 48381

Tax Description

L224 P945/81 LOT 39 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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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 #: 33
2025 Est TCV 766,954 TCV/TFA: 318.24

Building Permit(s)	Date	Number	Status
Mechanical	05/31/2018	PM18-0305	100% FINIS
Electrical	05/29/2018	PE18-0290	100% FINIS
Plumbing	05/24/2018	PP18-0157	100% FINIS
Mechanical	05/24/2018	PM18-0290	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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	12/06/2019	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	126.00	1.1892	0.7336	5000	100		218,106
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	218,106

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.60	100	50	830
Fencing: Wd, Solid, 6 ft.	31.10	100	50	1,555
Wood Frame	30.09	94	50	1,414
Total Estimated Land Improvements True Cash Value =				3,799

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	109,100	274,400	383,500			282,806C
2024	100,000	280,200	380,200			274,303C
2023	82,500	223,600	306,100			261,241C
2022	95,000	188,800	283,800			248,801C

*** 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
2018	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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: 1187 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

	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: C -5
Effec. Age: 6
Floor Area: 2,410
Total Base New : 305,190 E.C.F.
Total Depr Cost: 286,868 X 1.900
Estimated T.C.V: 545,049

(16) Porches/Decks

Area	Type
36	WCP (1 Story)
165	WPP
165	WSEP (1 Story)
105	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 C -5 Blt 2018
(11) Heating System: Forced Heat & Cool
Ground Area = 1187 SF Floor Area = 2410 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

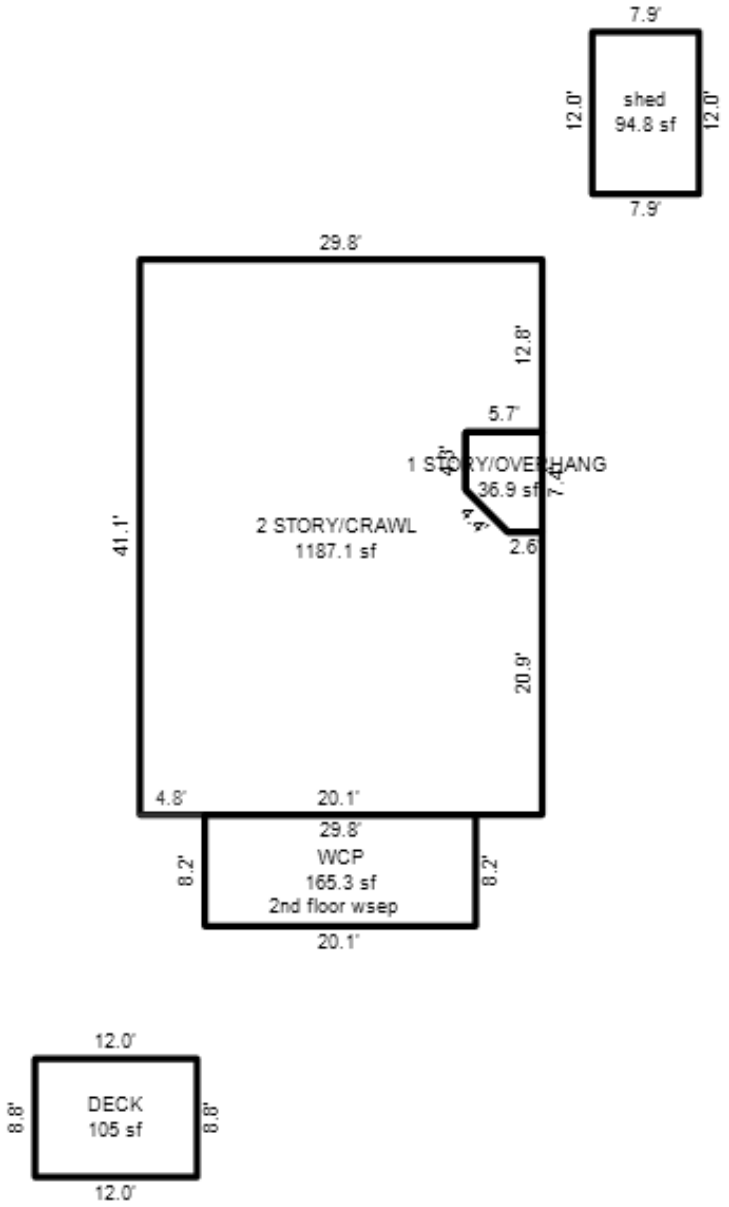
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,187		
1 Story	Siding	Overhang	36		
			Total:	260,946	245,279

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,397
3 Fixture Bath	1	4,678	4,397
2 Fixture Bath	1	3,130	2,942
Water/Sewer			
1000 Gal Septic	1	4,899	4,605
Water Well, 100 Feet	1	5,849	5,498
Porches			
WCP (1 Story)	36	2,560	2,406
WPP	165	4,123	3,876
WSEP (1 Story)	165	8,867	8,335
Deck			
Treated Wood	105	2,674	2,514
Built-Ins			
Appliance Allow.	1	2,786	2,619
Fireplaces			
Prefab 2 Story	1	3,192	3,000
	Totals:	305,190	286,868

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 545,049

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-040-00 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.
LINMAR PROPERTIES LLC	SIMON DANIEL & TARYN H&W	0	02/25/2013	QC	09-FAMILY	1155P332	PROPERTY TRANSFER	100.0
SIMON DANIEL & TARYN	LINMAR PROPERTIES LLC	0	01/17/2013	QC	09-FAMILY	1161P809	DEED	100.0
CIOLEK TODD & KELLY	LINMAR PROPERTIES LLC	0	08/30/2004	QC	09-FAMILY	824:487	OTHER	0.0
CIOLEK		419,900	07/30/2004	WD	03-ARM'S LENGTH	MLS	DEED	0.0

Property Address
5879 S LAKE ISLE AVE

Owner's Name/Address
LINMAR PROPERTIES LLC
257 VENDOME CT
GROSSE POINTE MI 48236

Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 530,001 TCV/TFA: 343.04

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	10/26/1994	94002617	

X Improved | Vacant

Tax Description
L390 P210 L555 P293/00 L669 P727/02 L824 P487/04 LOT 40 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences
MLS 1714873$475K

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	11/14/2023	INSPECTED
TPC	04/27/2016	INSPECTED
TPC	11/23/2011	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.1892	0.7247	5000	100		215,462
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	215,462

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	18.41	28	50	257
D/W/P: Crushed Rock	2.29	1300	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 =				1,757

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	107,700	157,300	265,000			229,074C
2024	98,800	160,600	259,400			222,187C
2023	81,500	149,600	231,100			211,607C
2022	94,300	128,200	222,500			201,531C

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*** 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	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 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	X	Solid		H.C.	

(5) Floors

Kitchen:
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1236 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)
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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 30
Floor Area: 1,545
Total Base New : 235,183 E.C.F.
Total Depr Cost: 164,622 X 1.900
Estimated T.C.V: 312,782

(16) Porches/Decks

Area	Type
205	Treated Wood
44	Treated Wood
145	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:

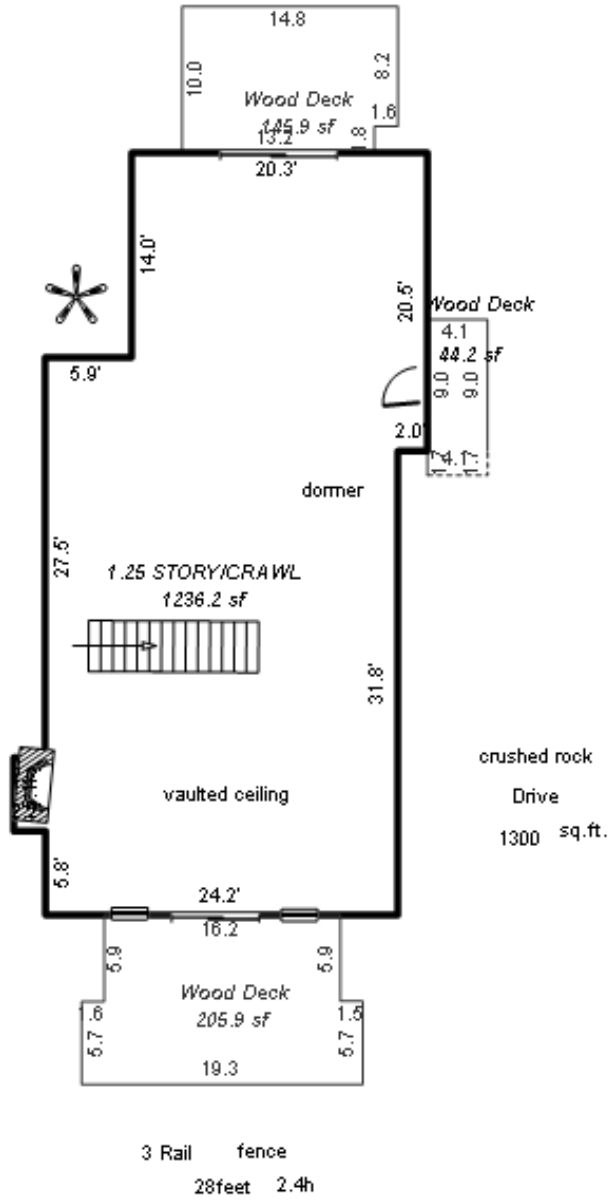
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1987
(11) Heating System: Forced Heat & Cool
Ground Area = 1236 SF Floor Area = 1545 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,236		
			Total:	203,579	142,500
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Water/Sewer					
1000 Gal Septic			1	4,899	3,429
Water Well, 100 Feet			1	5,849	4,094
Deck					
Treated Wood			205	4,235	2,964
Treated Wood			44	1,684	1,179
Treated Wood			145	3,377	2,364
Built-Ins					
Appliance Allow.			1	2,786	1,950
Fireplaces					
Prefab 1 Story			1	2,610	1,827
			Totals:	235,183	164,622

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 312,782

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-040-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-041-01 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.
GLEN VIEW INVESTMENTS LLC	JOHNS KENNETH R & LESLIE	150,000	09/30/2020	WD	32-SPLIT VACANT	2020006389	PROPERTY TRANSFER	100.0

Property Address
5880 S MANITOU BLVD

Owner's Name/Address
JOHNS KENNETH R & LESLIE
4154 NEWCASTLE DR
CLARKSTON MI 48348

Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 746,741 TCV/TFA: 341.45

Building Permit(s)	Date	Number	Status
Plumbing	04/14/2023	PP23-0119	100% FINIS
Mechanical	04/10/2023	PM23-0297	100% FINIS
Res. Single Family Dwellin	11/04/2022	PB22-0542	100% FINIS
Electrical	10/27/2022	PE22-0817	100% FINIS

Tax Description
2020006389 LOT 41 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.
SPLIT ON 9/30/2020 FROM 006-790-041-00;
FORMERLY L248 P241 L307 P309 L375 P106/93 L688 P661&666/02 LOTS 41 & 43 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences
Split/Comb. on 10/15/2020 completed 10/15/2020 TIM TWO VACANT LOTS IN PLATTED SUBDIVISION;
Parent Parcel(s): 006-790-041-00;
Child Parcel(s): 006-790-041-01,

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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	04/10/2024	INSPECTED
TPC	11/14/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	50'X126' Value
A 100' @ 5000/	50.00	126.00	1.1892	0.7336	5000	100		218,106
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	218,106

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.24	720	50	2,966
Total Estimated Land Improvements True Cash Value =				2,966

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	109,100	264,300	373,400			338,060C
2024	100,000	226,000	326,000			306,945C
2023	82,500	22,400	104,900			104,900S
2022	94,400	0	94,400			84,499C

*** 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
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Vinyl
	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
X	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: 0 S.F.
Crawl: 0 S.F.
Slab: 1620 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
	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: 1
Floor Area: 2,187
Total Base New : 312,346 E.C.F.
Total Depr Cost: 309,217 X 1.700
Estimated T.C.V: 525,669

(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 10 Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 1620 SF Floor Area = 2187 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

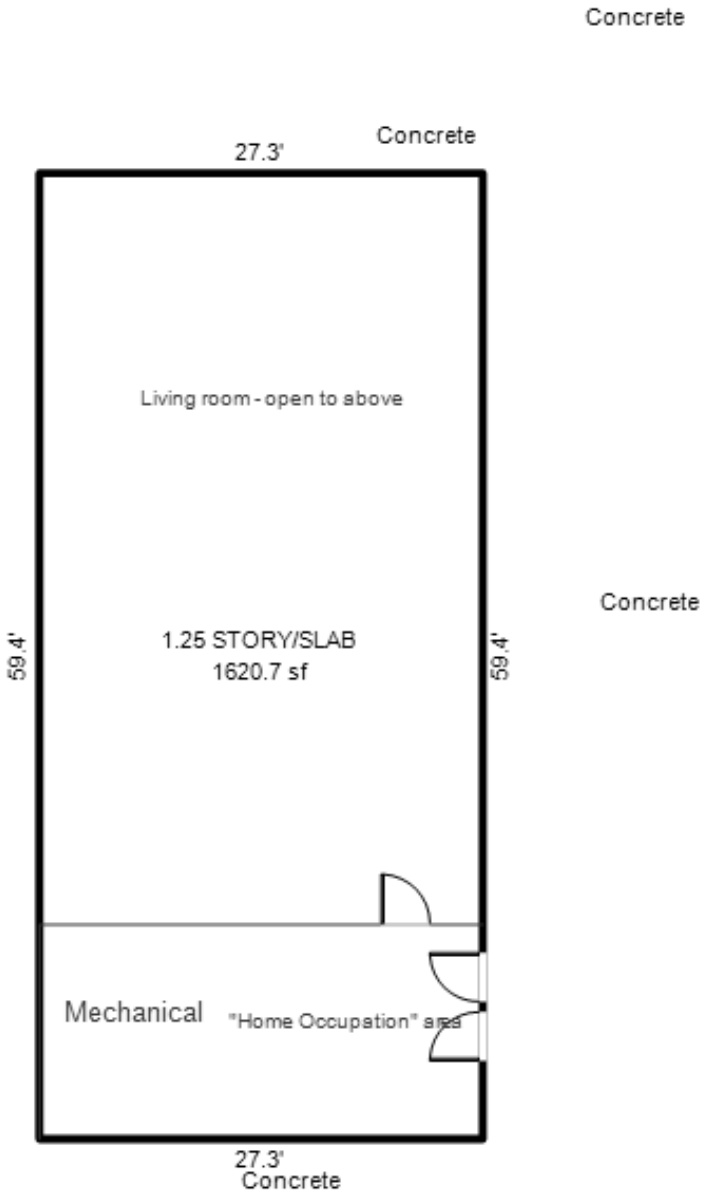
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,620		
1 Story	Siding	Overhang	162		
			Total:	277,197	274,420

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,471
3 Fixture Bath	2	9,357	9,263
2 Fixture Bath	1	3,130	3,099
Water/Sewer			
2000 Gal Septic	1	9,735	9,638
Water Well, 150 Feet	1	8,655	8,568
Built-Ins			
Appliance Allow.	1	2,786	2,758
Totals:		312,346	309,217

Notes:
ECF (2201 COMMERCIAL) 1.700 => TCV: 525,669

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-042-00 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.
EWING TIMOTHY J & MELISSA	EWING TIMOTHY J & MELISSA	0	01/04/2024	WD	15-LADY BIRD	2024000128	PROPERTY TRANSFER	0.0
HATHAWAY JOHN A	EWING TIMOTHY J & MELISSA	355,000	09/02/2014	WD	03-ARM'S LENGTH	1207P842	PROPERTY TRANSFER	100.0
IHME LINDA L	HATHAWAY JOHN A	400,000	10/23/2006	WD	03-ARM'S LENGTH	919:21	OTHER	100.0
KRUSE	LINMAR INVESTMENTS	275,995	12/04/2000	WD	03-ARM'S LENGTH	561:804	PROPERTY TRANSFER	0.0

Property Address

5883 S LAKE ISLE AVE

Owner's Name/Address

EWING TIMOTHY J & MELISSA K
PO BOX 476
GLEN ARBOR MI 49636

Tax Description

L322 P824/91 L561 P804/00 L701 P950/03
L919 P21/06 LOT 42 PLAT OF SLEEPING BEAR
BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 478,506 TCV/TFA: 408.98

Building Permit(s)	Date	Number	Status
HOUSE	09/18/1991	91000303	

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
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/06/2019	INSPECTED
TPC	04/27/2016	INSPECTED
TPC	11/23/2011	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	120.00	1.1892	0.7247	5000	100		215,462
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	215,462

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.10	100	50	1,555
Fencing: Wd, Solid, 6 ft.	31.10	213	50	3,312
Fencing: Wd, Split, 2 Rail	16.60	60	50	498
Wood Frame	29.39	98	50	1,440

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 =				11,805

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	107,700	131,600	239,300			218,120C
2024	98,800	134,300	233,100			211,562C
2023	81,500	125,200	206,700			201,488C
2022	94,300	107,700	202,000			191,894C

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*** 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
1991	0

Condition: Average

Room List

	Basement
3	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

	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: 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:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 936 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)
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: C +5
Effec. Age: 30
Floor Area: 1,170
Total Base New : 188,904 E.C.F.
Total Depr Cost: 132,231 X 1.900
Estimated T.C.V: 251,239

(16) Porches/Decks

Area	Type
286	Treated Wood
9	Treated Wood
25	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 1.25 STORY Cls C 5 Blt 1991
(11) Heating System: Forced Heat & Cool
Ground Area = 936 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

