Parcel Number: 45-006-795-001-00 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.
CLAEYS JEROME J III & BAR	ROBINSON PATRICIA G TRUST	1,300,000	10/10/2014	WD	03-ARM'S LENGTH	1211P446	PROPERTY TRANSFER	100.0
LOTZ	CLAEYS	575,000	04/27/1991	WD	03-ARM'S LENGTH	323:14	PROPERTY TRANSFER	0.0

Property Address

1 SOUTH BEACH

Owner's Name/Address

ROBINSON PATRICIA G TRUST
9500 BREITHAUPT RD
TRAVERSE CITY MI 49684

Tax Description

L271 P277 L323 P14/91 UNIT 1 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

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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 #: 30,38
2025 Est TCV 1,903,946 TCV/TFA: 414.98

Building Permit(s)	Date	Number	Status
Mechanical	11/23/2021	PM21-0999	100% FINIS
Plumbing	11/23/2021	PP21-0366	100% FINIS
Electrical	11/09/2021	PE21-0809	100% FINIS
Res. Add/Alter/Repair	09/24/2021	PB21-0447	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	07/13/2022	INSPECTED
TPC	10/15/2014	INSPECTED
TPC	03/28/2012	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >4000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	722,000	952,000			724,415C
2024	220,000	705,100	925,100			702,634C
2023	105,000	730,400	835,400			669,176C
2022	105,000	665,400	770,400			617,978C

*** 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
1984 201	2022

Condition: Average

Room List

	Basement
4	1st Floor
3	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1771 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 18
Floor Area: 4,588
Total Base New : 568,022 E.C.F.
Total Depr Cost: 465,789 X 3.100
Estimated T.C.V: 1,443,946

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1771 SF Floor Area = 4588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	1,771		
1 Story	Siding	Overhang	160		
			Total:	518,566	425,237

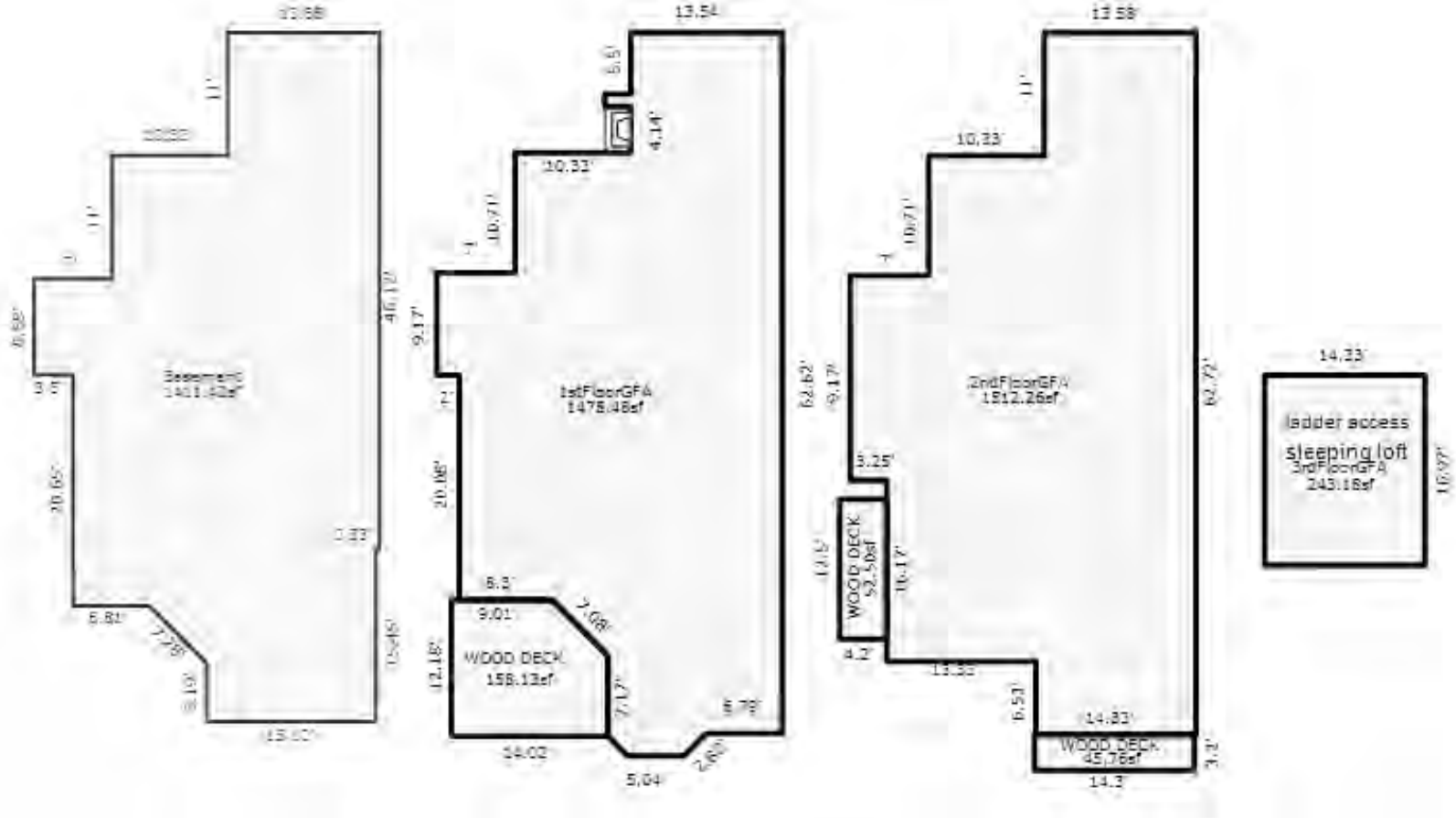
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,794
3 Fixture Bath	2	13,760	11,283
2 Fixture Bath	1	4,610	3,780
Deck			
Treated Wood	84	2,487	2,039
Water/Sewer			
Public Water	1	1,927	1,580
Public Sewer	1	1,927	1,580
Built-Ins			
Appliance Allow.	1	4,003	3,282
Fireplaces			
Interior 2 Story	1	8,554	7,014
Lump Sum Items			
END UNIT FOUR LEVELS		10,000	8,200
	Totals:	568,022	465,789

Notes: 10/15/15 THIS UNIT WITH LADDER ACCESS LOFT APROX 160SQFT, (BUILT INTO COMMO
END UNIT G,4 LEVELS: B,1,2,3
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 1,443,946

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

BUILDING 1



UNIT 1

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

Parcel Number: 45-006-795-002-00 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.
LEPPIEN	BUCHANAN	313,963	03/06/1992	WD	03-ARM'S LENGTH	337:791	OTHER	0.0

Property Address
2 SOUTH BEACH

Owner's Name/Address
BUCHANAN JOAN B TRUST
101 E SCRIPPS RD APT 216
LAKE ORION MI 48360

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,194,355 TCV/TFA: 555.00

Building Permit(s)	Date	Number	Status
Mechanical	08/01/2012	PM12-0287	

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description
L245 P559 L280 P397 L337 P791 L531 P114 UNIT 2 SOUTH BEACH CONDOMINIUMACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	230,000	367,200	597,200			267,120C
2024	210,000	326,500	536,500			259,089C
2023	90,000	337,800	427,800			246,752C
2022	90,000	315,500	405,500			235,002C

Who	When	What
TPC	01/11/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1076 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,152
Total Base New : 315,855 E.C.F.
Total Depr Cost: 236,889 X 3.100
Estimated T.C.V: 734,355

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1076 SF Floor Area = 2152 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	1,076		
			Total:	281,009	210,756
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	315,855	236,889

Notes: UNIT TYPE C 2S LEVELS:B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 734,355

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

Parcel Number: 45-006-795-003-00 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.
JOHNSON MARK & MARILYN	JOHNSON MARK & MARILYN TR	0	07/08/2024	QC	09-FAMILY	2024003196	DEED	0.0
SOUTH BEACH 3 LLC	JOHNSON MARK & MARILYN	795,000	07/08/2024	WD	03-ARM'S LENGTH	2024003194	PROPERTY TRANSFER	100.0
ROCHOW DANIEL J TRUST	ROCHOW TODD R & JOHN D TR	0	11/01/2009	PTA	33-TO BE DETERMINED	2009 PTA	DEED	0.0
ROCHOW DANIEL J TRUST	SOUTH BEACH 3 LLC	0	11/01/2009	PTA	21-NOT USED/OTHER	2009 PTA 1	DEED	0.0

Property Address

3 SOUTH BEACH

Owner's Name/Address

JOHNSON MARK & MARILYN TRUST
4747 JADESTONE DR
WILLIAMSTON MI 48895

Tax Description

L311 P97 L327 P424 L380 P117-118/94 L558 P461 L831 P95/04 UNIT 3 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

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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 #: 30,38

2025 Est TCV 793,226 TCV/TFA: 739.26

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	07/08/2024	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	239,100	396,600			396,600S
2024	140,000	199,300	339,300			235,466C
2023	50,000	206,200	256,200			224,254C
2022	50,000	192,600	242,600			213,576C

*** 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
1984	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: 1073 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 1,073
Total Base New : 192,833 E.C.F.
Total Depr Cost: 154,266 X 3.100
Estimated T.C.V: 478,226

(16) Porches/Decks

Area	Type
84	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:

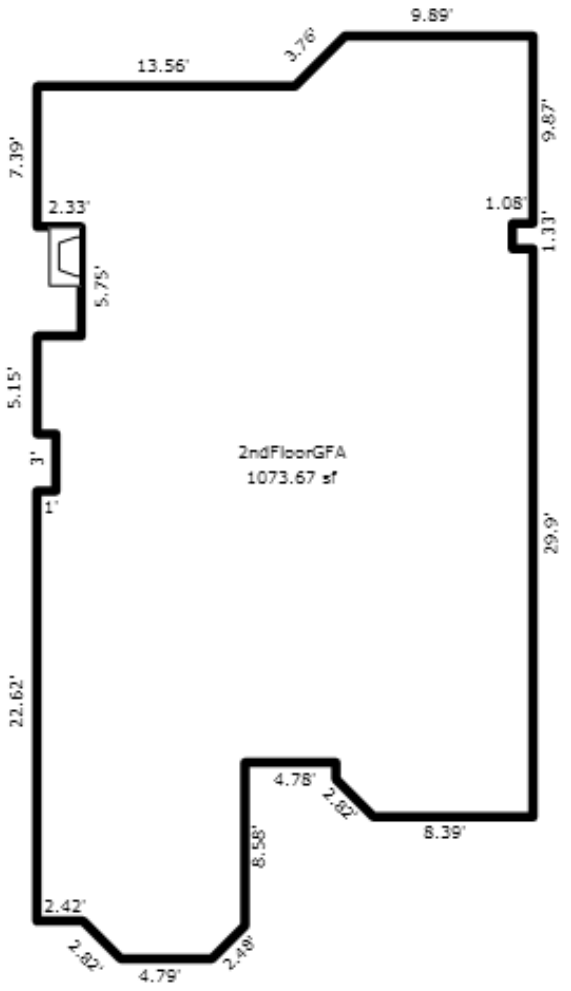
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1073 SF Floor Area = 1073 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,073		
			Total:	164,867	131,893
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			84	2,487	1,990
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:	192,833	154,266

Notes: 1 STRY D 2ND LEVEL
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 478,226

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

BUILDING 1



UNIT 3

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

Parcel Number: 45-006-795-004-00 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.
TOMLINSON LORI A	STAUB GARY W & SUSAN K	825,000	09/24/2003	WD	03-ARM'S LENGTH	766:616	OTHER	100.0
CARPENTER	TOMLINSON	252,000	09/06/1990	WD	03-ARM'S LENGTH	315:118	OTHER	0.0

Property Address
4 SOUTH BEACH

Owner's Name/Address
STAUB GARY W & SUSAN K
5210 TURTLE POINT DR
ANN ARBOR MI 48105

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,013,769 TCV/TFA: 686.84

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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
L245 P632 L315 P118&119 L318 P647/90 L766 P616/03 UNIT 4 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	276,900	506,900			348,257C
2024	180,000	246,200	426,200			337,786C
2023	100,000	254,700	354,700			321,701C
2022	100,000	237,900	337,900			306,382C

Who	When	What
TPC	09/14/2017	INSPECTED
TPC	03/28/2012	INSPECTED
WAS	01/10/2010	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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
1	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 238,182 E.C.F.
Total Depr Cost: 178,635 X 3.100
Estimated T.C.V: 553,769

(16) Porches/Decks

Area	Type
84	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:

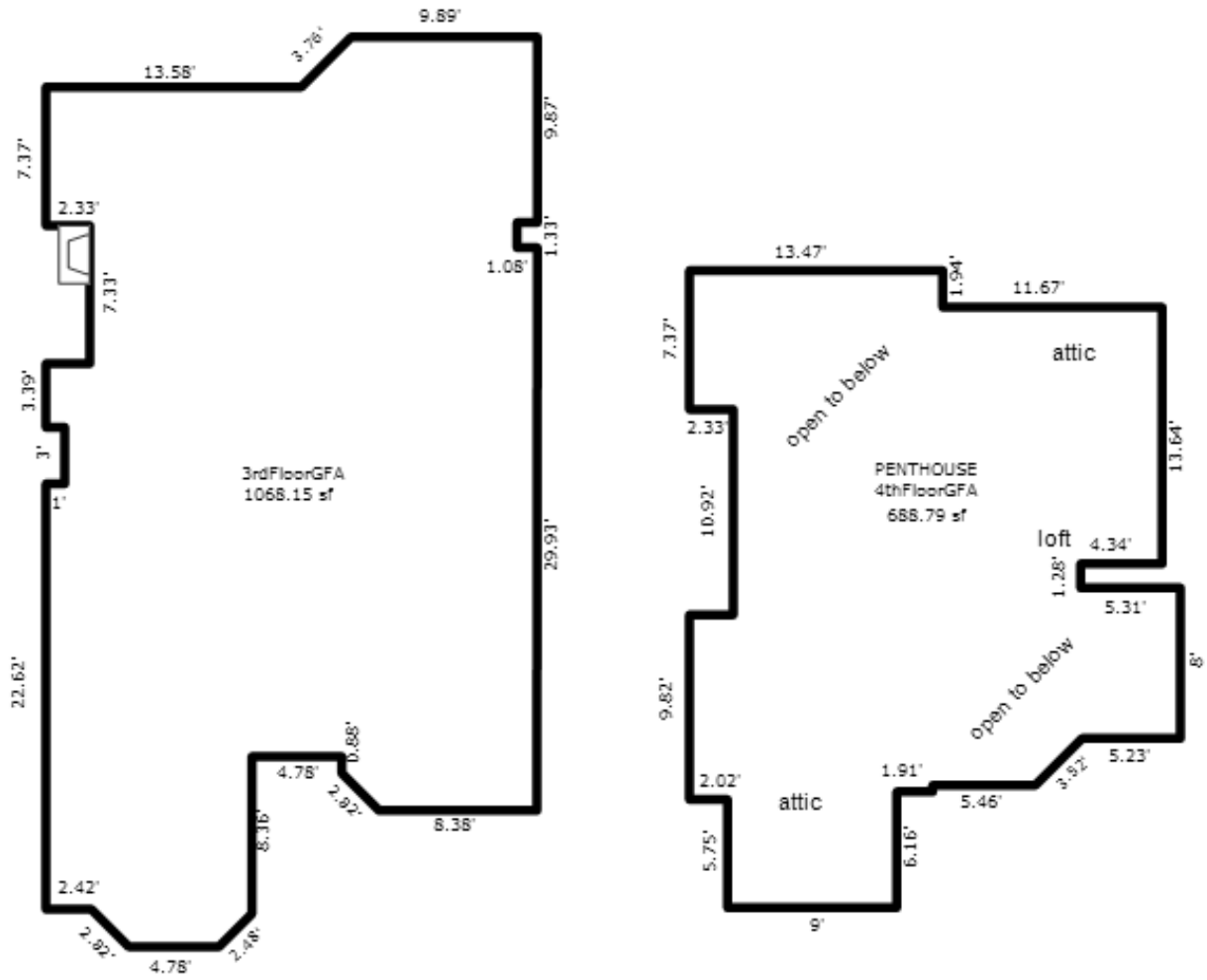
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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
Security System			1	7,959	5,969
Fireplaces					
Interior 2 Story			1	8,554	6,415
			Totals:	238,182	178,635