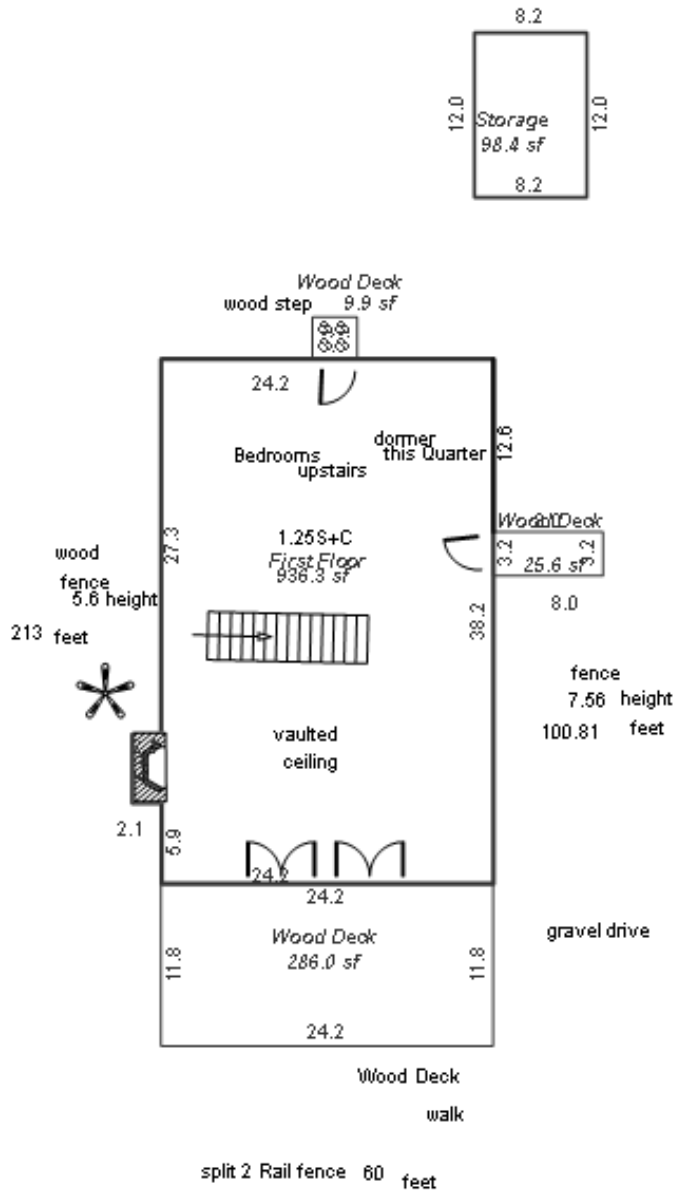
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	936		
			Total:	159,132	111,391

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Deck			
Treated Wood	286	5,277	3,694
Treated Wood	25	1,191	834
Treated Wood	9	414	290
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			
Prefab 2 Story	1	3,192	2,234
	Totals:	188,904	132,231

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 251,239

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-043-00 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.
GLEN VIEW INVESTMENTS LLC	EWING JUSTIN B & SONYA D	155,000	10/16/2020	WD	03-ARM'S LENGTH	2020007000	PROPERTY TRANSFER	100.0

Property Address

S MANITOU BLVD

Owner's Name/Address

EWING JUSTIN B & SONYA D
PO BOX 476
GLEN ARBOR MI 49636

Class: RESIDENTIAL-VACAN Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 218,106

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	126.00	1.1892	0.7336	5000	100		218,106
50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		218,106

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

LOT 43 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.
SPLIT ON 09/30/2020 FROM 006-790-041-00; FORMERLY L248 P241 L307 P309 L375 P106/93 L688 P661&666/02 LOTS 41 & 43 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Split/Comb. on 10/15/2020 completed 10/15/2020 TIM TWO VACANT LOTS IN PLATTED SUBDIVISION;
Parent Parcel(s): 006-790-041-00;
Child Parcel(s): 006-790-041-01, 006-790-042-00;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	109,100	0	109,100			89,310C
2024	100,000	0	100,000			86,625C
2023	82,500	0	82,500			82,500S
2022	94,400	0	94,400			84,499C

Who	When	What
TPC	05/06/2018	INSPECTED
PSC	08/19/2017	INSPECTED
TPC	04/27/2016	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-044-00 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.
6610 W WESTERN AVE LLC	CRYSTAL RIVER INVESTMENTS	1	01/10/2022	WD	21-NOT USED/OTHER	2022000314	DEED	100.0
TRACEY SEAN & KARI	6610 W WESTERN AVE LLC	1	07/17/2018	WD	03-ARM'S LENGTH	1339P108	PROPERTY TRANSFER	0.0
KMW PROPERTY MANAGEMENT L	TRACEY SEAN & KARI	325,000	07/16/2018	WD	03-ARM'S LENGTH	1336P647	PROPERTY TRANSFER	100.0
RAS REAL ESTATE HOLDINGS	KMW PROPERTY MANAGEMENT L	230,000	07/01/2016	WD	03-ARM'S LENGTH	1265P663	PROPERTY TRANSFER	100.0

Property Address
6610 W WESTERN AVE

Owner's Name/Address
CRYSTAL RIVER INVESTMENTS II
2602 S LINDEN COURT
DENVER CO 80222

Tax Description
L323 P564 L382 P632 L457 P533 L551 P009 LOT 44 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 288,174 TCV/TFA: 265.84

Building Permit(s)	Date	Number	Status
Commercial, Add/Alter/Repa	04/24/2017	PB17-0141	100% FINIS
Mechanical	04/20/2017	PM17-0249	
Electrical	04/14/2017	PE17-0173	
Plumbing	02/25/2010	PP10-0031	

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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/31/2017	INSPECTED
TPC	03/27/2017	INSPECTED
TPC	11/03/2016	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	60.00	128.00	1.0000	0.0000	0	100*		0
2000 COMM	$14.50/SQFT		7667 SqFt	14.50000	100		CORNER MINOR	111,165

* denotes lines that do not contribute to the total acreage calculation.
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 111,165

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	17.60	500	97	8,536
Wood Frame	20.08	202	80	3,245
Wood Frame	21.80	150	80	2,616

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 = 19,397

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,600	88,500	144,100			142,174C
2024	50,600	87,300	137,900			137,900S
2023	50,600	82,700	133,300			133,300S
2022	50,600	62,900	113,500			113,500S

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 732
Gross Bldg Area: 1,084
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 5
Physical %Good: 88
Func. %Good : 100
Economic %Good: 100

1968	Year Built
2017	Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 732
Ave. Perimeter: 120
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 120
Overall Building Height: 8

Base Rate for Upper Floors = 127.69

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.81 100%
Adjusted Square Foot Cost for Upper Floors = 151.50

Total Floor Area: 732 Base Cost New of Upper Floors = 110,898

Reproduction/Replacement Cost = 110,898
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 97,590

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 146,385
Replacement Cost/Floor Area= 151.50 Est. TCV/Floor Area= 199.98

(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

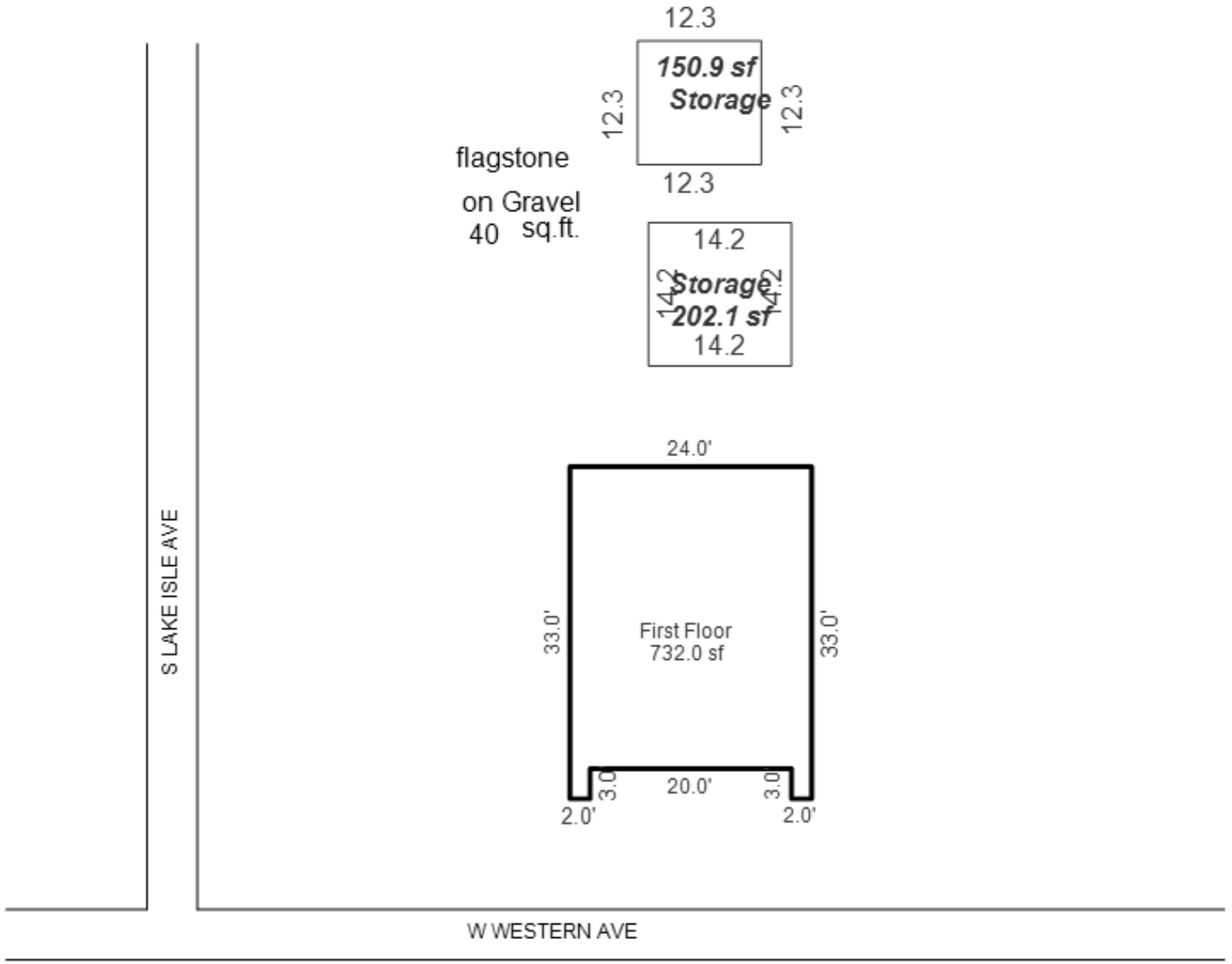
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
Floor Area: 202
Gross Bldg Area: 1,084
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 14
Physical %Good: 56
Func. %Good : 100
Economic %Good: 100

1968 Year Built Remodeled

8 Overall Bldg Height

Comments:
2018 ROLL MOVED TO LI

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric Wall Heaters 0%
Heat#2: Electric Wall Heaters 0%
Ave. SqFt/Story: 202
Ave. Perimeter: 56
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 56
Overall Building Height: 8

Base Rate for Upper Floors = 38.96

Adjusted Square Foot Cost for Upper Floors = 38.96

Total Floor Area: 202 Base Cost New of Upper Floors = 7,870

Reproduction/Replacement Cost = 7,870
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 4,407

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 2 = 6,611
Replacement Cost/Floor Area= 38.96 Est. TCV/Floor Area= 32.73

(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***

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
Floor Area: 150
Gross Bldg Area: 1,084
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 20
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

1968 Year Built
Remodeled

8 Overall Bldg Height

Comments:
2018 ROLL MOVED TO LI

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric Wall Heaters 100
Heat#2: Electric Wall Heaters 0%
Ave. SqFt/Story: 150
Ave. Perimeter: 49
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 49
Overall Building Height: 8

Base Rate for Upper Floors = 42.57

(10) Heating system: Electric Wall Heaters Cost/SqFt: 4.05 100%
Adjusted Square Foot Cost for Upper Floors = 46.62

Total Floor Area: 150 Base Cost New of Upper Floors = 6,994

Reproduction/Replacement Cost = 6,994
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 3,077

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 3 = 4,616
Replacement Cost/Floor Area= 46.63 Est. TCV/Floor Area= 30.77

(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: 45-006-790-045-00 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.
BURROWS BRENDAN & DERRICK	BURROWS BRENDAN & DERRICK	0	08/25/2023	WD	09-FAMILY	2023003720	PROPERTY TRANSFER	0.0
PISTONETTI AUDREY	BURROWS BRENDAN & DERRICK	115,000	10/28/1991	WD	03-ARM'S LENGTH	331:597	PROPERTY TRANSFER	0.0

Property Address
6584 W WESTERN AVE

Owner's Name/Address
BURROWS BRENDAN & DERRICK ELIZABETH
7833 W DAY FOREST RD
EMPIRE MI 49630

Class: COMMERCIAL-IMPROV Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 424,025 TCV/TFA: 171.46

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/23/2014	L14 - 195	100% FINIS
ADDITION/ALTERATION	11/10/2010	NO2010	100% FINIS
Mechanical	05/23/2005	PM05-0315	

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

Tax Description
L259 P527/85 L331 P597/91 LOTS 45 & 46 PLAT OF SLEEPING BEAR BEACH. CONSISTING OF INTEREST TO BRENDAN J BURROWS & ELIZABETH A DERRICK SEC 22 T29N R14W.

Comments/Influences
GOOD HARBOR GRILL/PINECONE/BOTANICALS

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	60.00	130.00	1.0000	0.0000	0	100*	LOT 45	0
	60.00	129.00	1.0000	0.0000	0	100*	LOT 46	0
2000 COMM $14.50/SQFT		15551 SqFt	14.50000		100		SIDE ST LOCATION ACCESS	2

* denotes lines that do not contribute to the total acreage calculation.
120 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 225,488

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.80	280	97	1,847

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch Mult	Cash Value
WATER WELL 4"-6"	0.00	1	94	100	0
SEPTIC TANK 2000 GAL	0.00	1	94	100	0
DRAIN FIELD	0.00	1	94	100	0
WOOD DECKS	5.25	815	94	100	4,022
Total Estimated Land Improvements True Cash Value =					5,869

Who	When	What
TPC	03/27/2019	INSPECTED
TPC	03/23/2017	INSPECTED
TPC	12/30/2014	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	112,700	99,300	212,000			159,417C
2024	102,600	107,900	210,500			154,624C
2023	102,600	102,200	204,800			147,261C
2022	102,600	77,200	179,800			140,249C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PINE CONE & BOTANICALS
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 560
Gross Bldg Area: 2,473
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 30
Physical %Good: 47
Func. %Good : 100
Economic %Good: 100

1968	Year Built
	Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 560
Ave. Perimeter: 96
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 96
Overall Building Height: 8

Base Rate for Upper Floors = 95.67

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.93 100%
Adjusted Square Foot Cost for Upper Floors = 107.60

Total Floor Area: 560 Base Cost New of Upper Floors = 60,256

Reproduction/Replacement Cost = 60,256
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /75 /100/100/35.3
Total Depreciated Cost = 21,240

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	32.60	200	1.000	1.000	6,520

Total Cost of Lump-Sum Items = 6,520
Total Cost New = 6,520
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(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	Few
	Average	Average
	Many	Many
	Unfinished	Unfinished
	Typical	Typical
	Flex Conduit	Incandescent
	Rigid Conduit	Fluorescent
	Armored Cable	Mercury
	Non-Metalic	Sodium Vapor
	Bus Duct	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

200 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: GOOD HARBOR GRILL
Calculator Occupancy: Restaurants

Class: D
Floor Area: 1,913
Gross Bldg Area: 2,473
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 30
Physical %Good: 40
Func. %Good : 100
Economic %Good: 100

1968	Year Built Remodeled
10	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 1913
Ave. Perimeter: 202
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 202
Overall Building Height: 10

Base Rate for Upper Floors = 122.72

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.19 100%
Adjusted Square Foot Cost for Upper Floors = 132.91

Total Floor Area: 1,913 Base Cost New of Upper Floors = 254,256

Reproduction/Replacement Cost = 254,256
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 101,702

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Steel Frame	1 Up	40.05	200	1.000	1.000	8,010

Total Cost of Lump-Sum Items = 8,010
Total Cost New = 8,010
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(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	Few
	Average	Average
	Many	Many
	Unfinished	Unfinished
	Typical	Typical
	Flex Conduit	Incandescent
	Rigid Conduit	Fluorescent
	Armored Cable	Mercury
	Non-Metalic	Sodium Vapor
	Bus Duct	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

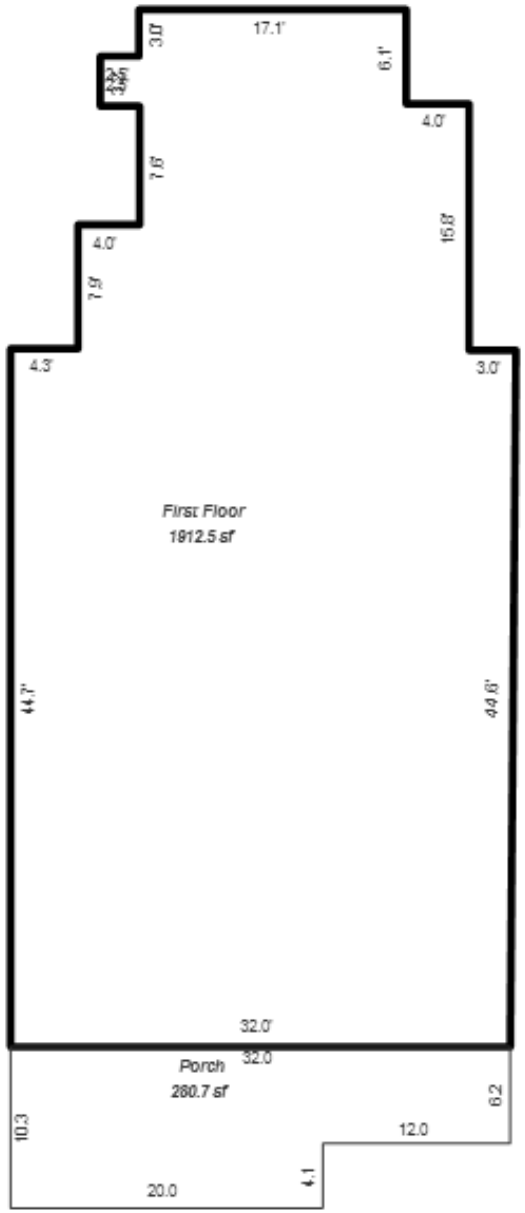
(39) Miscellaneous:

200 Steel Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-047-00 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.
GLEN VIEW INVESTEMENTS LL	MSKS LLC	375,000	06/01/2016	WD	16-LC PAYOFF	1263P889	OTHER	0.0
GLEN VIEW INVESTMENTS LLC	MSKS LLC	375,000	02/01/2013	MLC	03-ARM'S LENGTH	1154P744	DEED	100.0
PEPPLER W H TRUST	GLEN VIEW INVESTMENTS LLC	1	01/29/2013	WD	03-ARM'S LENGTH	1154P741	OTHER	100.0
PEPPLER WILLIAM H & HELEN	GLEN VIEW INVESTMENTS LLC	1	04/24/2002	WD	03-ARM'S LENGTH	688P664	DEED	0.0

Property Address
6572 W WESTERN AVE

Owner's Name/Address
MSKS LLC
402 E FRONT ST
TRAVERSE CITY MI 49686

Tax Description
L307 P308 L375 P118/93 L688 P658&664/02 LOT 47 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 696,638 TCV/TFA: 347.45

Building Permit(s)	Date	Number	Status
Mechanical	01/18/2019	PM19-0054	100% FINIS
Mechanical	11/30/2018	PM18-0865	100% FINIS
Plumbing	11/30/2018	PP18-0375	100% FINIS
Commercial, New Building	10/31/2018	PB18-0611	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
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/27/2019	INSPECTED
TPC	12/26/2018	INSPECTED
TPC	04/27/2016	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	63X131 Value
	63.00	131.00	1.0000	0.0000	0	100*		0
2000 COMM $14.50/SQFT		8233 SqFt	14.50000		100	CORNER INFL - 4 WAY STOP		

* denotes lines that do not contribute to the total acreage calculation.
63 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 119,376

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.16	307	97	2,132
D/W/P: Asphalt Paving	3.19	12834	97	39,712
Total Estimated Land Improvements True Cash Value =				41,844

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	59,700	288,600	348,300			308,948C
2024	61,700	289,800	351,500			299,659C
2023	61,700	274,100	335,800			285,390C
2022	61,700	210,100	271,800			271,800S

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: D
Floor Area: 2,005
Gross Bldg Area: 2,005
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 5
Physical %Good: 89
Func. %Good : 100
Economic %Good: 100

2019 Year Built Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Package Heating & Cooling 100
Ave. SqFt/Story: 2005
Ave. Perimeter: 191
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1: 502
Type #1: Open (No Rates)
Area #2:
Type #2:

* Sprinkler Info *
Area: 2005
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 191
Overall Building Height: 8

Base Rate for Upper Floors = 130.52
Mezzanine 1 Open Base Rate = 46.97

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.10 100%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.10 100%
Combined Heating System adjustment: 52.20 100%
Adjusted Square Foot Cost for Upper Floors = 182.72

Total Floor Area: 2,005 Base Cost New of Upper Floors = 366,355
Mezzanine 1 Area: 502 Base Cost New of Mezzanine = 23,579

2,005 Sq.Ft. of Sprinklers @ 5.55, Cost New = 11,128

Reproduction/Replacement Cost = 401,062
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 356,945

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 535,418
Replacement Cost/Floor Area= 200.03 Est. TCV/Floor Area= 267.04

(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

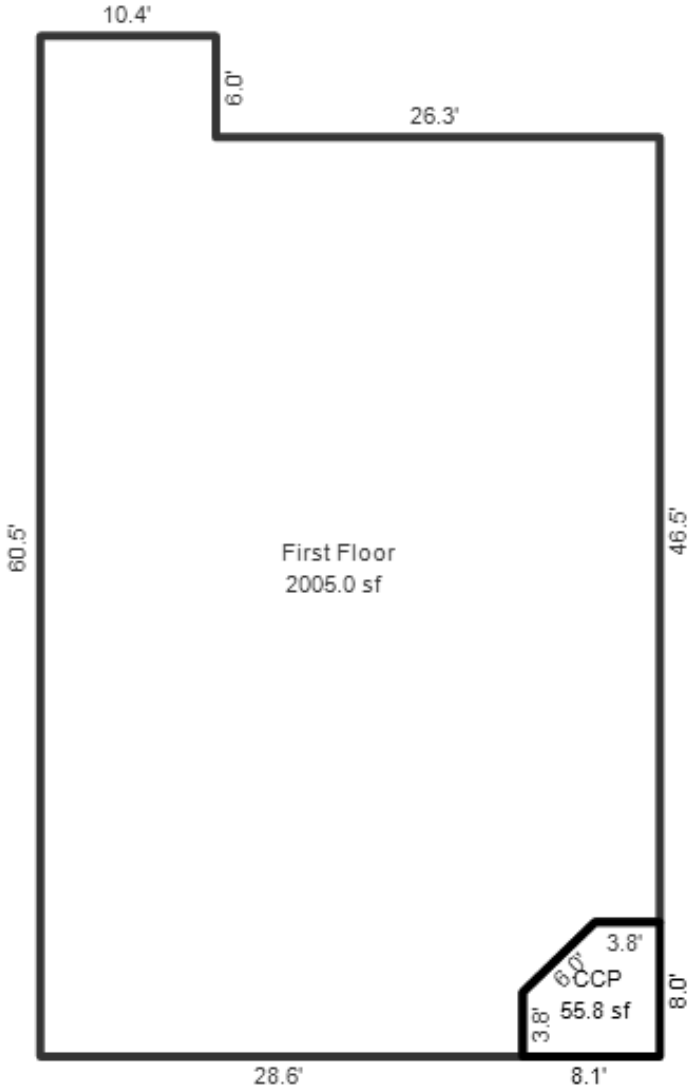
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-048-00 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.
RILEY PATRICIA D	MAXWELL ELIZABETH	390,000	08/21/2020	WD	08-ESTATE	2020005274	PROPERTY TRANSFER	100.0
MARCHAND	RILEY	83,000	10/26/1993	WD	03-ARM'S LENGTH	373:702	OTHER	0.0

Property Address
5783 S MANITOU BLVD

Owner's Name/Address
MAXWELL ELIZABETH
PO BOX 64
CEDAR MI 49621

Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/21/2020
MAP #: 33
2025 Est TCV 468,795 TCV/TFA: 434.07

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/08/2023	PB23-0193	100% FINIS
Mechanical	03/20/2023	PM23-0247	
Electrical	02/24/2023	PE23-0138	
Res. Add/Alter/Repair	02/16/2023	PB23-0024	100% FINIS

Tax Description
L256 P916 L373 P702/93 LOTS 48 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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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	11/14/2023	INSPECTED
TPC	11/03/2022	INSPECTED
TPC	05/05/2020	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	154.00	1.1892	0.7714	5000	100		229,327
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	229,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.24	400	50	1,648
Wood Frame	26.81	153	97	3,979
Wood Frame	38.12	48	50	915

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/5A	22.83	100	97	2,215
Total Estimated Land Improvements True Cash Value =				8,757

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	114,700	119,700	234,400			196,917C
2024	80,000	122,200	202,200			190,997C
2023	75,000	110,100	185,100			179,617C
2022	80,000	93,200	173,200			171,064C

*** 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
1982 202	1994

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	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:

(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: 0 S.F.
Crawl: 0 S.F.
Slab: 1080 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C
Effec. Age: 30
Floor Area: 1,080
Total Base New : 173,466 E.C.F.
Total Depr Cost: 121,427 X 1.900
Estimated T.C.V: 230,711

(16) Porches/Decks

Area	Type
72	WCP (1 Story)
251	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: 140
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1982
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

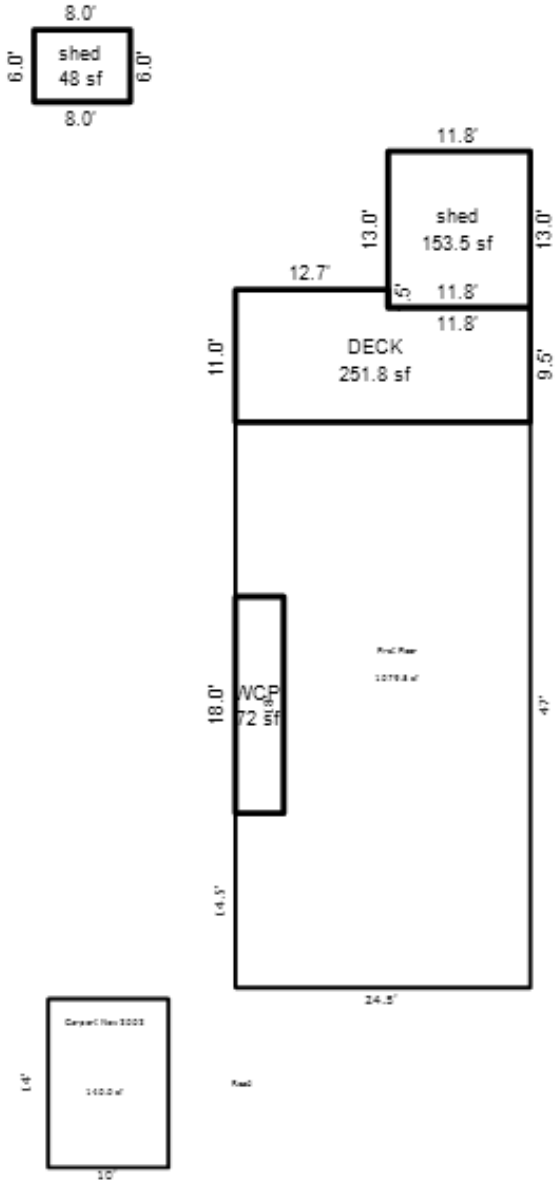
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,080		
			Total:	139,568	97,699

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Porches			
WCP (1 Story)	72	4,010	2,807
Deck			
Treated Wood	251	4,837	3,386
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			
Direct-Vented Gas	1	3,043	2,130
Carports			
Comp.Shingle	140	2,310	1,617
	Totals:	173,466	121,427

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 230,711

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-049-00 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.
GLOVER JOHN F & GLOVER GR	LIVINGSTON ROY & CAROLYN	271,000	04/01/2016	WD	03-ARM'S LENGTH	1257P436	PROPERTY TRANSFER	100.0
GLOVER JOHN L ET AL	GLOVER JOHN F & GLOVER GR	0	02/18/2011	AFF	07-DEATH CERTIFICATE	1097-P153	DEED	100.0
GLOVER JOHN L ET AL	GLOVER GREGORY & SUCCESSO	0	07/29/2010	QC	09-FAMILY	1060-829 QC	PROPERTY TRANSFER	0.0

Property Address
5890 S LAKE ST

Owner's Name/Address
LIVINGSTON ROY & CAROLYN
2416 MEADOW RD
LOUISVILLE KY 40205

Tax Description
LOT 49 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.
7/20/2017 SPLIT LOT 51 TO 790-051-00 FORMERLY LOTS 49 & 51 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences
7/20/2017 ZONING BOARD OF APPEALS CASE 2017-03 APPROVAL FOR 5' VARIANCE ON SETBACK TO SEPARATE PLATTED LOTS IN SUBDIVISION.

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Class: RESIDENTIAL-IMPRO Zoning: COM (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 510,122 TCV/TFA: 389.41

Building Permit(s)	Date	Number	Status
Plumbing	10/19/2020	PP20-0310	100% FINIS
Res. Add/Alter/Repair	08/08/2016	PB16-0309	100% FINIS
Mechanical	07/08/2016	PM16-0372	100% FINIS
Plumbing	07/08/2016	PP16-0142	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	05/06/2019	INSPECTED
TPC	04/24/2019	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	55.00	191.00	1.1612	0.8140	5000	100	RES USE	259,943
55 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	259,943

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.10	190	50	2,954
Wood Frame	35.33	64	50	1,130

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 =				5,584

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	130,000	125,100	255,100			135,611C
2024	90,200	114,600	204,800			131,534C
2023	84,600	106,700	191,300			125,271C
2022	85,500	93,800	179,300			119,306C

*** 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
1956	2016

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 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
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		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1310 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

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

	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: 35
Floor Area: 1,310
Total Base New : 198,054 E.C.F.
Total Depr Cost: 128,734 X 1.900
Estimated T.C.V: 244,595

(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 1956
(11) Heating System: Forced Heat & Cool
Ground Area = 1310 SF Floor Area = 1310 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	Slab	1,310		
			Total:	170,428	110,777

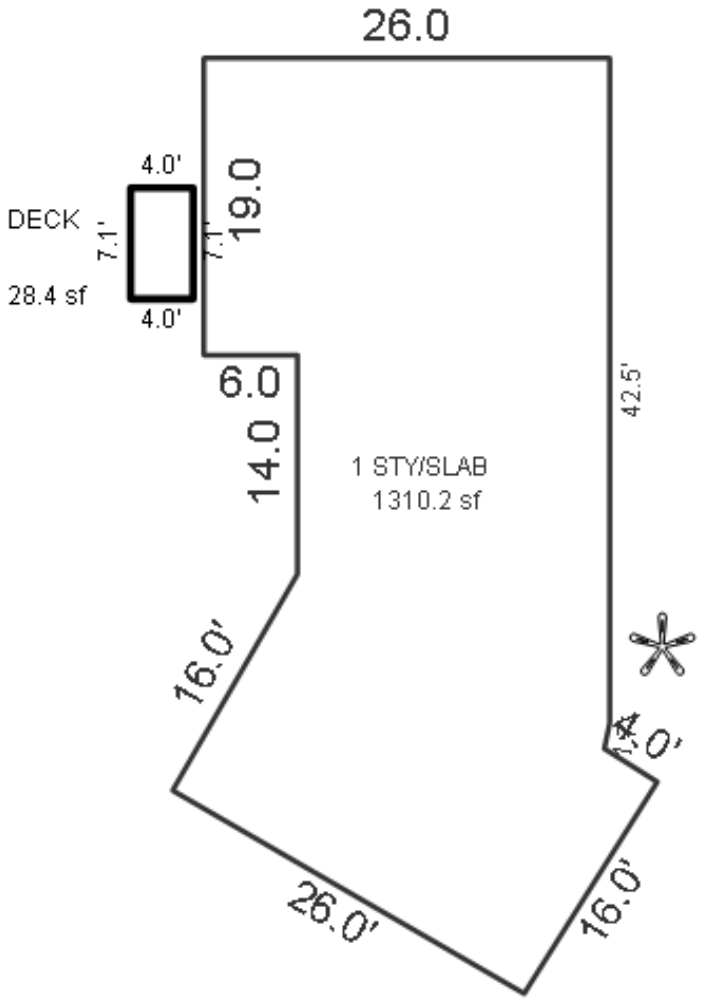
Other Additions/Adjustments

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, 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
	Totals:	198,054	128,734

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 244,595

*** Information herein deemed reliable but not guaranteed***

8x8 plastic shed



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-050-00 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.
GREGSON JOSEPH S & KATHER	GREGSON JOSEPH S & KATHER	0	10/03/2018	WD	09-FAMILY	1342P461	PROPERTY TRANSFER	0.0
GREGSON ANNA MARIE TRUST	GREGSON JOSEPH	400,000	10/17/2017	WD	09-FAMILY	1311P872	PROPERTY TRANSFER	0.0
GREGSON ANNA M	GREGSON ANNA MARIE TRUST	0	08/04/2016	QC	09-FAMILY	1268P227	OTHER	0.0
BASCH FRANKLIN C & LEONA	GREGSON B J & ANNA M	13,000	04/22/1985	WD	03-ARM'S LENGTH	254P574	DEED	0.0

Property Address

5769 S MANITOU BLVD

Owner's Name/Address

GREGSON KATHERINE M
PO BOX 192
GLEN ARBOR MI 49636

Tax Description

L254 P574/85 LOTS 50 & 52 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 10/25/2017

MAP #: 33

2025 Est TCV 816,143 TCV/TFA: 334.21

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	05/14/1990	1990-0069	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	10/25/2017	INSPECTED
TPC	10/22/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	154.00	1.0000	0.7714	5000	100		385,681
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	385,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.86	50	0	0
D/W/P: Asphalt Paving	3.12	600	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	192,800	215,300	408,100			218,520C
2024	130,000	219,700	349,700		349,700A	211,950C
2023	121,800	196,000	317,800			201,858C
2022	92,500	175,500	268,000			192,246C

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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
1990	0

Condition: Average

Room List

	Basement
6	1st Floor
3	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
	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:
Other: Vinyl
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1706 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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C -5
Effec. Age: 30
Floor Area: 2,442
Total Base New : 321,834 E.C.F.
Total Depr Cost: 225,243 X 1.900
Estimated T.C.V: 427,962

(16) Porches/Decks

Area	Type
850	Treated Wood

(17) Garage

Year Built: 1990
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

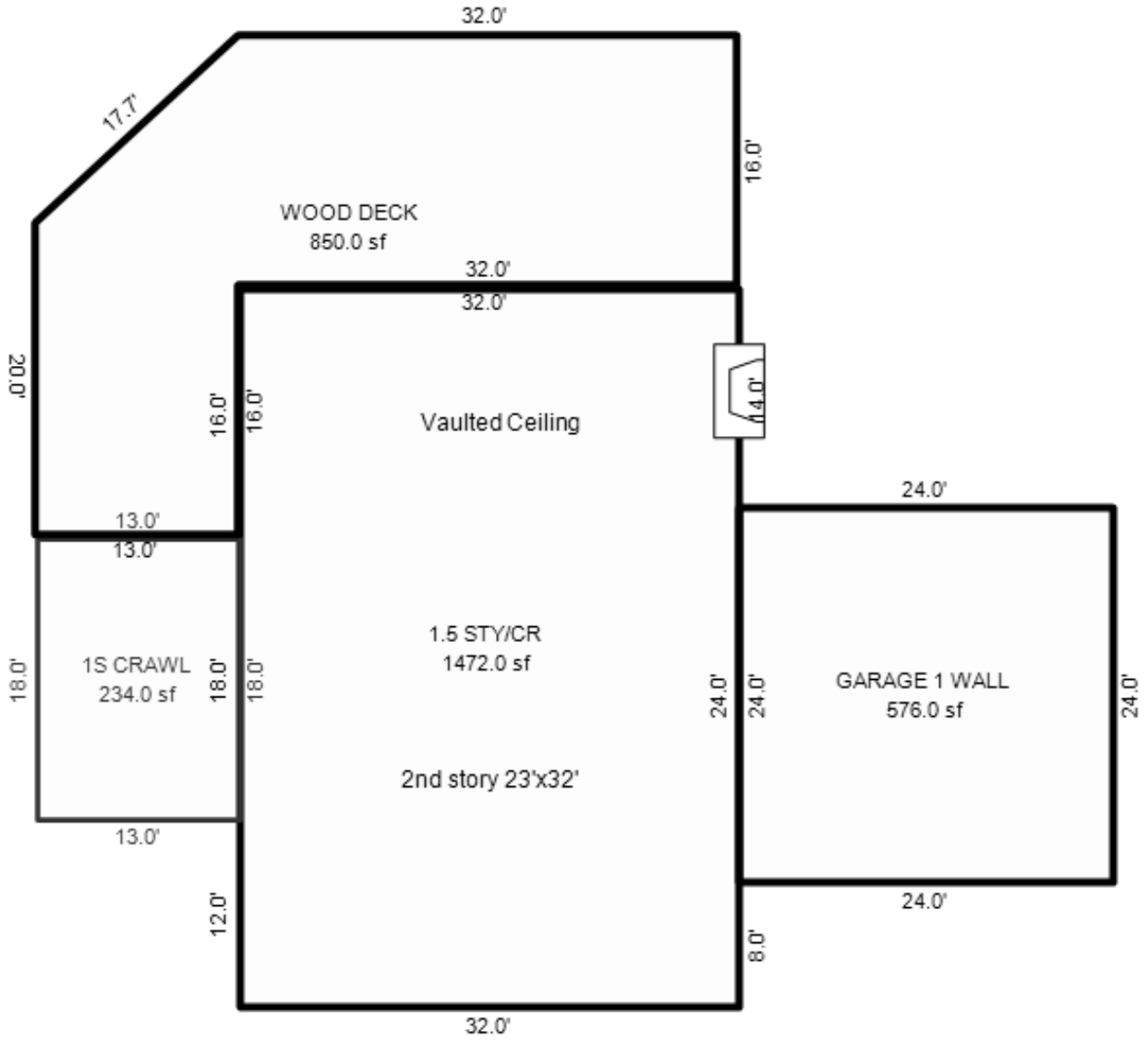
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1706 SF Floor Area = 2442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,472		
1 Story	Siding	Crawl Space	234		
			Total:	258,854	181,157

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
2 Fixture Bath	1	3,130	2,191
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	576	27,527	19,269
Common Wall: 1 Wall	1	-2,235	-1,564
Door Opener	1	550	385
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			
Prefab 2 Story	1	3,192	2,234
Deck			
Treated Wood	850	11,118	7,783
	Totals:	321,834	225,243

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 427,962

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-051-00 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.
THOMAS MICHAEL S & VIRGIN	THOMAS MICHAEL S & VIRGIN	0	07/28/2022	WD	09-FAMILY	2022006032	PROPERTY TRANSFER	0.0
LIVINGSTON ROY & CAROLYN	THOMAS MICHAEL S & VIRGIN	170,000	10/12/2017	WD	32-SPLIT VACANT	1310P261	DEED	100.0

Property Address

5882 S LAKE ST

Owner's Name/Address

THOMAS MICHAEL S & VIRGINIA A
5882 S LAKE ST
GLEN ARBOR MI 49636

Tax Description

LOT 51 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.
7/2017 SPLIT PLATTED LOT 51 FROM 790-049-00

Comments/Influences

7/20/2017 ZONING BOARD OF APPEALS CASE 2017-03 APPROVAL FOR 5' VARIANCE ON SETBACK TO SEPARATE PLATTED LOTS IN SUBDIVISION.

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Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #:
2025 Est TCV 603,734 TCV/TFA: 594.23

Building Permit(s)	Date	Number	Status
Mechanical	01/04/2019	PM19-0008	100% FINIS
Plumbing	12/20/2018	PP18-0397	100% FINIS
Mechanical	11/27/2018	PM18-0846	100% FINIS
Electrical	09/07/2018	PE18-0525	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/06/2019	INSPECTED
TPC	04/24/2019	INSPECTED
TPC	01/09/2019	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	191.00	1.1892	0.8140	5000	100		242,010
50 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	242,010

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	35.74	120	0	0
Wood Frame	37.16	100	50	1,858
Total Estimated Land Improvements True Cash Value =				1,858

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	121,000	180,900	301,900			230,353C
2024	84,400	165,400	249,800			223,427C
2023	79,100	154,000	233,100			212,788C
2022	80,000	137,800	217,800			202,656C

*** 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
2019	0

Condition: Average

Room List

	Basement
	1st Floor
	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

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: 0 S.F.
Crawl: 677 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
1	Direct-Vented Ga

Class: BC
Effec. Age: 4
Floor Area: 1,016
Total Base New : 197,297 E.C.F.
Total Depr Cost: 189,403 X 1.900
Estimated T.C.V: 359,866

(16) Porches/Decks

Area	Type
39	WCP (1 Story)
426	Treated Wood
286	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 2019
(11) Heating System: Forced Heat & Cool
Ground Area = 677 SF Floor Area = 1016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

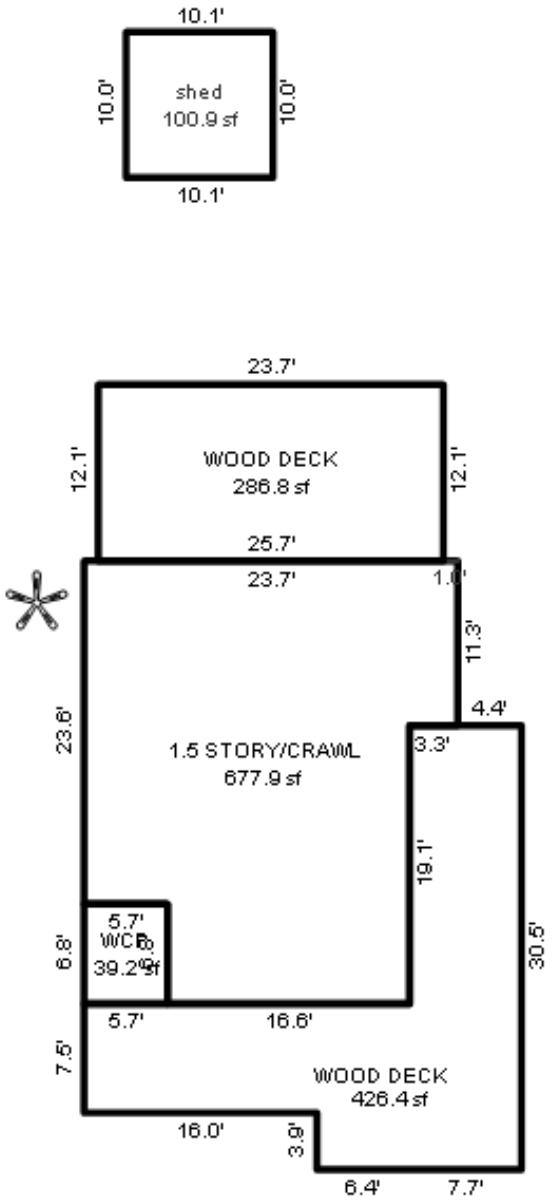
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	677		
			Total:	151,694	145,625

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,100
3 Fixture Bath	1	6,880	6,605
Water/Sewer			
1000 Gal Septic	1	5,676	5,449
Water Well, 100 Feet	1	6,289	6,037
Porches			
WCP (1 Story)	39	3,288	3,156
Deck			
Treated Wood	426	7,259	6,969
Treated Wood	286	5,591	5,367
Built-Ins			
Appliance Allow.	1	4,003	3,843
Fireplaces			
Direct-Vented Gas	1	4,429	4,252
	Totals:	197,297	189,403

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 359,866

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-053-00 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.
BRANKA LEONARD & BOUDREAU	BRANKA TRUST	0	05/11/2017	WD	09-FAMILY	L1349P143	PROPERTY TRANSFER	0.0
ANDERSON E C & BRANKA PEG	BRANKA LEONARD & BOUDREAU	0	05/11/2017	WD	09-FAMILY	1346P253	PROPERTY TRANSFER	0.0
ANDERSON E C & BRANKA PEG	BRANKA PEGGY L	0	05/15/2007	AFF	07-DEATH CERTIFICATE	946-611	OTHER	0.0
ANDERSON ELLSWORTH C REV	ANDERSON E C & BRANKA PEG	0	04/28/2006	QC	09-FAMILY	915:431	OTHER	0.0

Property Address

S LAKE ST

Owner's Name/Address

BRANKA TRUST
BRANKA LEONARD J & BOUREDAU BRANKA
9103 WOODGROVE DR
PLYMOUTH MI 48170

Tax Description

L293 P708/88 L581 P262/01 L915 P430&431/06 LOTS 53 & 55 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 407,011

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
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/04/2017	INSPECTED
WAS	10/26/2007	INSPECTED
TPC	12/11/2011	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	191.00	1.0000	0.8140	5000	100		407,011
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	407,011

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	203,500	0	203,500			51,356C
2024	137,100	0	137,100			49,812C
2023	128,600	0	128,600			47,440C
2022	92,500	0	92,500			45,181C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-054-00 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.
CHRISTENSEN GREGORY G & M	MOOSEBERRY HANDMADE GLASS	1	05/16/2016	WD	09-FAMILY	1260P783	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY G & M	0	01/19/2015	WD	03-ARM'S LENGTH	1222P157	PROPERTY TRANSFER	0.0
CHRISTENSEN GREGORY G & M	CHRISTENSEN GREGORY G LIF	0	01/19/2015	WD	03-ARM'S LENGTH	1222P159	DEED	0.0
CHRISTENSEN MICHELLE L MA	CHRISTENSEN MICHELLE L	0	01/19/2015	WD	03-ARM'S LENGTH	1222P163	DEED	0.0

Property Address

5755 S MANITOU BLVD

Owner's Name/Address

MOOSEBERRY HANDMADE GLASS LLC
7660 S DUNNS FARM RD
MAPLE CITY MI 49664

Tax Description

DC L419 P718 L426 P860 L426 P863/96 L492 P653/98 LOTS 54 & 56 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 602,889 TCV/TFA: 661.06

Building Permit(s)	Date	Number	Status
FENCE	05/25/2016	LU16-10	100% FINIS
WELL/SEPTIC	07/23/2015	L15 -146	100% FINIS
WELL/SEPTIC	12/08/1980	1980-6571	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/02/2016	INSPECTED
TPC	10/22/2015	INSPECTED
WAS	10/23/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	154.00	1.0000	0.7714	5000	100		385,681
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	385,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.10	61	0	0
D/W/P: Crushed Rock	2.29	500	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	192,800	108,600	301,400			98,890C
2024	130,000	110,800	240,800			95,917C
2023	121,800	103,400	225,200			91,350C
2022	92,500	88,600	181,100			87,000C

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*** 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
1948	1972

Condition: Average

Room List

	Basement
3	1st Floor
1	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: 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: 912 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 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

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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: 35
Floor Area: 912
Total Base New : 173,852 E.C.F.
Total Depr Cost: 113,004 X 1.900
Estimated T.C.V: 214,708

(16) Porches/Decks

Area	Type
32	CCP (1 Story)

(17) Garage

Year Built: 1972
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1948
(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

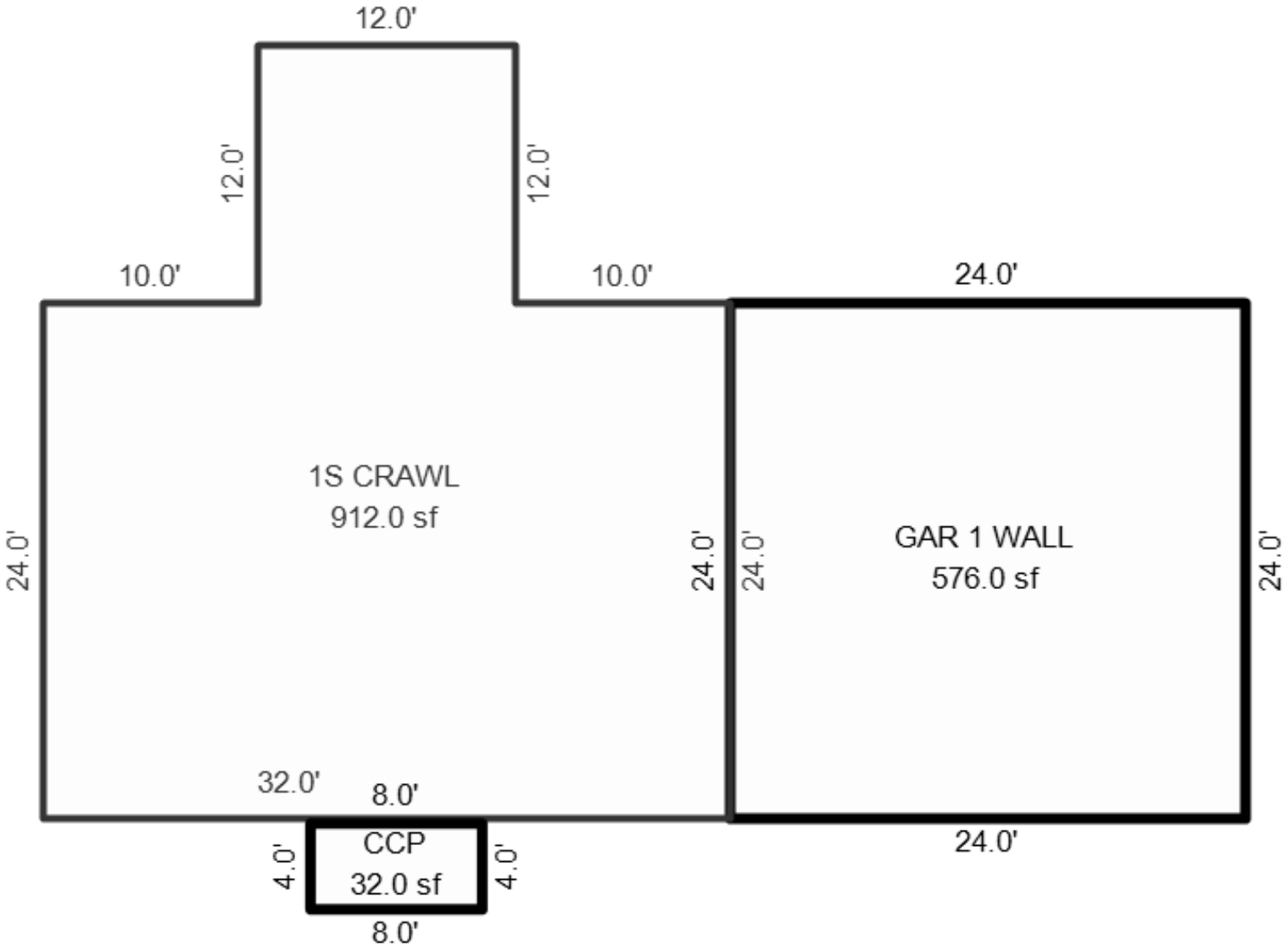
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
			Total:	123,837	80,495

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	966
3 Fixture Bath	1	4,678	3,041
2 Fixture Bath	1	3,130	2,034
Water/Sewer			
1000 Gal Septic	1	4,899	3,184
Water Well, 100 Feet	1	5,849	3,802
Porches			
CCP (1 Story)	32	1,055	686
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,441	14,587
Common Wall: 1 Wall	1	-2,235	-1,453
Door Opener	1	550	357
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Interior 1 Story	1	5,376	3,494
	Totals:	173,852	113,004

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 214,708

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-057-00 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.
SCHEFFER	SCHEER	160,000	09/16/1995	WD	03-ARM'S LENGTH	410:485	PROPERTY TRANSFER	0.0
PACE	SCHEFFER & THOMPSON	120,000	06/30/1992	WD	03-ARM'S LENGTH	344:928	OTHER	0.0

Property Address
5838 S LAKE ST

Owner's Name/Address
SCHEER R THOMAS TRUST
24 ARCADIA PLACE
CINCINNATI OH 45208

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 722,719 TCV/TFA: 460.33

Building Permit(s)	Date	Number	Status
SHED	10/26/1999	99000735	

Tax Description
L344 P928-929 L410 P485/95 L433 P982/96
LOTS 57 & 59 PLAT OF SLEEPING BEAR BEACH.
SEC 22 T29N R14W.