Notes: 2 STRY LEVELS 3 & PENTHOUSE
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 553,769

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

BUILDING 1



UNIT 4

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

Parcel Number: 45-006-795-005-00 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.
MCPHERSON R D & BISDEE JO	MCPHERSON ROBERT D & MARY	10	01/25/2019	WD	09-FAMILY	2019006005	OTHER	0.0
BROWN MARK A & ZELDA J	MCPHERSON R D & BISDEE JO	1	10/02/1987	WD	09-FAMILY	281P303	DEED	0.0

Property Address
5 SOUTH BEACH

Owner's Name/Address
MCPHERSON ROBERT D & MARY ANN
11310 CATHERINES MINE CIR
CHARLOTTE NC 28277

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,192,285 TCV/TFA: 556.10

Building Permit(s)	Date	Number	Status
Mechanical	08/01/2012	PM12-0290	

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description
L245 P565 L281 P303/87 UNIT 5 SOUTH BEACH CONDOMINIUM REC ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON [illegible]EMENTS AS [illegible] AND AS [illegible]LIC ACTS OF [illegible] T29N R14W.

[illegible]3 & 1ST

[illegible] LEVEL 1074

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	03/28/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	366,100	596,100			267,120C
2024	210,000	325,600	535,600			259,089C
2023	90,000	336,900	426,900			246,752C
2022	90,000	314,600	404,600			235,002C

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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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1072 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,144
Total Base New : 314,965 E.C.F.
Total Depr Cost: 236,221 X 3.100
Estimated T.C.V: 732,285

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1072 SF Floor Area = 2144 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	1,072		
			Total:	280,119	210,088
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	314,965	236,221

Notes: UNIT TYPE C LEVELS B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 732,285

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

Parcel Number: 45-006-795-006-00 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.
MUZZIN HELEN E TRUST	MUZZIN CHRISTOPHER& ADAMS	500,000	08/15/2022	WD	03-ARM'S LENGTH	2022004660	PROPERTY TRANSFER	100.0
CLUNEY	MUZZIN	500,000	11/05/2001	WD	03-ARM'S LENGTH	612:114	PROPERTY TRANSFER	0.0

Property Address

6 SOUTH BEACH

Owner's Name/Address

MUZZIN CHRISTOPHER& ADAMS CHRISTINE
17162 BELL CREEK LN
LIVONIA MI 48152

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 763,922 TCV/TFA: 710.63

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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

L348 P797/92 L610 P384/01 L612 P114/01 UNIT 6 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON EMENTS AS AND AS LIC ACTS OF T29N R14W.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,500	382,000			277,674C
2024	140,000	199,600	339,600			269,325C
2023	50,000	206,500	256,500			256,500S
2022	50,000	192,900	242,900			201,665C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	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: 1075 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,075
Total Base New : 193,089 E.C.F.
Total Depr Cost: 144,814 X 3.100
Estimated T.C.V: 448,922

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1075 SF Floor Area = 1075 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	1,075		
			Total:	165,123	123,841
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	193,089	144,814

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,922

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

Parcel Number: 45-006-795-007-00 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.
JACE INVESTMET PROPERTIES	THE NVR TRUST	1,050,000	07/31/2024	WD	03-ARM'S LENGTH	2024003793	REALTOR	100.0
BUNCE FAMILY LLC	JACE INVESTMET PROPERTIES	722,500	10/01/2020	WD	03-ARM'S LENGTH	2020006425	PROPERTY TRANSFER	100.0
BUNCE JACK D & BUNCE SARA	BUNCE FAMILY LLC	1	12/14/2012	QC	09-FAMILY	148P722	DEED	0.0

Property Address
7 SOUTH BEACH

Owner's Name/Address
THE NVR TRUST
2086 MERSHON DR
ANN ARBOR MI 48103

Tax Description
L279 P368 L305 P91-92 L413 P74/95 L751 P307/03 UNIT 7 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

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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 #: 30,38
2025 Est TCV 995,265 TCV/TFA: 674.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

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

Who	When	What
TPC	07/30/2024	INSPECTED
TPC	09/05/2020	INSPECTED
TPC	09/14/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			497,600S
2024	180,000	238,000	418,000			331,072C
2023	100,000	246,200	346,200			315,307C
2022	100,000	229,900	329,900			300,293C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

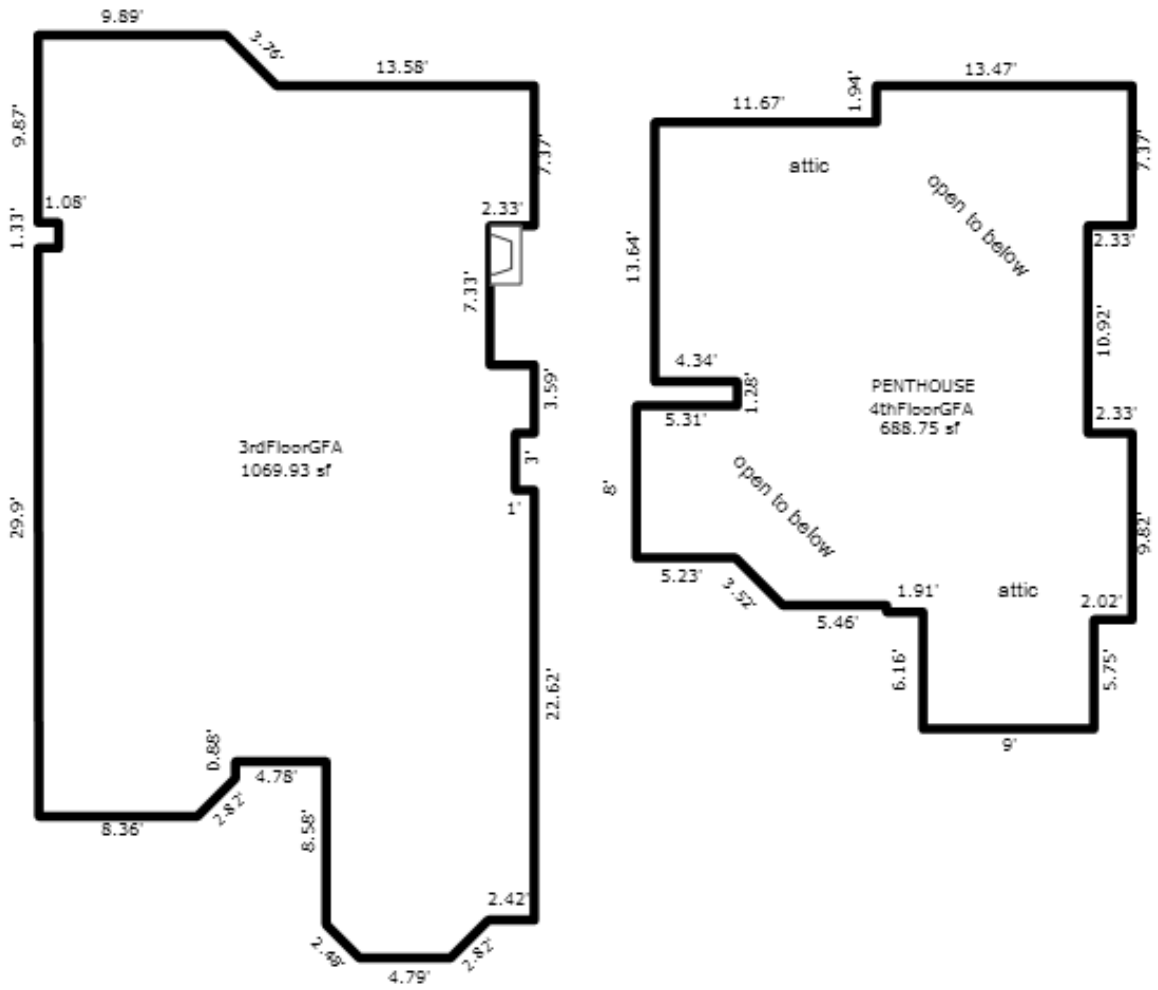
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.5 STORY UPPER E 3RD&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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

BUILDING 1



UNIT 7

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

Parcel Number: 45-006-795-008-00 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.
MCNIER LINDA K	MCNIER LINDA K TRUST	0	12/27/2018	QC	09-FAMILY	1349P558	DEED	0.0
MURPHY EMILY K REV LIVING	MCNIER LINDA K	670,000	10/04/2013	WD	03-ARM'S LENGTH	1180P491	PROPERTY TRANSFER	100.0
MURPHY EMILY KAY WIDOW	MURPHY EMILY KAY ESTATE	0	03/02/2011	AFF	07-DEATH CERTIFICATE	1180P484 DC	OTHER	100.0
CONTINENTAL REAL ESTATE E	MURPHY THOMAS N & EMILY K	164,586	05/31/1984	WD	03-ARM'S LENGTH	246P626	DEED	0.0

Property Address

8 SOUTH BEACH

Owner's Name/Address

MCNIER LINDA K TRUST
8600 SUMMERFELDT RD
SAGINAW MI 48609

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,326,537 TCV/TFA: 522.67

Building Permit(s)	Date	Number	Status
Commercial, Add/Alter/Repa	03/26/2019	PB19-0054	100% FINIS
Mechanical	03/26/2019	PM19-0209	100% FINIS
Electrical	03/05/2019	PE19-0091	100% FINIS
Mechanical	02/14/2019	PM19-0113	100% FINIS

Tax Description

L246 P626/84 UNIT 8 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

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 H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1	Units460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	433,300	663,300			451,476C
2024	210,000	385,300	595,300			437,902C
2023	90,000	398,600	488,600			417,050C
2022	90,000	372,200	462,200			397,191C

Who	When	What
TPC	08/26/2019	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1269 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,538
Total Base New : 372,708 E.C.F.
Total Depr Cost: 279,528 X 3.100
Estimated T.C.V: 866,537

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 1269 SF Floor Area = 2538 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	1,269		
			Total:	337,862	253,395
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	372,708	279,528

Notes: 2 STRY END LEVELS B & 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 866,537

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

Parcel Number: 45-006-795-009-00 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.
MCCLURE DOUGLAS & CATHERI	LAUINGER PAUL M & MARGARE	800,000	08/31/2018	WD	03-ARM'S LENGTH	1339P458	PROPERTY TRANSFER	100.0
GORDON S AMY TRUST	MCCLURE DOUGLAS & CATHERI	835,000	05/01/2017	WD	03-ARM'S LENGTH	1293P895	PROPERTY TRANSFER	100.0
TUSCHMAN THOMAS E	GORDON S AMY TRUST	943,333	05/20/2008	WD	03-ARM'S LENGTH	980/988	PROPERTY TRANSFER	100.0
TUSCHMAN THOMAS E	TUSCHMAN CHELSEA L	317,190	03/04/2008	WD	03-ARM'S LENGTH	970/310	DEED	0.0

Property Address

9 SOUTH BEACH

Owner's Name/Address

LAUINGER PAUL M & MARGARET
6000 BARCLAY DR
BRIGHTON MI 48116

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,328,630 TCV/TFA: 538.78

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L249 P860 L453 P977 L525 P426 L530 P626 UNIT 9 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON [illegible]EMENTS AS [illegible] AND AS [illegible]LIC ACTS OF [illegible] T29N R14W.

[illegible]H THIS END

[illegible]0 SQ FT =

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	434,300	664,300			468,969C
2024	210,000	386,300	596,300			454,869C
2023	90,000	399,600	489,600			433,209C
2022	90,000	373,200	463,200			412,580C

Who	When	What
TPC	09/13/2018	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1233 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,466
Total Base New : 350,254 E.C.F.
Total Depr Cost: 280,203 X 3.100
Estimated T.C.V: 868,630

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1233 SF Floor Area = 2466 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	1,233		
			Total:	315,408	252,326
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	350,254	280,203

Notes: 2STRY END UPPER
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 868,630

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

Parcel Number: 45-006-795-010-00 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.
FISCHHOFF DAVID A & KATHL	FISCHHOFF DAVID TRUST &	0	10/31/2018	WD	09-FAMILY	1345P987	PROPERTY TRANSFER	0.0
WOLF PROPERTIES LLC	FISCHHOFF DAVID A & KATHL	920,000	09/19/2016	WD	03-ARM'S LENGTH	1273P69	PROPERTY TRANSFER	100.0
WOLF TIMOTHY V & MARY M	WOLF MICHIGAN PROPERTIES	1	05/23/2011	WD	03-ARM'S LENGTH	1087-666	PROPERTY TRANSFER	0.0
BURTON ALEXANDRIA REVOCAB	WOLF TIMOTHY V & MARY M	1,080,000	01/04/2008	WD	03-ARM'S LENGTH	964/836	DEED	100.0

Property Address
10 SOUTH BEACH

Owner's Name/Address
FISCHHOFF DAVID TRUST &
FISCHHOFF KATHLEEN TRUST
8253 PARKSIDE DR APT 2A
CLAYTON MO 63105-1656

Tax Description
L246 P851 L347 P438 L401 P153 UNREC DC L736 P50/03 L893 P29/06 UNIT 10 SOUTH BEACH CONDOMINIUM REC IN L243 P1-74 AND AMENDMENTS THERETO, AND AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 5, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED.SECS 22 & 23 T29N

FL 1288 SQ

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,490,683 TCV/TFA: 515.45

Building Permit(s)	Date	Number	Status
MECHANICAL	11/20/2003	PM03-0910	
MECHANICAL	11/13/2003	PM03-0866	

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 H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	515,300	745,300			539,537C
2024	210,000	458,100	668,100			523,315C
2023	90,000	474,800	564,800			498,396C
2022	90,000	444,500	534,500			474,663C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	2006

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1446 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
1	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,892
Total Base New : 415,599 E.C.F.
Total Depr Cost: 332,478 X 3.100
Estimated T.C.V: 1,030,683