Comments/Influences

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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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
WAS	06/12/2008	DATA ENTER
WAS	03/24/2008	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	191.00	1.0000	0.8140	5000	100		407,011
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	407,011

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.26	190	50	2,399

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 =				3,899

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	203,500	157,900	361,400			139,422C
2024	137,100	166,400	303,500			135,230C
2023	128,600	154,900	283,500			128,791C
2022	92,500	136,000	228,500			122,659C

*** 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
1983	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

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: 523 S.F.
Crawl: 785 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)
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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 35
Floor Area: 1,570
Total Base New : 252,464 E.C.F.
Total Depr Cost: 164,110 X 1.900
Estimated T.C.V: 311,809

(16) Porches/Decks

Area	Type
511	WPP
31	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 1.5 STORY Cls C 5 Blt 1983
(11) Heating System: Forced Heat & Cool
Ground Area = 1308 SF Floor Area = 1570 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

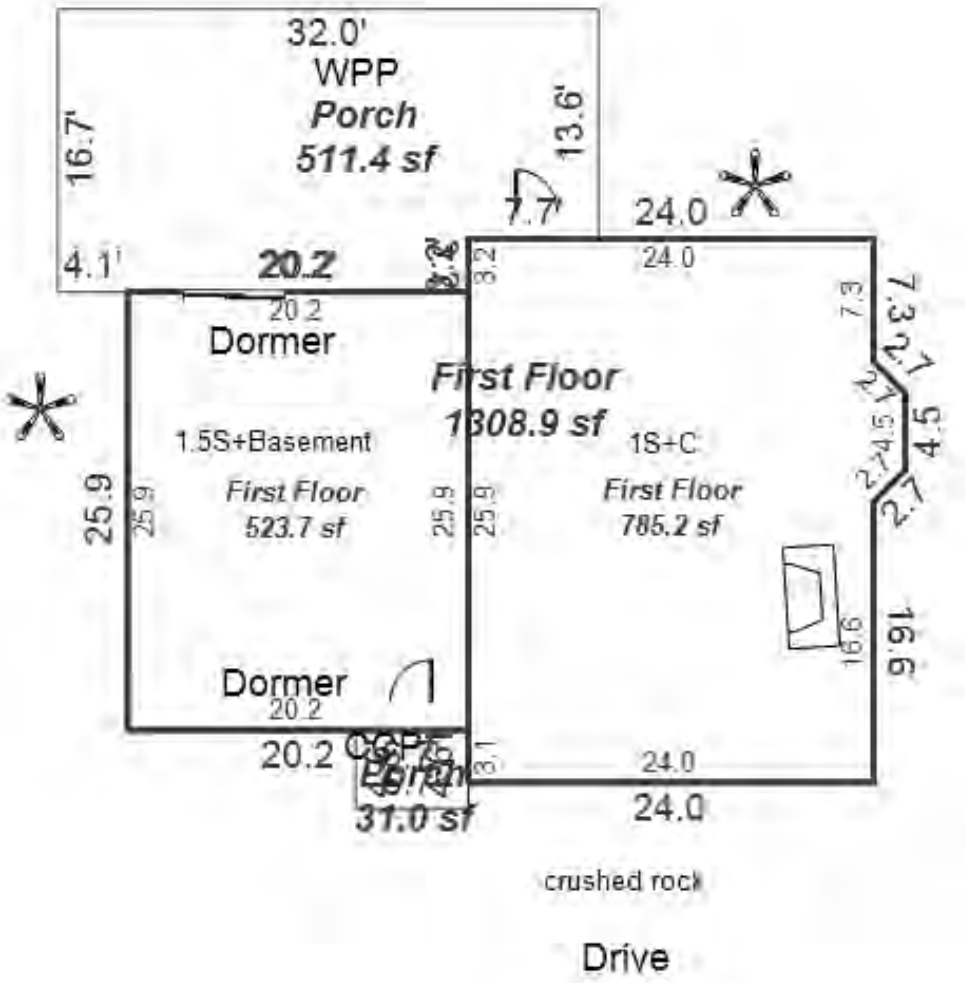
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	785		
1.5 Story	Siding	Basement	523		
			Total:	220,503	143,335

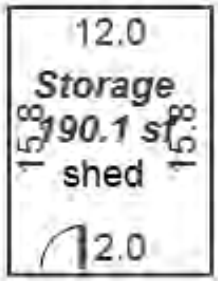
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	966
3 Fixture Bath	1	4,678	3,041
Water/Sewer			
1000 Gal Septic	1	4,899	3,184
Water Well, 100 Feet	1	5,849	3,802
Porches			
WPP	511	8,626	5,607
CCP (1 Story)	31	1,027	668
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Prefab 1 Story	1	2,610	1,696
	Totals:	252,464	164,110

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 311,809

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-058-00 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.
SALISBURY ANN M TRUST	MCDONALD GREGORY J & MICH	600,000	07/09/2019	WD	09-FAMILY	1365P550	REALTOR	100.0
SALTSMAN LOIS M	SALISBURY ANN M	1	10/09/1998	QC	09-FAMILY	627P832	OTHER	50.0
SALISBURY ANN M	SALISBURY ANN M TRUST	0	10/09/1998	QC	09-FAMILY	627P833	OTHER	0.0
KRUSE FRANK R & CAROLE L	SALTSMAN LOIS M & SALISBU	62,500	05/26/1998	WD	03-ARM'S LENGTH	476:306	OTHER	0.0

Property Address

5733 S MANITOU BLVD

Owner's Name/Address

MCDONALD GREGORY J & MICHELLE M
3132 HYEBRIDGE
MILTON GA 30004

Tax Description

L316 P847 L321 P754 L476 P306/98 L627 P832&833/02 LOT 58 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 870,606 TCV/TFA: 304.62

Building Permit(s)	Date	Number	Status
Mechanical	07/02/2024	PM24-0477	100% FINIS
Electrical	12/26/2007	PE07-0698	100% FINIS
Mechanical	07/06/2006	PM06-0374	
Plumbing	06/29/2006	PP06-0194	

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/ 50 Actual Front Feet, 0.18 Total Acres	50.00	154.00	1.1892	0.7714	5000	100	Total Est. Land Value =	229,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.74	96	50	1,427

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 =				8,927

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	04/18/2019	INSPECTED
WAS	10/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	114,700	320,600	435,300			346,352C
2024	80,000	327,300	407,300			335,938C
2023	75,000	305,000	380,000			319,941C
2022	80,000	261,700	341,700			304,706C

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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
2006	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
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

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1308 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

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

	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: C +10
Effec. Age: 15
Floor Area: 2,858
Total Base New : 391,525 E.C.F.
Total Depr Cost: 332,817 X 1.900
Estimated T.C.V: 632,352

(16) Porches/Decks

Area	Type
146	WCP (1 Story)
12	Treated Wood

(17) Garage

Year Built: 2006
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 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 C 10 Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1308 SF Floor Area = 2858 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

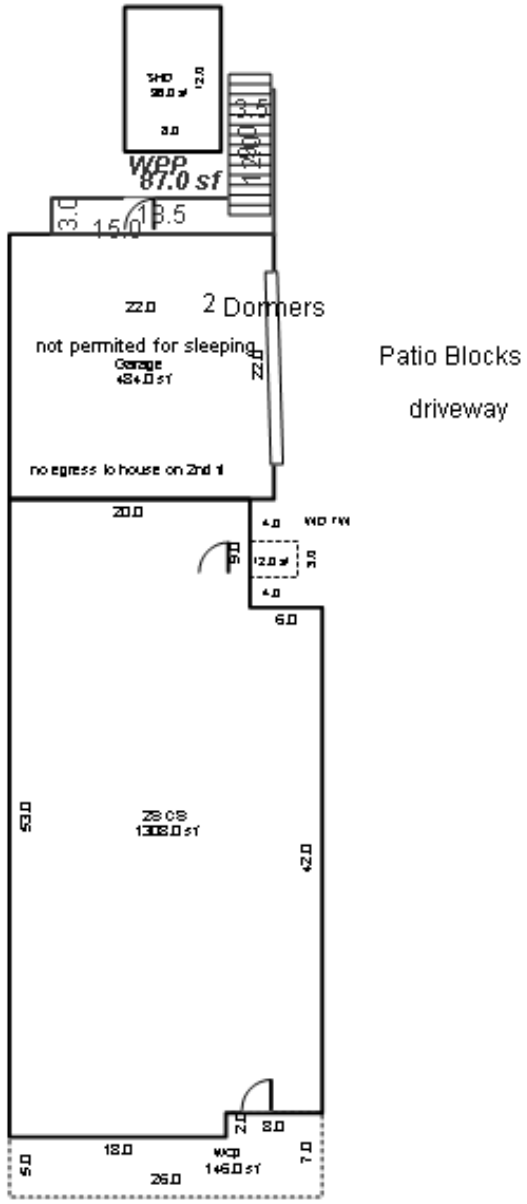
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,308		
1 Story	Siding	Overhang	242		
			Total:	334,184	284,078

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,263
3 Fixture Bath	3	14,035	11,930
Water/Sewer			
1000 Gal Septic	1	4,899	4,164
Water Well, 100 Feet	1	5,849	4,972
Porches			
WCP (1 Story)	146	6,484	5,511
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	484	19,892	16,908
Common Wall: 1 Wall	1	-2,235	-1,900
Door Opener	1	550	467
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Direct-Vented Gas	1	3,043	2,587
Deck			
Treated Wood	12	552	469
	Totals:	391,525	332,817

<<<<< 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: 45-006-790-060-00 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.
LASCALA VAN HEEL CHRISTIN	VAN HEEL KENNETH J TRUST	0	07/20/2020	WD	09-FAMILY	2020004294	PROPERTY TRANSFER	0.0
LASCALA VAN HEEL CHRISTIN	LASCALA VAN HEEL CHRISTIN	0	07/17/2020	QC	09-FAMILY	2020004292	PROPERTY TRANSFER	0.0
VAN HEEL KENNETH J & CHRI	LASCALA VAN HEEL CHRISTIN	0	12/23/2019	WD	09-FAMILY	2019007561	PROPERTY TRANSFER	0.0
MOORED KAREN J TRUST	VAN HEEL KENNETH J & CHRI	415,900	08/31/2018	WD	03-ARM'S LENGTH	1340P218	PROPERTY TRANSFER	100.0

Property Address

5727 S MANITOU BLVD

Owner's Name/Address

VAN HEEL KENNETH J TRUST
5714 STILLWATER LN
MIDLAND MI 48642

Tax Description

L451 P587/97 L837 P204/04 L926 P708/06
L945 P529&548/07 LOT 60 PLAT OF SLEEPNG
BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 519,912 TCV/TFA: 451.31

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	08/21/2017	LU17-28	EXPIRED
HOUSE	07/30/1998	98000422	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
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/14/2017	INSPECTED
WAS	10/23/2007	INSPECTED
WAS	09/23/2007	DATA ENTER

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	154.00	1.1892	0.7714	5000	100		229,327
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	229,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.33	64	50	1,130

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 =				2,630

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	114,700	145,300	260,000			206,250C
2024	80,000	148,400	228,400			200,049C
2023	75,000	138,200	213,200			190,523C
2022	80,000	118,400	198,400			181,451C

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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
1998	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 Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	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 Paneled		Plaster 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
X	Suspende

(7) Excavation

Basement: 0 S.F.
Crawl: 768 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
	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: C +5
Effec. Age: 20
Floor Area: 1,152
Total Base New : 189,440 E.C.F.
Total Depr Cost: 151,555 X 1.900
Estimated T.C.V: 287,955

(16) Porches/Decks

Area	Type
176	WGEP (1 Story)
150	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:

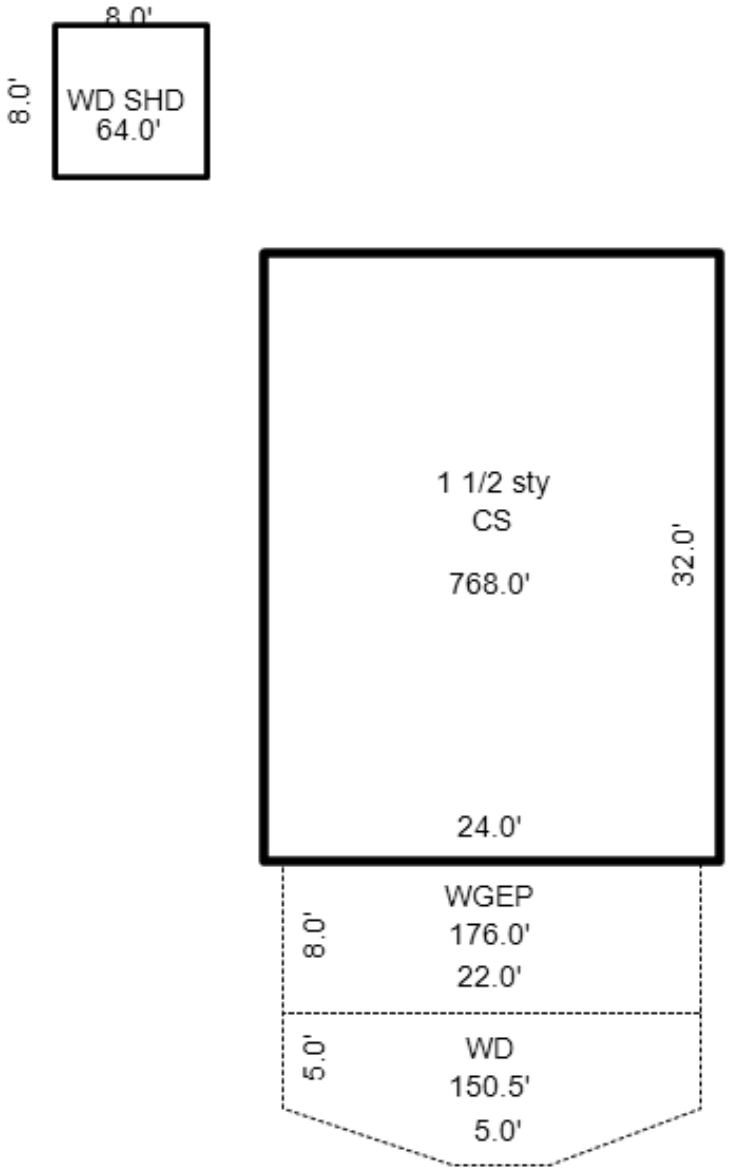
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1998
(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 1152 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	Pine Logs	Crawl Space	768		
			Total:	152,261	121,812
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
3 Fixture Bath			1	4,678	3,742
Water/Sewer					
1000 Gal Septic			1	4,899	3,919
Water Well, 100 Feet			1	5,849	4,679
Porches					
WGEP (1 Story)			176	14,032	11,226
Deck					
Treated Wood			150	3,449	2,759
Built-Ins					
Appliance Allow.			1	2,786	2,229
			Totals:	189,440	151,555

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 287,955

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-061-00 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.
LEVINE PETER A & DAY MARI	LEVINE/DAY REVOCABLE LIVI	1	02/27/2015	QC	09-FAMILY	1223P315	OTHER	0.0
SANDER	LEVINE & DAY	55,000	10/14/1992	WD	03-ARM'S LENGTH	351:204	OTHER	0.0
SOBERHAD	SANDER	40,000	07/05/1990	WD	03-ARM'S LENGTH	312:983	PROPERTY TRANSFER	0.0

Property Address
5822 S LAKE ST

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 673,546 TCV/TFA: 516.13

Building Permit(s)	Date	Number	Status
HOUSE	09/07/1994	94002468	

Owner's Name/Address
LEVINE/DAY TRUST
6305 COVERED WAGONS TR
FLINT MI 48532-2114

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	191.00	1.0000	0.8140	5000	100		407,011
100 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value =		407,011

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
L259 P467 L312 P983 L351 P204/92 LOTS 61 & 63 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	203,500	133,300	336,800			134,067C
2024	137,100	146,300	283,400			130,036C
2023	128,600	136,300	264,900			123,844C
2022	92,500	126,500	219,000			117,947C

Who	When	What
TPC	04/09/2015	INSPECTED
WAS	03/31/2008	INSPECTED

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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
1994	0

Condition: Average

Room List

	Basement
4	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
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 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: 1044 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)
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: C +5
Effec. Age: 35
Floor Area: 1,305
Total Base New : 211,766 E.C.F.
Total Depr Cost: 137,650 X 1.900
Estimated T.C.V: 261,535

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)
20	Treated Wood
313	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:

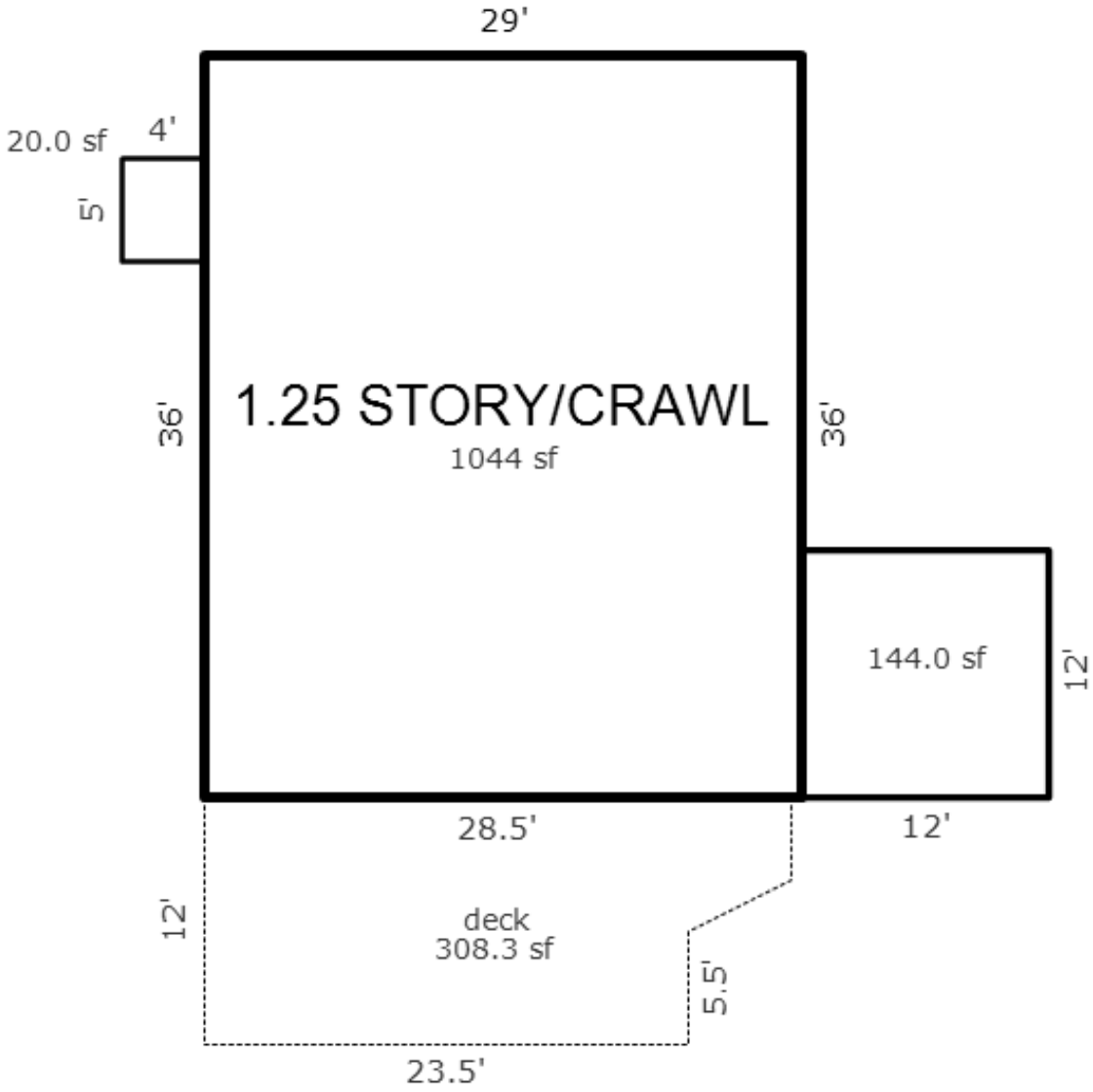
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 1994
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1044 SF Floor Area = 1305 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	1,044		
			Total:	170,064	110,544
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	966
3 Fixture Bath			1	4,678	3,041
Water/Sewer					
1000 Gal Septic			1	4,899	3,184
Water Well, 100 Feet			1	5,849	3,802
Porches					
WGEP (1 Story)			144	12,296	7,992
Deck					
Treated Wood			313	5,596	3,637
Treated Wood			20	920	598
Built-Ins					
Appliance Allow.			1	2,786	1,811
Fireplaces					
Prefab 2 Story			1	3,192	2,075
			Totals:	211,766	137,650