(16) Porches/Decks

Area	Type
200	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1446 SF Floor Area = 2892 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	1,446		
			Total:	360,837	288,669
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			200	4,444	3,555
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
Security System			1	7,959	6,367
Fireplaces					
Interior 2 Story			1	8,554	6,843
Lump Sum Items					
SOUTH END UNIT				10,000	8,000
			Totals:	415,599	332,478

Notes: 2 STRY END LOWER.
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 1,030,683

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

Parcel Number: 45-006-795-011-00 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.
BURSTEIN PAUL D & SHARON	BURSTEIN PAUL D & SHARON	0	04/05/2021	WD	09-FAMILY	2021003089	DEED	0.0
CROUCH CELESTE M & CHARLE	BURSTEIN PAUL D & SHARON	835,000	09/12/2014	WD	03-ARM'S LENGTH	1209P102	PROPERTY TRANSFER	100.0
CROUCH CELESTE M & CHARLE		0	07/30/2010	OTH	33-TO BE DETERMINED	2010 1055_416	DEED	0.0
HIGGINS	CROUCH	695,000	08/27/2001	WD	03-ARM'S LENGTH	597:898	PROPERTY TRANSFER	0.0

Property Address

11 SOUTH BEACH

Owner's Name/Address

BURSTEIN PAUL D & SHARON L
2634 W LAKE PARK COURT
THIENSVILLE WI 53092

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,465,662 TCV/TFA: 507.15

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L248 P919/84 L597 P898/01 UNIT 11 SOUTH BEACH CONDOMINUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	502,800	732,800			490,374C
2024	210,000	447,000	657,000			475,630C
2023	90,000	463,200	553,200			452,981C
2022	90,000	433,800	523,800			431,411C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	2010

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1445 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,890
Total Base New : 405,510 E.C.F.
Total Depr Cost: 324,407 X 3.100
Estimated T.C.V: 1,005,662

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1445 SF Floor Area = 2890 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	1,445		
			Total:	360,664	288,530
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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
Lump Sum Items					
END UNIT UPPER				10,000	8,000
			Totals:	405,510	324,407

Notes: 2STRY END UPPER
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 1,005,662

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

Parcel Number: 45-006-795-012-00 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.
COLE GRETCHEN B TRUST	COLE-MISCH SARA A	1	02/21/2024	WD	09-FAMILY	2024001484	PROPERTY TRANSFER	0.0

Property Address

12 SOUTH BEACH

Owner's Name/Address

COLE-MISCH SARA A
6125 WORLINGTON
BLOOMFIELD HILLS MI 48301

Tax Description

L247 P604 L260 P83 L444 P135 L455 P997 UNIT 12 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

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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 #: 30,38

2025 Est TCV 1,194,355 TCV/TFA: 555.00

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

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	367,200	597,200			267,120C
2024	210,000	326,500	536,500			259,089C
2023	90,000	337,800	427,800			246,752C
2022	90,000	315,500	405,500			235,002C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1076 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,152
Total Base New : 315,855 E.C.F.
Total Depr Cost: 236,889 X 3.100
Estimated T.C.V: 734,355

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1076 SF Floor Area = 2152 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	1,076		
			Total:	281,009	210,756
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	315,855	236,889

Notes: UNIT TYPE C 2STRY LOWER
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 734,355

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

Parcel Number: 45-006-795-013-00 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.
WASKIN LYNNE F	WASKIN LYNNE F TRUST	0	01/12/2015	QC	09-FAMILY	1219P892	OTHER	0.0
LIGGETT	WASKIN	227,500	09/02/1995	WD	03-ARM'S LENGTH	411:121	PROPERTY TRANSFER	0.0
KLINKNER	LIGGETT	205,000	06/10/1993	WD	03-ARM'S LENGTH	364:870	OTHER	0.0

Property Address
13 SOUTH BEACH

Owner's Name/Address
WASKIN LYNNE F TRUST
2593 ROSEMOND LN
ROCHESTER HILLS MI 48309

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 763,328 TCV/TFA: 711.40

Building Permit(s)	Date	Number	Status
REPAIR	07/15/2016	PB16-0264	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Tax Description
L246 P676 L364 P870-871 L411 P121-122/95UNIT 13 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	10/19/2016	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,200	381,700			193,072C
2024	140,000	199,300	339,300			187,267C
2023	50,000	206,200	256,200			178,350C
2022	50,000	192,600	242,600			169,858C

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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
1984	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: 1073 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,073
Total Base New : 192,833 E.C.F.
Total Depr Cost: 144,622 X 3.100
Estimated T.C.V: 448,328

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1073 SF Floor Area = 1073 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	1,073		
			Total:	164,867	123,649
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,833	144,622

Notes: 1 STRY D MID 2ND LEVEL
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,328

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

Parcel Number: 45-006-795-014-00 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.
UNGER TIMOTHY J & SUSAN J	ZMYSLOWSKI DAVID J TRUST	615,000	05/12/2016	WD	03-ARM'S LENGTH	1260P897	PROPERTY TRANSFER	100.0
MC VEAN	UNGER	263,000	10/04/1991	WD	03-ARM'S LENGTH	330:163	OTHER	0.0

Property Address
14 SOUTH BEACH

Owner's Name/Address
ZMYSLOWSKI DAVID J TRUST
971 SOUTH OXFORD RD
GROSSE POINTE MI 48236

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,002,408 TCV/TFA: 679.14

Building Permit(s)	Date	Number	Status
Commercial/Residential	03/07/2019	PB19-0023	100% FINIS
Electrical	02/05/2019	PE19-0055	100% FINIS
Plumbing	01/29/2019	PP19-0031	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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
L246 P858/84 L330 P163-164/91 UNIT 14 SOUTH BEACH CONDOMINIUM REC IN L243 P1-74 AND AMENDMENTS THERETO, AS AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. S, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.

Comments/Influences

Who	When	What
TPC	06/18/2019	INSPECTED
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	271,200	501,200			343,257C
2024	180,000	241,200	421,200			332,936C
2023	100,000	249,500	349,500			317,082C
2022	100,000	233,000	333,000			301,983C

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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
1984	2019

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 174,970 X 3.100
Estimated T.C.V: 542,408

(16) Porches/Decks

Area	Type
84	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:

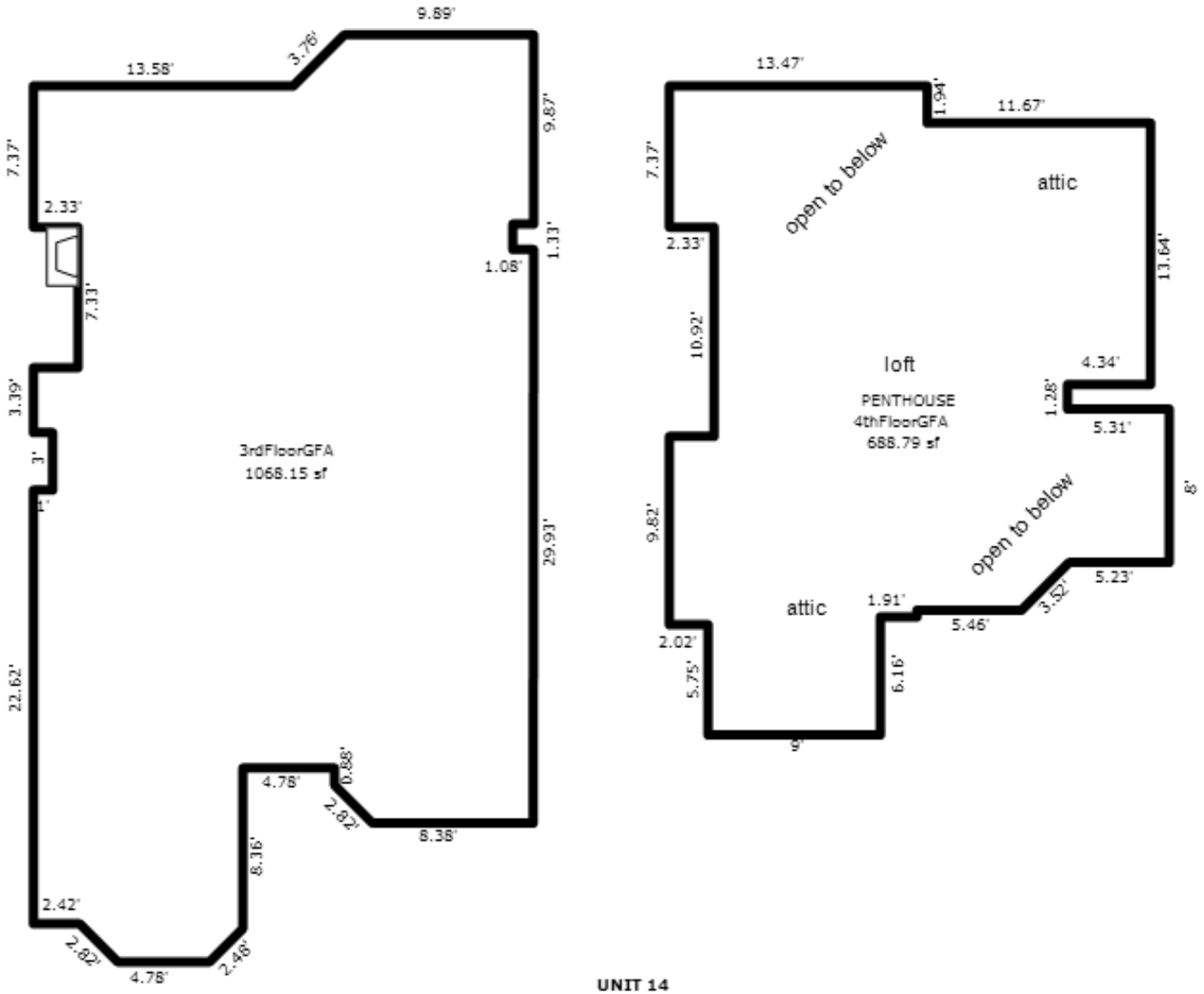
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	148,486
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,663
3 Fixture Bath			2	13,760	10,458
Deck					
Treated Wood			84	2,487	1,890
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:	230,223	174,970

Notes: 1.5S UPPER E 3RD&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 542,408

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

BUILDING 2



UNIT 14

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

Parcel Number: 45-006-795-015-00 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.
BRADFORD	CAHILL	300,000	09/03/1992	WD	03-ARM'S LENGTH	348:157	OTHER	0.0

Property Address

15 SOUTH BEACH

Owner's Name/Address

CAHILL KELLY C & MARY L
PO BOX 156
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 06/07/2017

MAP #: 30,38

2025 Est TCV 1,246,026 TCV/TFA: 576.33

Building Permit(s)	Date	Number	Status
Electrical	03/01/2017	PE17-0103	
Plumbing	02/21/2017	PP17-0041	
Commercial/Residential	02/01/2017	PB17-0017	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L253 P787 L348 P157-158/92 UNIT 15 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	393,000	623,000			288,861C
2024	210,000	349,600	559,600			280,176C
2023	90,000	361,600	451,600			266,835C
2022	90,000	337,700	427,700			254,129C

Who	When	What
TPC	11/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1081 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,162
Total Base New : 316,947 E.C.F.
Total Depr Cost: 253,557 X 3.100
Estimated T.C.V: 786,026

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1081 SF Floor Area = 2162 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,081		
			Total:	282,101	225,680
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	316,947	253,557

Notes: UNIT TYPE C 2STRY LOWER
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 786,026

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

Parcel Number: 45-006-795-016-00 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.
SALTER WILLIAM A &	STEWART SCOTT R & ANN H	505,000	09/22/2009	WD	03-ARM'S LENGTH	2009 1027-553W	DEED	100.0
QUAIL	KRICHER	350,000	02/18/2000	WD	03-ARM'S LENGTH	536:651	PROPERTY TRANSFER	0.0
LYNCH	QUAIL	205,000	06/07/1994	WD	03-ARM'S LENGTH	387:841	OTHER	0.0

Property Address
16 SOUTH BEACH

Owner's Name/Address
STEWART SCOTT R & ANN H
1617 POND SHORE DR
ANN ARBOR MI 48108

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 793,530 TCV/TFA: 738.85

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Tax Description
L387 P841 L536 P651/00 L604 P749/01 L635 P633/02 L640 P538/02 UNIT 16 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	239,300	396,800			255,983C
2024	140,000	212,800	352,800			248,287C
2023	50,000	220,100	270,100			236,464C
2022	50,000	205,600	255,600			225,204C

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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
1984	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 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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 154,365 X 3.100
Estimated T.C.V: 478,530

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	131,992
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			84	2,487	1,990
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:	192,956	154,365

Notes: 1 STRY D MID LEVEL
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 478,530

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

Parcel Number: 45-006-795-017-00 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.
BROWN PATRICK D & ROBERTA	BROWN PATRICK D & ROBERTA	0	07/06/2023	QC	09-FAMILY	2023002904	PROPERTY TRANSFER	0.0
MCNIER LINDA K REVOC LIVI	BROWN PATRICK D & ROBERTA	540,000	08/28/2017	WD	03-ARM'S LENGTH	1305P935	PROPERTY TRANSFER	100.0
MCNIER LINDA K	MCNIER LINDA K REVOC LIVI	0	03/03/2006	QC	09-FAMILY	895:344	OTHER	0.0
LODGE ET AL	MCNIER	240,000	04/15/1991	WD	03-ARM'S LENGTH	322:442	PROPERTY TRANSFER	0.0

Property Address

17 SOUTH BEACH

Owner's Name/Address

BROWN PATRICK D & ROBERTA M
880 BAYLOR DR
ROCHESTER MI 48309

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30.38

2025 Est TCV 995,265 TCV/TFA: 674.30

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 H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description

L272 P29/87 L322 P442/91 L895 P344/06 UNIT 17 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			340,159C
2024	180,000	238,000	418,000			329,932C
2023	100,000	246,200	346,200			314,221C
2022	100,000	229,900	329,900			299,259C