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 261,535

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-062-00 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.
MORGAN JOHN B & DEBORAH A	MORGAN ALEEXANDER & WOODL	0	05/03/2022	QC	09-FAMILY	2022002751	PROPERTY TRANSFER	0.0
WILSON ERIC S & CAROL L	MORGAN JOHN B & DEBORAH A	345,000	11/14/2019	WD	03-ARM'S LENGTH	2019006969	PROPERTY TRANSFER	100.0
STUPKA AMY E & DZUBAY JOH	WILSON ERIC S & CAROL L	297,000	08/21/2006	WD	03-ARM'S LENGTH	912:161	OTHER	100.0
WILSON SUZANNE R TRUST	STUPKA AMY	55,723	02/25/2005	OTH	33-TO BE DETERMINED		REALTOR	100.0

Property Address

5715 S MANITOU BLVD

Owner's Name/Address

MORGAN ALEEXANDER & WOODLIEF M
8803 DAPPLE GREY RD
OAKRIDGE NC 27301

Tax Description

2020001132 L263 P366 L462 P450 L528 P94/99 L658 P289/02 DC L844 P719/05 L844 P726/05 L912 P161/06 2002 SPLIT/REMAINDER FROM 006-790-062-00 LOT 62 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 416,102 TCV/TFA: 660.48

Building Permit(s)	Date	Number	Status
PLUMBING	02/26/2003	PP03-0057	
MECHANICAL	02/26/2003	PM03-0128	
Res. Add/Alter/Repair	02/25/2003	PB03-0048	
ELECTRICAL	01/20/2003	PE03-0033	

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	05/08/2019	INSPECTED
WAS	10/22/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	154.00	1.1892	0.7714	5000	100	LOT 62	229,327
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	229,327

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	114,700	93,400	208,100			177,321C
2024	80,000	95,300	175,300			171,990C
2023	75,000	88,800	163,800			163,800S
2022	97,900	76,300	174,200			160,366C

*** 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 REM	2006

Condition: Average

Room List

	Basement
4	1st Floor
2	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

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Hardwood
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 630 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

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 20
Floor Area: 630
Total Base New : 121,237 E.C.F.
Total Depr Cost: 96,987 X 1.900
Estimated T.C.V: 184,275

(16) Porches/Decks

Area	Type
309	Treated Wood
96	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 5 Blt 1950
(11) Heating System: Electric Baseboard
Ground Area = 630 SF Floor Area = 630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

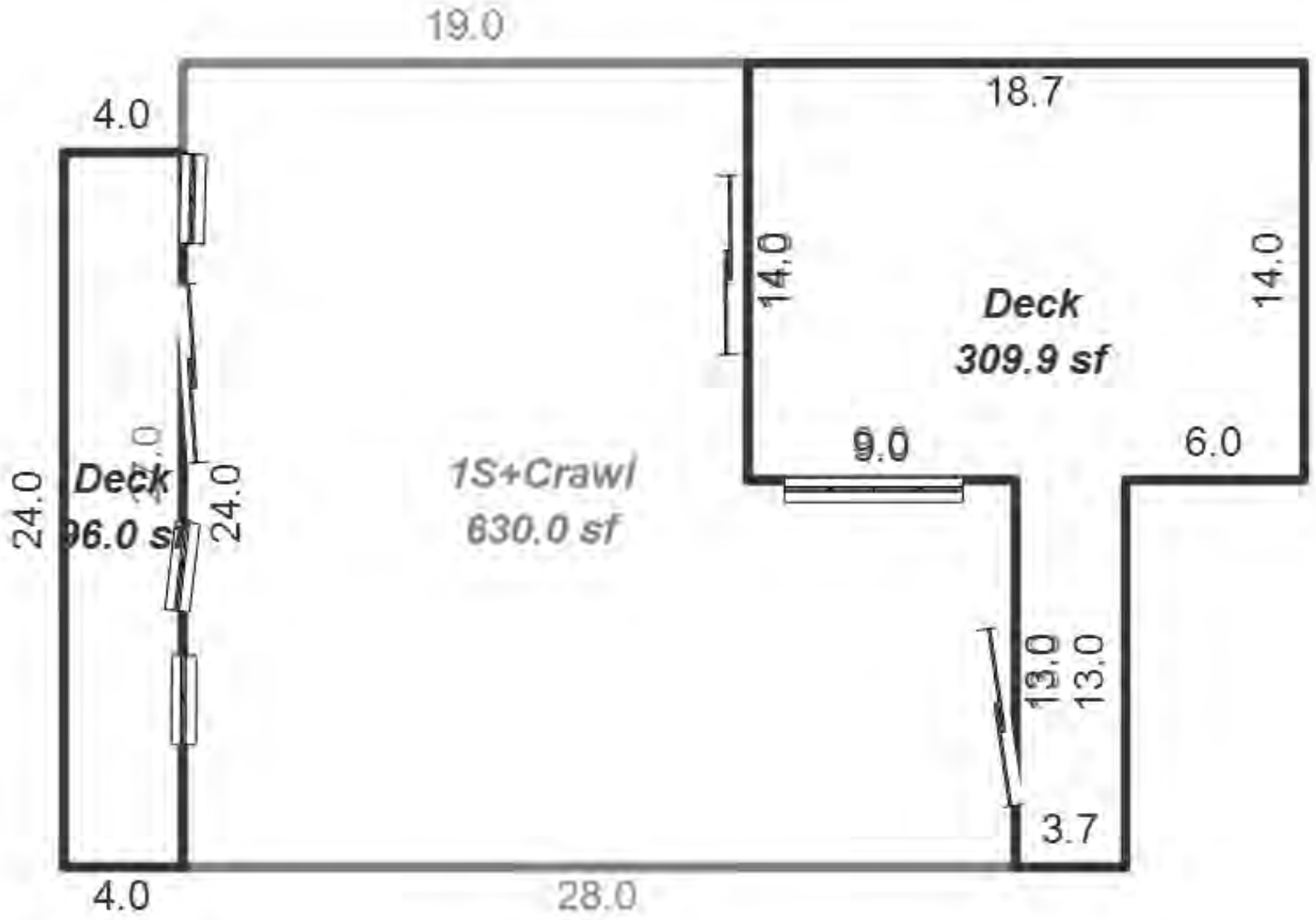
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	630		
			Total:	92,447	73,955

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
2 Fixture Bath	1	3,130	2,504
Water/Sewer			
1000 Gal Septic	1	4,899	3,919
Water Well, 100 Feet	1	5,849	4,679
Deck			
Treated Wood	309	5,547	4,438
Treated Wood	96	2,523	2,018
Built-Ins			
Appliance Allow.	1	2,786	2,229
Fireplaces			
Wood Stove	1	2,570	2,056
	Totals:	121,237	96,987

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 184,275

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-064-00 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.

Property Address
5713 S MANITOU BLVD

Owner's Name/Address
WILSON ERIC S & CAROL L
7251 LOGAN LN
TRAVERSE CITY MI 49686

Tax Description
2020001132 L675 P892/02 2002 SPLIT FROM 790-062-00 LOT 64 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 457,288 TCV/TFA: 469.98

Building Permit(s)	Date	Number	Status
Mechanical	08/06/2020	PM20-0367	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	11/05/2020	INSPECTED
TPC	05/06/2018	INSPECTED
WAS	10/12/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	154.00	1.1892	0.7714	5000	100		229,327
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	229,327

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	114,700	113,900	228,600			89,313C
2024	80,000	116,400	196,400			86,628C
2023	75,000	108,400	183,400			82,503C
2022	80,000	92,900	172,900			78,575C

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*** 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
1950	0

Condition: Average

Room List

	Basement
4	1st Floor
2	2nd Floor
2	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: 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		Ord	X	Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 787 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

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)
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 +10
Effec. Age: 30
Floor Area: 973
Total Base New : 170,280 E.C.F.
Total Depr Cost: 119,190 X 1.900
Estimated T.C.V: 226,461

(16) Porches/Decks

Area	Type
64	WSEP (1 Story)
84	WCP (1 Story)
162	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:

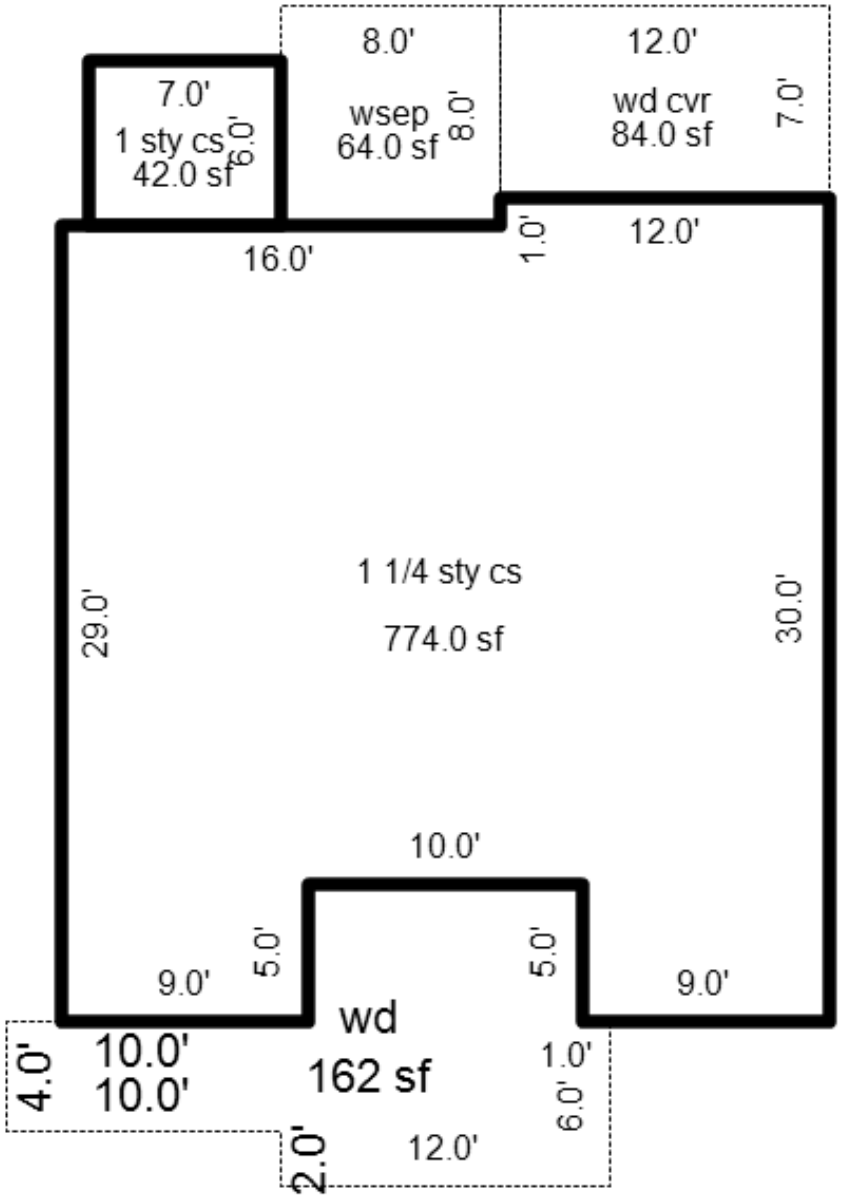
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 787 SF Floor Area = 973 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	744		
1 Story	Siding	Crawl Space	43		
			Total:	137,516	96,257

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,040
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Porches			
WSEP (1 Story)	64	4,341	3,039
WCP (1 Story)	84	4,395	3,076
Deck			
Treated Wood	162	3,632	2,542
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			
Interior 1 Story	1	5,376	3,763
	Totals:	170,280	119,190

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 226,461

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-065-00 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.
MINICK JOE C	BICHLER BETH ANN & HOCKIN	55,000	03/05/2009	WD	03-ARM'S LENGTH	2009 1004-569C	DEED	0.0

Property Address
5800 S LAKE ST

Owner's Name/Address
HOCKING PATRICIA & BICHLER BETH ANN
872 PUTNEY
BIRMINGHAM MI 48009

Taxpayer's Name/Address
BICHLER BETH ANN & HOCKING PATRICIA
2940 PIONEER CLUB DR
GRAND RAPIDS MI 49506

Tax Description
L175 P614/74 L263 P366 L462 P452/98 L307 P510-515/90 LOTS 65 & 67 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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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 #: 33
2025 Est TCV 639,103 TCV/TFA: 415.00

Building Permit(s)	Date	Number	Status
Plumbing	07/10/2006	PP06-0208	

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	10/24/2013	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	191.00	1.0000	0.8140	5000	100		407,011
100 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	407,011

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	203,500	116,100	319,600			94,302C
2024	137,100	106,300	243,400			91,467C
2023	128,600	99,000	227,600			87,112C
2022	92,500	88,500	181,000			82,964C

*** 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
1975	0

Condition: Average

Room List

	Basement
3	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
	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
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: 770 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

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 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Dishwasher
1	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(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: 1,540
Total Base New : 183,882 E.C.F.
Total Depr Cost: 119,522 X 1.900
Estimated T.C.V: 227,092

(16) Porches/Decks

Area	Type
108	CGEP (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:

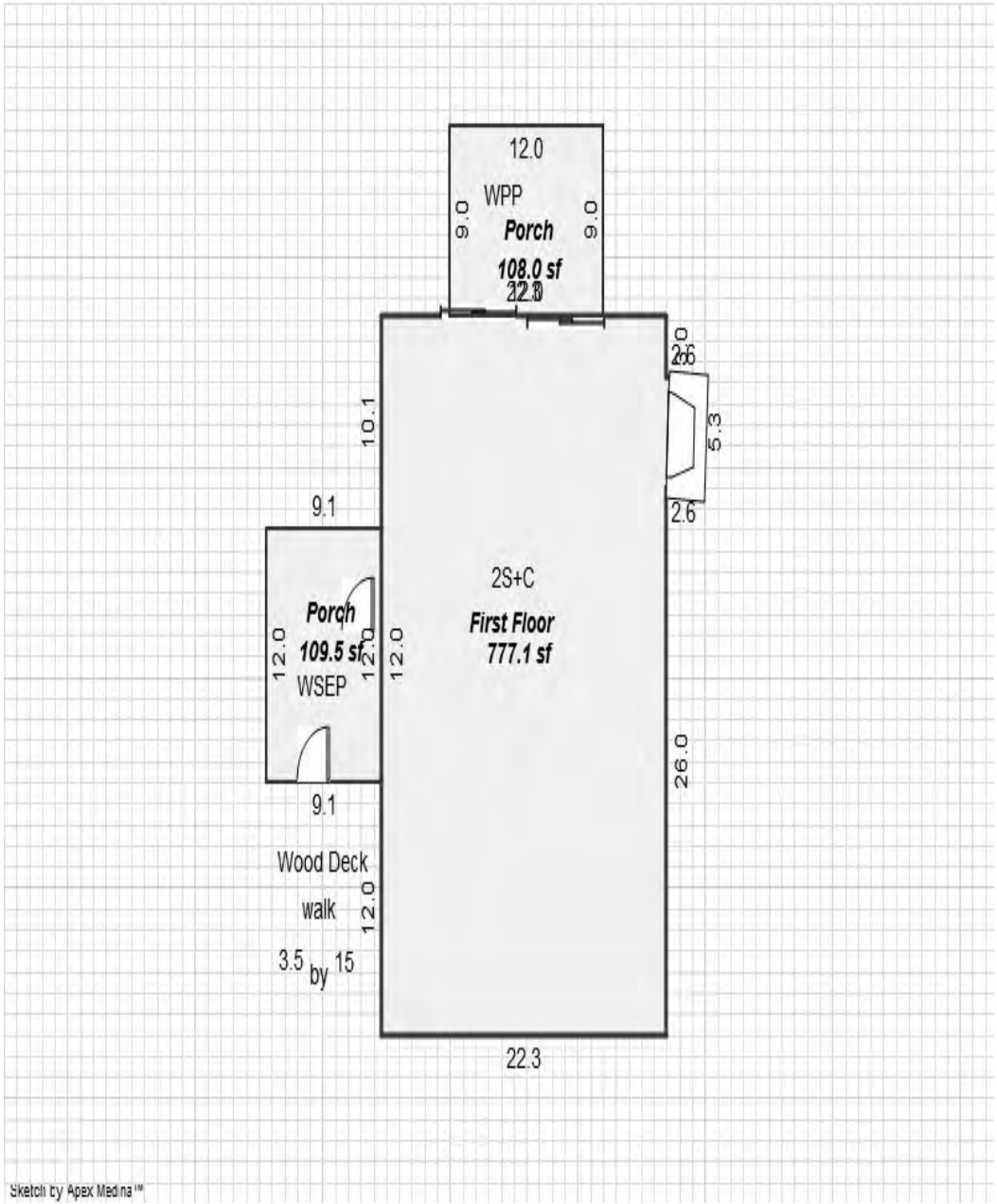
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 770 SF Floor Area = 1540 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	770		
			Total:	163,596	106,337
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,582	2,978
Water Well, 100 Feet			1	5,680	3,692
Porches					
CGEP (1 Story)			108	7,225	4,696
Built-Ins					
Appliance Allow.			1	1,947	1,266
Dishwasher			1	636	413
Garbage Disposal			1	216	140
			Totals:	183,882	119,522