Who	When	What
TPC	09/13/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

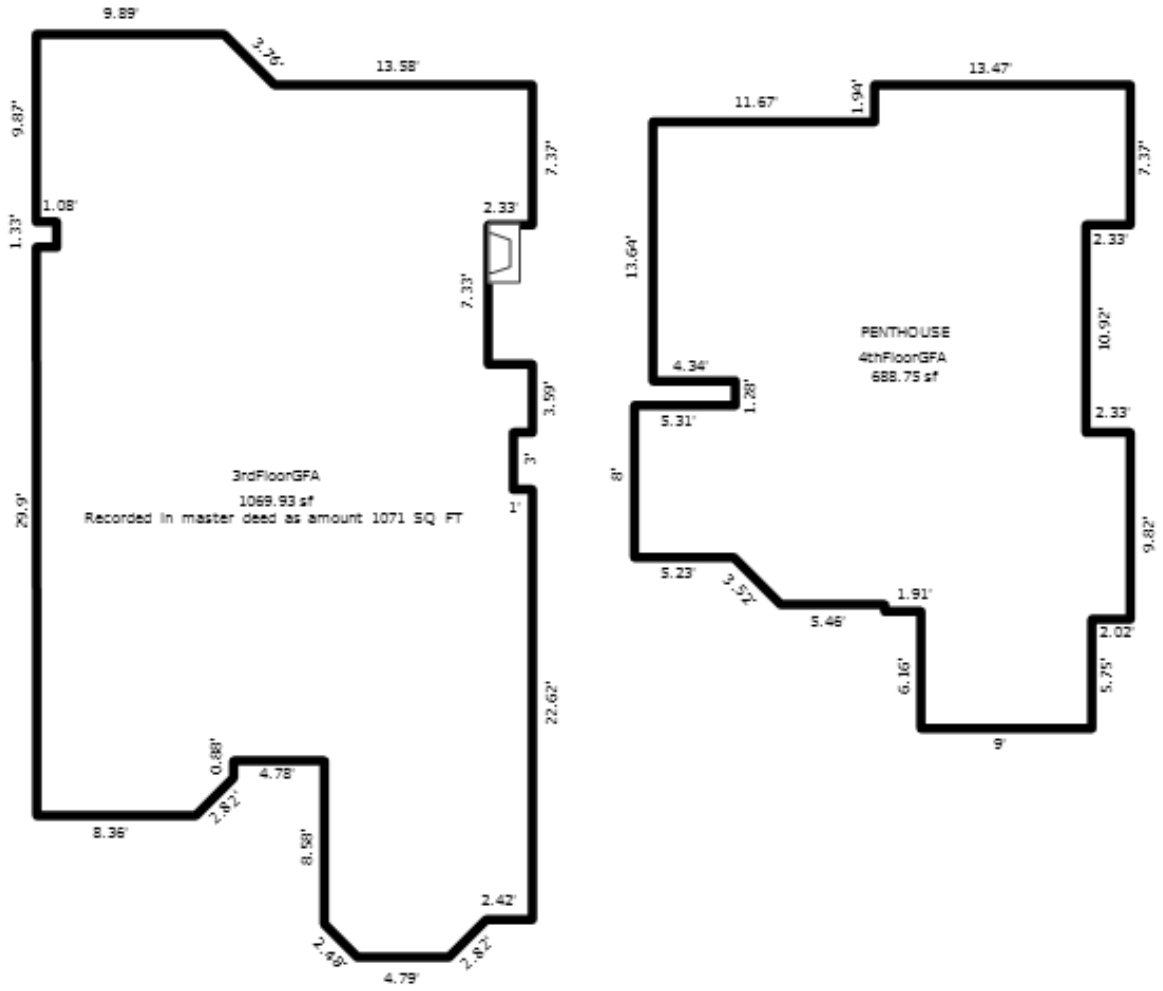
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.5S UPPER E 3RD&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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

BUILDING 2



UNIT 17

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

Parcel Number: 45-006-795-018-00 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.
BURNS LAURENCE J & MARION	BURNS MARION D TRUST	0	12/27/2019	WD	09-FAMILY	23020000117	PROPERTY TRANSFER	0.0
LODGE	BURNS	340,000	05/29/1996	WD	03-ARM'S LENGTH	424:508	OTHER	0.0
ALLDREDGE	BROOKS & LODGE	290,000	05/21/1991	WD	03-ARM'S LENGTH	324:66	PROPERTY TRANSFER	0.0

Property Address
18 SOUTH BEACH

Owner's Name/Address
BURNS MARION D TRUST
1919 BOSTON ST SE APT C109
GRAND RAPIDS MI 49506

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,116,411 TCV/TFA: 602.16

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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
L360 P885 L424 P508/96 L613 P552/01 UNIT 18 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	328,200	558,200			294,964C
2024	180,000	291,900	471,900			286,096C
2023	100,000	302,000	402,000			272,473C
2022	100,000	282,000	382,000			259,499C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 927 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,854
Total Base New : 282,332 E.C.F.
Total Depr Cost: 211,746 X 3.100
Estimated T.C.V: 656,411

(16) Porches/Decks

Area	Type
84	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:

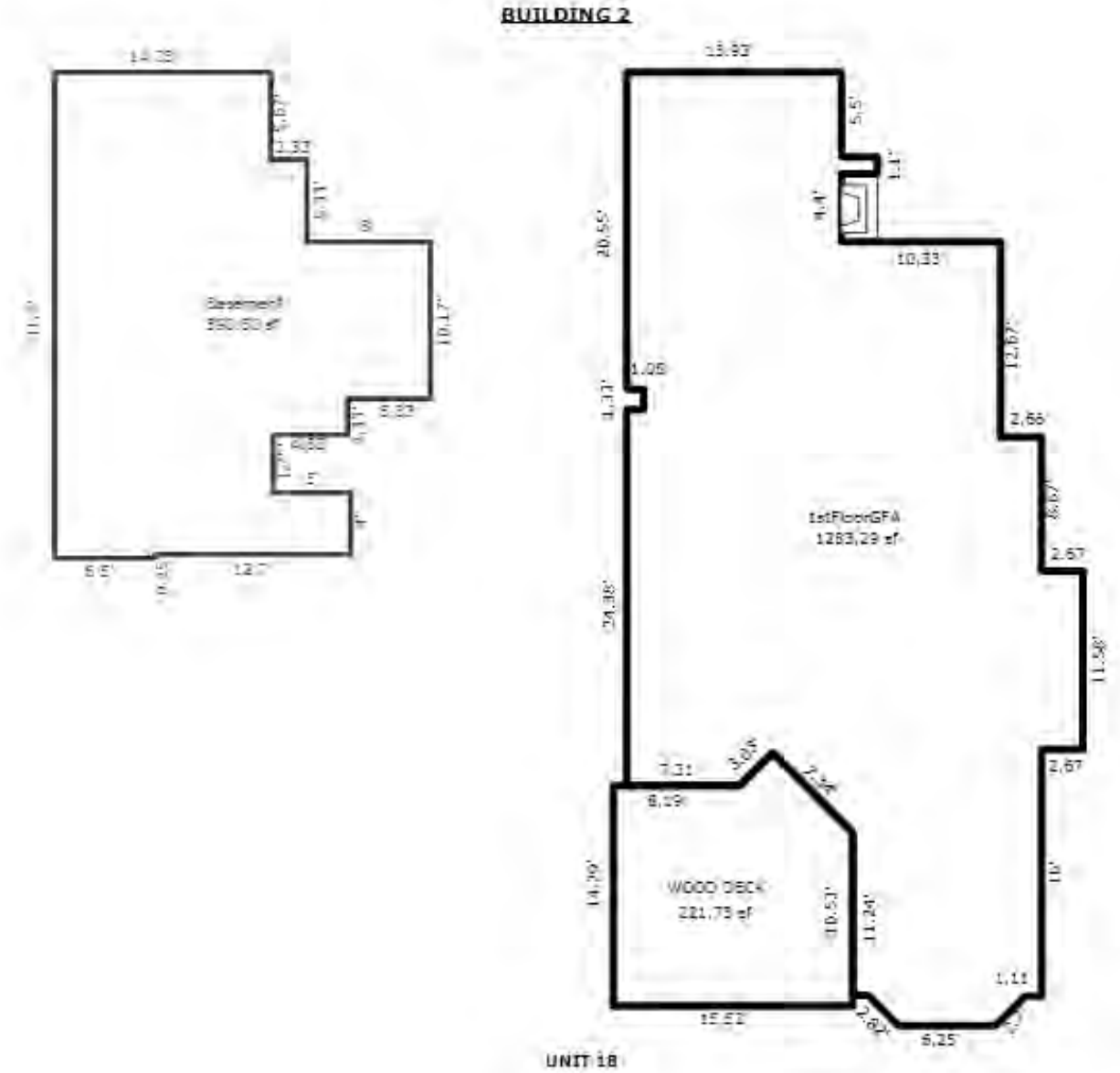
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 927 SF Floor Area = 1854 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	927		
			Total:	247,486	185,613
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	282,332	211,746