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 227,092

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-066-00 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.
TRIS JOHN S & MARY S	KALTHOFF JOHN W & REBECCA	475,000	09/12/2019	WD	03-ARM'S LENGTH	2019005344	PROPERTY TRANSFER	100.0
THATCHER	TRIS	77,500	01/17/2001	WD	03-ARM'S LENGTH	566:906	PROPERTY TRANSFER	0.0

Property Address
5697 S MANITOU BLVD

Owner's Name/Address
KALTHOFF JOHN W & REBECCA L
665 NOTTINGHAM CT
CARMEL IN 46032

Tax Description
L328 P981/91 L566 P905 L566 P906/01 LOT 66 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 725,348 TCV/TFA: 421.71

Building Permit(s)	Date	Number	Status
Mechanical	10/02/2017	PM17-0597	
Mechanical	02/08/2007	PM07-0071	
Plumbing	02/08/2007	PP07-0026	
Electrical	01/03/2007	PE07-0006	

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	09/17/2019	INSPECTED
WAS	06/08/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	154.00	1.1892	0.7714	5000	100		229,327
50 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	229,327

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	114,700	248,000	362,700			284,559C
2024	80,000	253,200	333,200			276,003C
2023	75,000	235,800	310,800			262,860C
2022	80,000	209,300	289,300			250,343C

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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
2007	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: 860 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
	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
	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: 16
Floor Area: 1,720
Total Base New : 309,223 E.C.F.
Total Depr Cost: 259,748 X 1.900
Estimated T.C.V: 493,521

(16) Porches/Decks

Area	Type
192	WCP (1 Story)
192	WPP
124	Composite

(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 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 860 SF Floor Area = 1720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

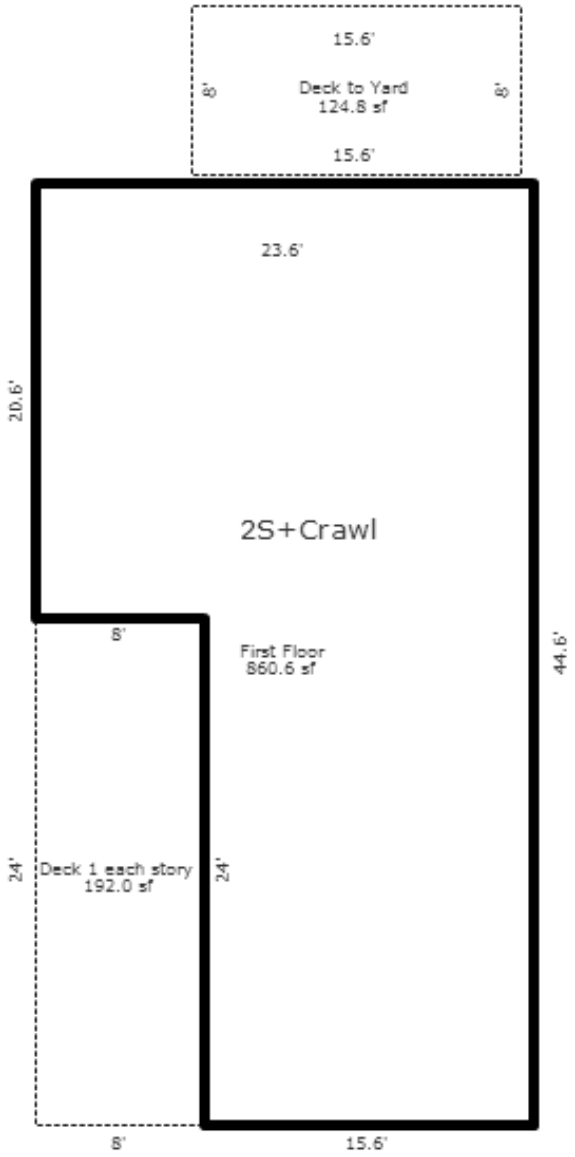
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	860		
			Total:	259,594	218,059

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,838
3 Fixture Bath	1	6,880	5,779
Water/Sewer			
2000 Gal Septic	1	11,146	9,363
Water Well, 100 Feet	1	6,289	5,283
Porches			
WCP (1 Story)	192	10,218	8,583
WPP	192	5,656	4,751
Built-Ins			
Appliance Allow.	1	4,003	3,363
Deck			
Composite	124	3,249	2,729
	Totals:	309,223	259,748

Notes:
ECF (4790 SLEEPING BEAR BEACH & SYLVAN SHORES PLATS) 1.900 => TCV: 493,521

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-068-00 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.
DEKORNE MARK A & HEIDI A	DEKORNE MARK A & HEIDI A	0	02/10/2020	WD	09-FAMILY	2020001115	PROPERTY TRANSFER	0.0
IVES ELIZABETH A	DEKORNE MARK A & HEIDI A	475,000	02/28/2018	WD	03-ARM'S LENGTH	1321P868	PROPERTY TRANSFER	100.0
IVES MARJORE A	IVES ELIZABETH A	0	10/20/2015	AFF	07-DEATH CERTIFICATE	1271P978	PROPERTY TRANSFER	0.0
IVES MARJORE A	IVES MARJORE A & ELIZABET	1	12/11/2012	QC	09-FAMILY	L1147P228	OTHER	0.0

Property Address

5685 S MANITOU BLVD

Owner's Name/Address

DEKORNE MARK A & HEIDI A
1050 SKYEVALE
ADA MI 49301

Tax Description

L283 P599 L377 P159-160/93 LOTS 68 & 70 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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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 #: 33
2025 Est TCV 811,402 TCV/TFA: 399.71

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	07/24/2013	L13 -126	100% FINIS
Mechanical	10/19/2011	PM11-0344	

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	03/30/2018	INSPECTED
TPC	05/04/2016	INSPECTED
WAS	10/22/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	154.00	1.0000	0.7714	5000	100		385,681
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	385,681

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	192,800	212,900	405,700			269,675C
2024	130,000	217,300	347,300			261,567C
2023	121,800	202,500	324,300			249,112C
2022	92,500	176,100	268,600			237,250C

*** 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
1970 REM	2016

Condition: Average

Room List

2	Basement
3	1st Floor
3	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
	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
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

(7) Excavation

Basement: 686 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

686	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

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
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: 35
Floor Area: 2,030
Total Base New : 342,680 E.C.F.
Total Depr Cost: 222,748 X 1.900
Estimated T.C.V: 423,221

(16) Porches/Decks

Area	Type
264	WSEP (1 Story)
194	Treated Wood
424	Treated Wood
48	Brzwy, FW

(17) Garage

Year Built: 1991
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 192
No Conc. Floor: 0

Bsmnt Garage:

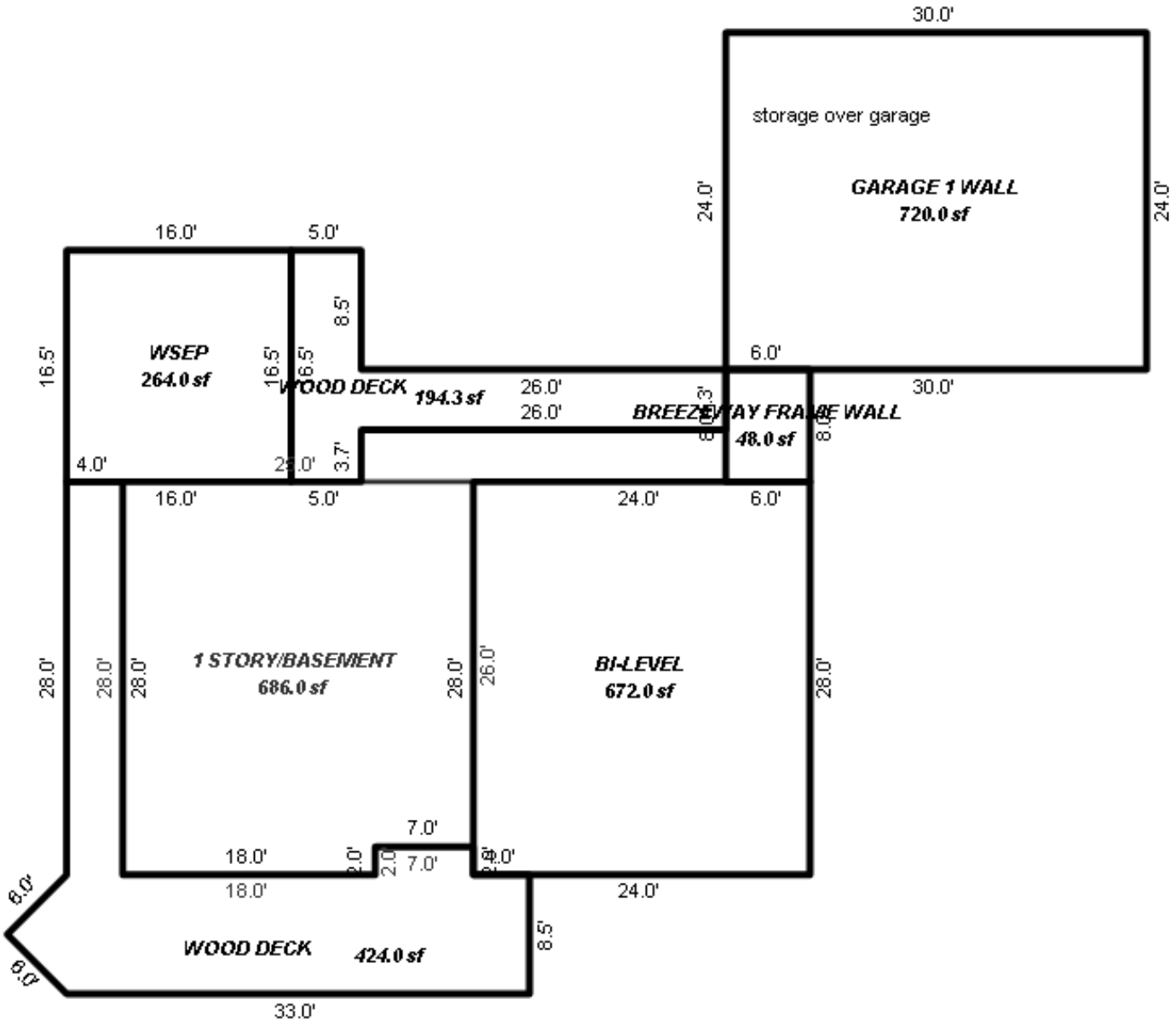
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C 10 Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1358 SF Floor Area = 2030 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	686		
Bi-Level	Siding	Bi-Lev.100%	672		
			Total:	246,169	160,014
Other Additions/Adjustments					
Recreation Room			686	13,356	8,681
Plumbing					
Average Fixture(s)			1	1,486	966
3 Fixture Bath			1	4,678	3,041
Water/Sewer					
1000 Gal Septic			1	4,899	3,184
Water Well, 50 Feet			1	2,705	1,758
Porches					
WSEP (1 Story)			264	12,598	8,189
Deck					
Treated Wood			194	4,084	2,655
Treated Wood			424	6,826	4,437
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			720	29,232	19,001
Storage Over Garage			192	2,657	1,727
Common Wall: 1 Wall			1	-2,705	-1,758
Door Opener			2	1,101	716
Built-Ins					
Appliance Allow.			2	5,572	3,622

<<<<< 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: 45-006-790-069-00 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.
AMBER BENJAMIN L & RACHAE	EVANS MARIANNE	385,000	12/30/2011	WD	03-ARM'S LENGTH	1109P51	PROPERTY TRANSFER	100.0
MACFARLANE	AMBER	48,750	10/10/1997	WD	03-ARM'S LENGTH	455:884	OTHER	0.0

Property Address

5784 S LAKE ST

Owner's Name/Address

EVANS MARIANNE
7149 PERSHING AVE
SAINT LOUIS MO 63130

Tax Description

L1109P51 Lot 69, Sleeping Bear Beach, according to the plat thereof, as recorded in Liber 2 of Plats, page 7. L280 P670 L428 P502/96 L428 P508-512/96 L455 P884/97 LOT 69 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 677,142 TCV/TFA: 376.61

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/16/2022	PB22-0333	100% FINIS
Electrical	06/29/2022	PE22-0418	100% FINIS
SOLAR	06/11/2022	LU22-11	100% FINIS
SOLAR	10/25/2021	LU21-46	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	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	50.00	191.00	1.1892	0.8140	5000	100	PROGRESSION	242,010

50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 242,010

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.52	160	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	121,000	217,600	338,600			242,168C
2024	84,400	199,000	283,400			234,887C
2023	79,100	185,500	264,600			223,702C
2022	75,000	163,000	238,000			213,050C

*** 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
1998	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	X	Large
	Avg.		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		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1089 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
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
	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: 1,798
Total Base New : 282,991 E.C.F.
Total Depr Cost: 226,385 X 1.900
Estimated T.C.V: 430,132

(16) Porches/Decks

Area	Type
332	WPP
306	Treated Wood

(17) Garage

Year Built: 1998
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: 260
% 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 C 10 Blt 1998
(11) Heating System: Forced Heat & Cool
Ground Area = 1089 SF Floor Area = 1798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	946		
1 Story	Siding	Crawl Space	143		
			Total:	235,230	188,177

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,486	1,189
3 Fixture Bath	1	4,678	3,742
Separate Shower	1	1,369	1,095
Water/Sewer			
1000 Gal Septic	1	4,899	3,919
Water Well, 100 Feet	1	5,849	4,679
Porches			
WPP	332	5,634	4,507
Deck			
Treated Wood	306	5,508	4,406
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	260	17,706	14,165
Common Wall: 1 Wall	1	-2,705	-2,164
Door Opener	1	550	440
Built-Ins			
Appliance Allow.	1	2,786	2,229
Local Cost Items			
SOLAR POWER <150KW	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: 45-006-790-071-00 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.
AMBER RACHAEL D	AMBER BENJAMIN	1	01/05/2024	QC	06-COURT JUDGEMENT	2024000161	DEED	0.0
MACFARLANE	AMBER	48,750	10/10/1997	WD	03-ARM'S LENGTH	455:883	OTHER	0.0

Property Address
5770 S LAKE ST

Owner's Name/Address
AMBER BENJAMIN
555 SOUTH WOODWARD UNIT 807
BIRMINGHAM MI 48009

Tax Description
L455 P883/97 LOT 71 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences
1732472$179,000 DOM31

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 630,931 TCV/TFA: 397.81

Building Permit(s)	Date	Number	Status
Mechanical	01/20/2015	PM15-0035	100% FINIS
Plumbing	01/20/2015	PP15-0010	100% FINIS
Res. Single Family Dwellin	12/03/2014	PB14-0463	100% FINIS
Mechanical	08/05/2014	PM14-0362	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	12/17/2015	INSPECTED
TPC	12/30/2014	INSPECTED
TPC	01/04/2014	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	WALK ALLY NORTH OF Value
A 100' @ 5000/	50.00	191.00	1.1892	0.8140	5000	100		242,010
50 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	242,010

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	121,000	194,500	315,500			193,485C
2024	84,400	181,700	266,100			187,668C
2023	79,100	169,300	248,400			178,732C
2022	75,000	153,300	228,300			170,221C

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*** 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
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: 1057 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	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)
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

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 1,586
Total Base New : 226,572 E.C.F.
Total Depr Cost: 203,906 X 1.900
Estimated T.C.V: 387,421

(16) Porches/Decks

Area	Type
54	WCP (1 Story)
28	WCP (1 Story)
10	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 2015
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1057 SF Floor Area = 1586 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

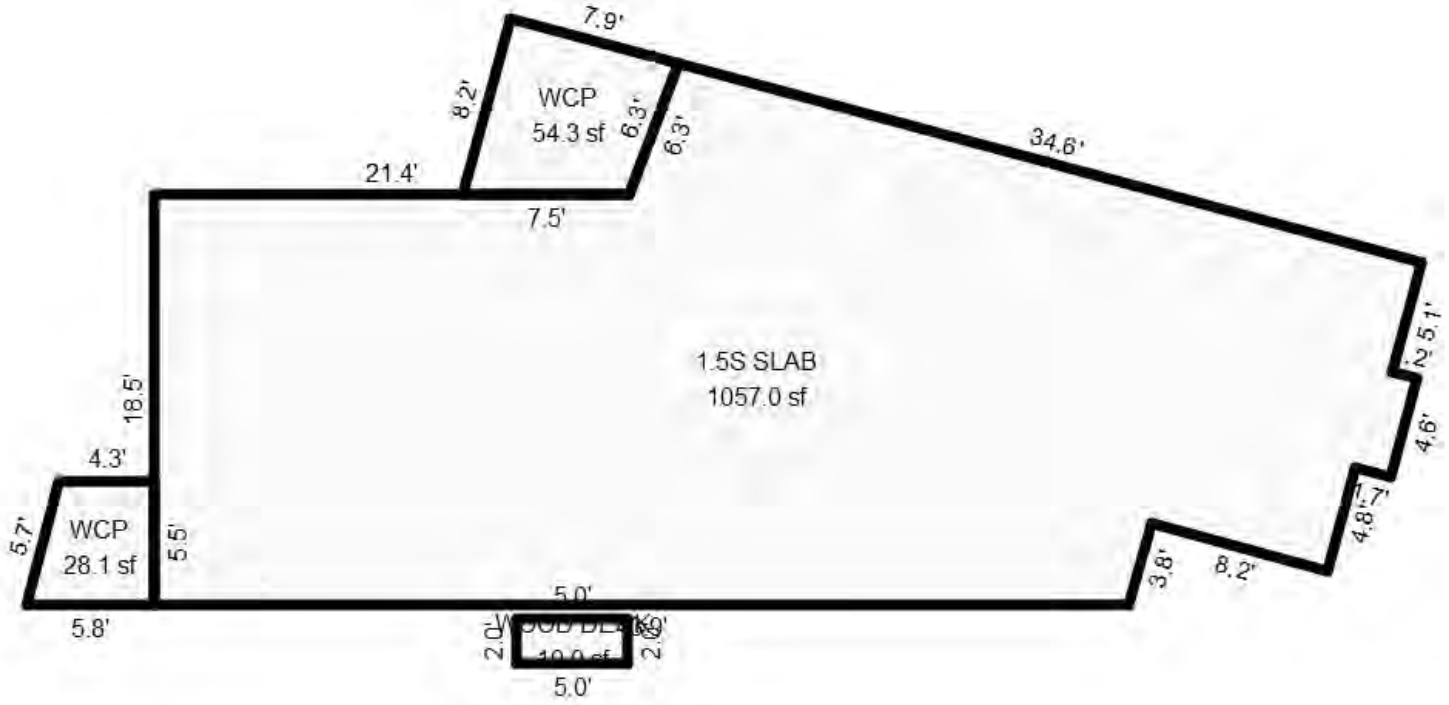
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,057		
			Total:	203,780	183,394

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,337
3 Fixture Bath	1	4,678	4,210
Water/Sewer			
1000 Gal Septic	1	4,899	4,409
Water Well, 100 Feet	1	5,849	5,264
Porches			
WCP (1 Story)	54	3,282	2,954
WCP (1 Story)	28	2,138	1,924
Deck			
Treated Wood	10	460	414
	Totals:	226,572	203,906

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 387,421

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-072-00 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.
WINOGRAD CAROL L TR	WINOGRAD LESLEY J & SHELL	250,000	11/15/2018	WD	09-FAMILY	1351P26	PROPERTY TRANSFER	100.0
VAVRA	WINOGRAD CAROL L TR	1,500,000	08/27/2010	QC	03-ARM'S LENGTH	2010 1058_634T	PROPERTY TRANSFER	100.0
VAVRA DONALD B TRUST	VAVRA	0	08/25/2010	QC	03-ARM'S LENGTH	2010 1058_625T	DEED	100.0
VAVRA DONALD B	VAVRA DONALD B TRUST	0	10/09/2008	WD	33-TO BE DETERMINED	2008 989/883WD	DEED	0.0

Property Address
5667 S MANITOU BLVD

Owner's Name/Address
WINOGRAD LESLEY J & SHELLEY L TRUST
7289 COLCHESTER LN
WEST BLOOMFIELD MI 48322

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 06/03/2021
MAP #: 33
2025 Est TCV 2,446,352 TCV/TFA: 1432.2

Building Permit(s)	Date	Number	Status
Electrical	08/17/2023	PE23-0564	100% FINIS
DECK/PORCH	07/31/2022	LU22-18	100% FINIS
Mechanical	12/23/2015	PM15-0703	100% FINIS
WELL/SEPTIC	10/30/2014	L14 - 239	100% FINIS

Tax Description
L199 P180 DC L463 P351 LOTS 72 73 & 74 EXC S 100 FT THEREOF PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

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	09/05/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/15/2017	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

PART OF 3 LOTS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 20000	100.00	230.00	0.8886	0.8320	20000	100		1,478,585
LK MI "A" 20000	53.99	230.00	0.8886	0.8320	20000	50	SURPLUS: PART OF LOT 399,	

154 Actual Front Feet, 0.81 Total Acres Total Est. Land Value = 1,877,729

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.25	149	50	1,285

Total Estimated Land Improvements True Cash Value = 1,285

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	938,900	284,300	1,223,200			895,052C
2024	845,000	279,600	1,124,600			868,140C
2023	751,100	210,300	961,400			826,800C
2022	605,500	174,500	780,000			780,000S

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*** 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	2018

Condition: Average

Room List

	Basement
4	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
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
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:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1240 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)
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
1	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,708
Total Base New : 300,180 E.C.F.
Total Depr Cost: 210,125 X 2.700
Estimated T.C.V: 567,338

(16) Porches/Decks

Area	Type
556	WPP
256	Treated Wood
60	Wood Balcony

(17) Garage

Year Built: 1978
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 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 C 10 Blt 1978
(11) Heating System: Forced Heat & Cool
Ground Area = 1240 SF Floor Area = 1708 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

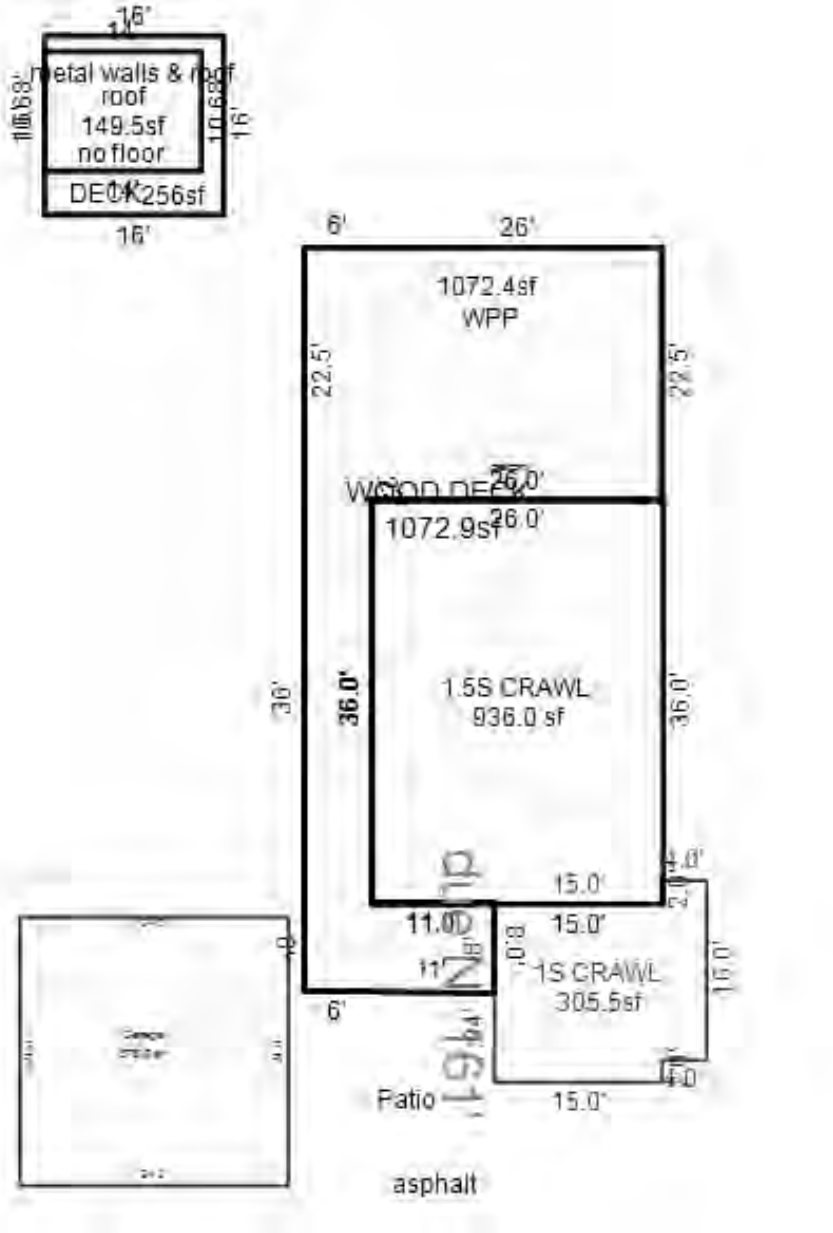
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	936		
1 Story	Siding	Crawl Space	304		
			Total:	227,568	159,298

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Porches			
WPP	556	9,369	6,558
Deck			
Treated Wood	256	4,902	3,431
Balcony			
Wood Balcony	60	2,462	1,723
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	24,981	17,487
Door Opener	1	550	385
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			
Exterior 2 Story	1	8,080	5,656

<<<<< 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: 45-006-790-072-50 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.
MYERS JOHN C & TERESA L	MYERS JOHN C & TERESA L	0	05/20/2019	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0

Property Address
5671 S MANITOU BLVD

Owner's Name/Address
MYERS JOHN C & TERESA L
PO BOX 349
GLEN ARBOR MI 49636

Tax Description
L348 P19 L528 P246/99 S 100 FT LOTS 72 73 & 74 PLAT OF SLEEPING BEAR BEACH SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 04/15/2020
MAP #: 33
2025 Est TCV 770,267 TCV/TFA: 309.59

Building Permit(s)	Date	Number	Status
Electrical	04/01/2024	PE24-0191	100% FINIS
Mechanical	08/10/2021	PM21-0653	100% FINIS
Electrical	06/08/2021	PE21-0360	100% FINIS
Mechanical	05/20/2021	PM21-0422	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/13/2022	INSPECTED
TPC	11/17/2021	INSPECTED
WAS	10/22/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	157.00	1.0000	0.7751	5000	100		387,545
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	387,545

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	193,800	191,300	385,100			241,331C
2024	130,600	210,300	340,900			234,075C
2023	122,400	195,900	318,300			222,929C
2022	154,100	194,900	349,000			210,314C

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*** 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
1992	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	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: 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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1872 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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Wood Stove
1	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 2,488
Total Base New : 307,868 E.C.F.
Total Depr Cost: 200,117 X 1.900
Estimated T.C.V: 380,222

(16) Porches/Decks

Area	Type
20	WPP
428	Treated Wood

(17) Garage

Year Built: 1992
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 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 CD Blt 1992
(11) Heating System: Forced Heat & Cool
Ground Area = 1872 SF Floor Area = 2488 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	1,232		
1 Story	Siding	Crawl Space	640		
			Total:	254,573	165,473

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,238	805
3 Fixture Bath	2	7,775	5,054
Water/Sewer			
1000 Gal Septic	1	4,582	2,978
Water Well, 100 Feet	1	5,680	3,692
Deck			
Treated Wood	428	6,711	4,362
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	22,401	14,561
Common Wall: 1 Wall	1	-2,529	-1,644
Door Opener	1	489	318
Built-Ins			
Appliance Allow.	1	1,947	1,266
Fireplaces			
Wood Stove	1	2,164	1,407
Direct-Vented Gas	1	2,164	1,407
Porches			
WPP	20	672	437

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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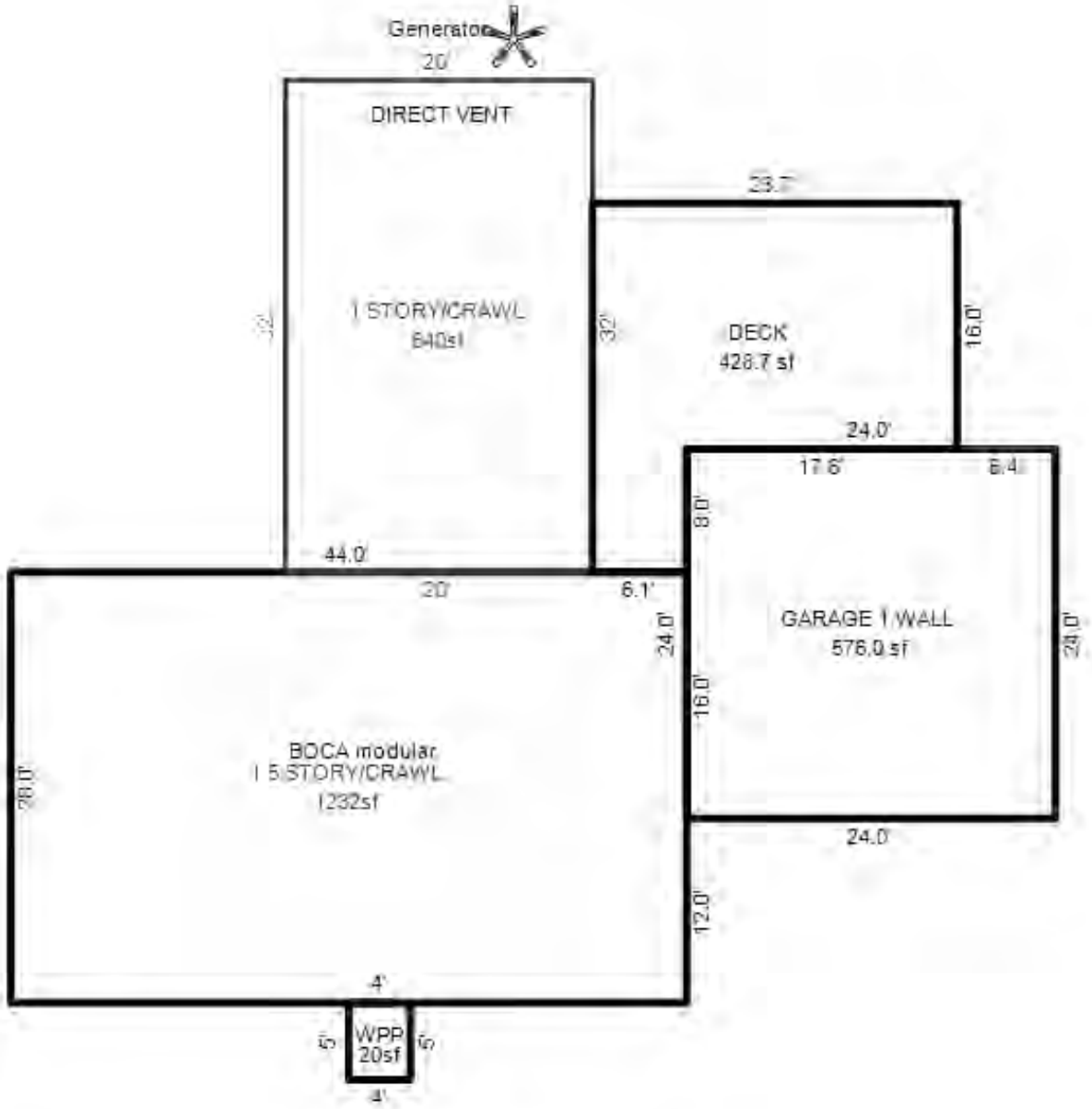

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-790-075-00 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 MILLER BARBARA K	STONES THROW GLEN ARBOR L	0	05/07/2021	QC	09-FAMILY	2021003859	PROPERTY TRANSFER	0.0
FELDMAN MARK & JAMI	YOUNG MILLER BARBARA K	340,000	08/29/2014	WD	03-ARM'S LENGTH	1207P484	PROPERTY TRANSFER	100.0
PNC BANK, NATIONAL ASSOCI	FELDMAN MARK & JAMI	250,000	08/05/2011	CD	11-FROM LENDING INSTITUT	2011 1096-451	PROPERTY TRANSFER	100.0
KEGLER CATHERINE ANN LIVI	PNC BANK, NATIONAL ASSOCI	270,578	01/03/2011	SD	10-FORECLOSURE	2010 1060-380S	PROPERTY TRANSFER	100.0

Property Address

5766 S LAKE ST

Owner's Name/Address

STONES THROW GLEN ARBOR LLC
10107 OAK TRAIL RD
FORT WAYNE IN 46825

Tax Description

L175 P724/74 L596 P720/01 L601 P603/01 L760 P801&820/03 LOT 75 PLAT OF SLEEPING BEAR BEACH. SEC 22 T29N R14W.

Comments/Influences

2007 MLS $450,000

Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 522,308 TCV/TFA: 403.02

Building Permit(s)	Date	Number	Status
Electrical	02/18/2020	PE20-0070	100% FINIS
Res. Porch/Deck	12/27/2019	PB19-0578	100% FINIS
COVERED PORCH	11/20/2019	LU19-41	100% FINIS
Plumbing	06/20/2005	PP05-0206	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
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/05/2020	INSPECTED
WAS	02/13/2011	INSPECTED
WAS	07/14/2007	APPRAISAL

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	38.00	191.00	1.2737	0.8140	5000	100		196,990
38 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	196,990

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	98,500	162,700	261,200			187,946C
2024	69,700	148,700	218,400			182,295C
2023	65,300	138,600	203,900			173,615C
2022	66,000	121,700	187,700			165,348C

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*** 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
1992 201	2020

Condition: Average

Room List

	Basement
3	1st Floor
3	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	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:

(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		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 648 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)
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 +5
Effec. Age: 15
Floor Area: 1,296
Total Base New : 199,894 E.C.F.
Total Depr Cost: 169,904 X 1.900
Estimated T.C.V: 322,818

(16) Porches/Decks

Area	Type
166	WCP (1 Story)
130	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:

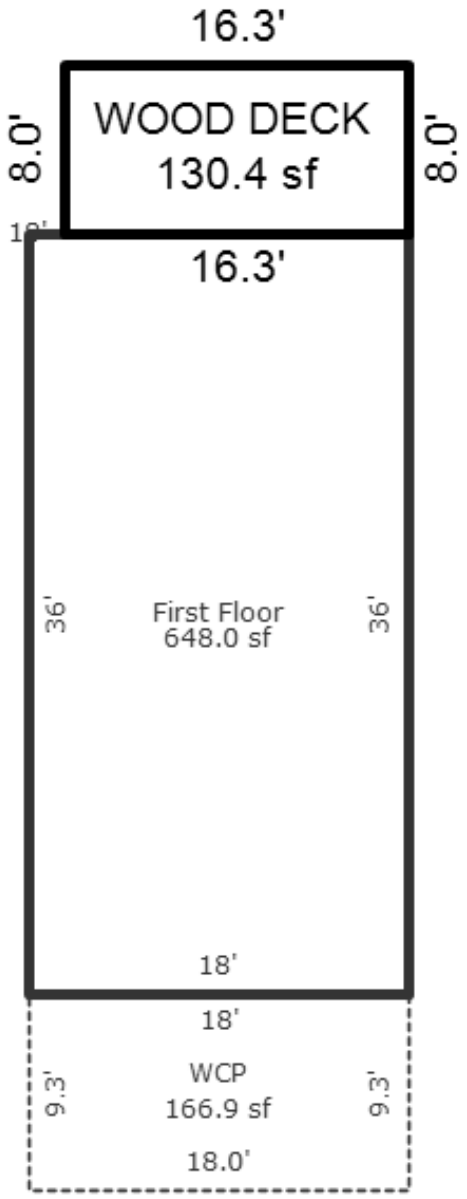
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1992
(11) Heating System: Forced Heat & Cool
Ground Area = 648 SF Floor Area = 1296 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	Crawl Space	648		
			Total:	169,925	144,430
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			1	4,678	3,976
Water/Sewer					
1000 Gal Septic			1	4,899	4,164
Water Well, 100 Feet			1	5,849	4,972
Porches					
WCP (1 Story)			166	7,128	6,059
Deck					
Treated Wood			130	3,143	2,672
Built-Ins					
Appliance Allow.			1	2,786	2,368
			Totals:	199,894	169,904

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 322,818

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***