Notes: 2 STRY END LOWER 1/2B+L1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 656,411

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



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

Parcel Number: 45-006-795-019-00 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.
WENTLAND FAMILY TRUST	WENTLAND FAMILY TRUST	0	12/17/2021	QC	09-FAMILY	2022004089	DEED	0.0
WESTVEER DOUGLAS ET AL	WENTLAND FAMILY TRUST	725,000	01/20/2017	WD	03-ARM'S LENGTH	1286P6	PROPERTY TRANSFER	100.0
WESTVEER DOUGLAS	WESTVEER DOUGLAS ET AL	0	01/12/2007	QC	09-FAMILY	928:947	OTHER	0.0
WESTVEER DOUGLAS & JANET	WESTVEER DOUGLAS	0	05/07/2004	QC	09-FAMILY	807:766	OTHER	0.0

Property Address

19 SOUTH BEACH

Owner's Name/Address

WENTLAND FAMILY TRUST
722 S ADAMS ST
HINSDALE IL 60521

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,274,330 TCV/TFA: 516.76

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description

L370P118 L383 P704&705 L418 P985&986/96 L807 P766/04 L928 P947/07 UNIT 19 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23,

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	230,000	407,200	637,200			446,307C
2024	210,000	362,200	572,200			432,888C
2023	90,000	374,600	464,600			412,275C
2022	90,000	349,800	439,800			392,643C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984 246	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1233 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,466
Total Base New : 350,254 E.C.F.
Total Depr Cost: 262,687 X 3.100
Estimated T.C.V: 814,330

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1233 SF Floor Area = 2466 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	1,233		
			Total:	315,408	236,554
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	350,254	262,687

Notes: 2STRY END UPPER 2ND&3RD LEVELS
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 814,330

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

Parcel Number: 45-006-795-020-00 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.
FISHERS LAKESIDE LLC	BRADY DANIEL	235,000	10/05/2020	WD	03-ARM'S LENGTH	2020007380	PROPERTY TRANSFER	100.0
S BEACH CONDO	FISHER	52,500	07/24/1996	WD	03-ARM'S LENGTH	427:292	OTHER	0.0
BAYBERRY PROP	N'WSTRN SAVINGS	38,996	08/25/1993	WD	03-ARM'S LENGTH	366:213	OTHER	0.0
BAYBERRY PROP	S BEACH CONDO AS	50,000	07/01/1993	LC	16-LC PAYOFF	366:213	OTHER	0.0

Property Address

20 SOUTH BEACH

Owner's Name/Address

BRADY DANIEL
605 WAYLAND
KENILWORTH IL 60043

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 401,692 TCV/TFA: 631.59

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <700 SF MGR UNT			1 Units	230000.00000		100	NON VIEW-MGR UNIT <700SQ	

0.00 Total Acres Total Est. Land Value = 230,000

Tax Description

L427 P291 L474 P881/98 L655 P379/02 UNIT 20 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

	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
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	115,000	85,800	200,800			95,341C
2024	75,000	76,300	151,300			92,475C
2023	40,000	79,000	119,000			88,072C
2022	20,000	73,800	93,800			83,879C

Who	When	What
TPC	03/21/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	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: 636 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 636
Total Base New : 123,078 E.C.F.
Total Depr Cost: 55,385 X 3.100
Estimated T.C.V: 171,692

(16) Porches/Decks

Area	Type
84	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:

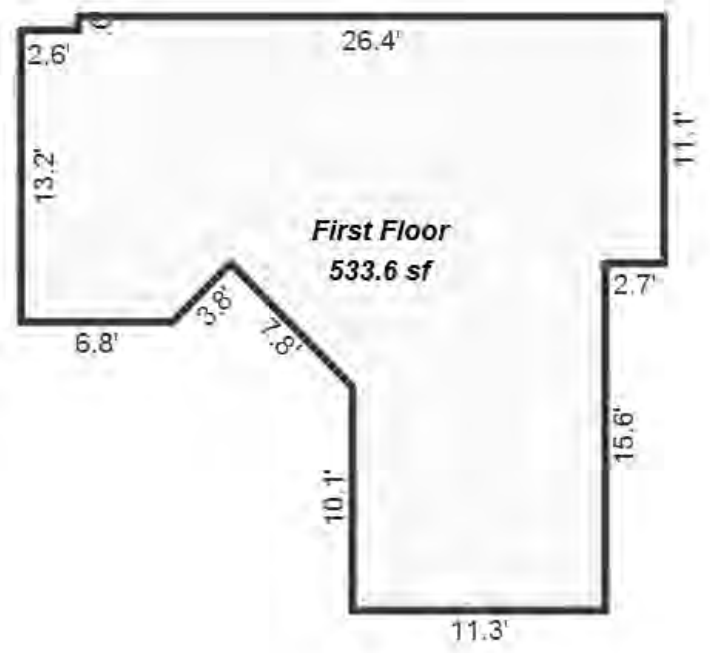
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 636 SF Floor Area = 636 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/60/100/45
Functional Depreciation because of: 1 BDR GRND FLR
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	636		
			Total:	101,992	45,897
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	985
Deck					
Treated Wood			84	2,487	1,119
Water/Sewer					
Public Water			1	1,927	867
Public Sewer			1	1,927	867
Built-Ins					
Appliance Allow.			1	4,003	1,801
Fireplaces					
Interior 2 Story			1	8,554	3,849
			Totals:	123,078	55,385

Notes:
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 171,692

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



Sketch by Apex Sketch

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

Parcel Number: 45-006-795-021-00 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.
PHILLIPS BEN & MARY	E&A HOMESTEAD LLC	834,500	09/30/2020	WD	03-ARM'S LENGTH	2020007007	PROPERTY TRANSFER	100.0
HUNTER JUSTIN H	PHILLIPS BEN & MARY	774,000	05/30/2017	WD	03-ARM'S LENGTH	1296P577	PROPERTY TRANSFER	100.0
HUNTER JACK D QPRT	HUNTER JUSTIN H	100	05/09/2017	QC	09-FAMILY	1295P913	PROPERTY TRANSFER	0.0
HUNTER JACK D QUALIFIED P	HUNTER JUSTIN H TRUST	0	03/15/2016	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address

21 SOUTH BEACH

Owner's Name/Address

E&A HOMESTEAD LLC
6279 DOKOTA CIRCLE
BLOOMFIELD HILLS MI 48301

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,248,947 TCV/TFA: 485.97

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L344 P570/92 L554 P843/00 L574 P260/01 UNIT 21 SOUTH BEACH CONDOMINIUM REC IN LIBER 243, PAGE 1-74, AND AMENDMENTS THERETO, AS AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 1214, PAGE 877, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. S, LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON CLEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	394,500	624,500			459,223C
2024	210,000	350,800	560,800			445,416C
2023	90,000	362,900	452,900			424,206C
2022	90,000	338,900	428,900			404,006C

Who	When	What
TPC	08/27/2020	INSPECTED
TPC	06/07/2017	INSPECTED
WAS	01/10/2010	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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1285 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 30
Floor Area: 2,570
Total Base New : 363,567 E.C.F.
Total Depr Cost: 254,499 X 3.100
Estimated T.C.V: 788,947

(16) Porches/Decks

Area	Type
210	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:

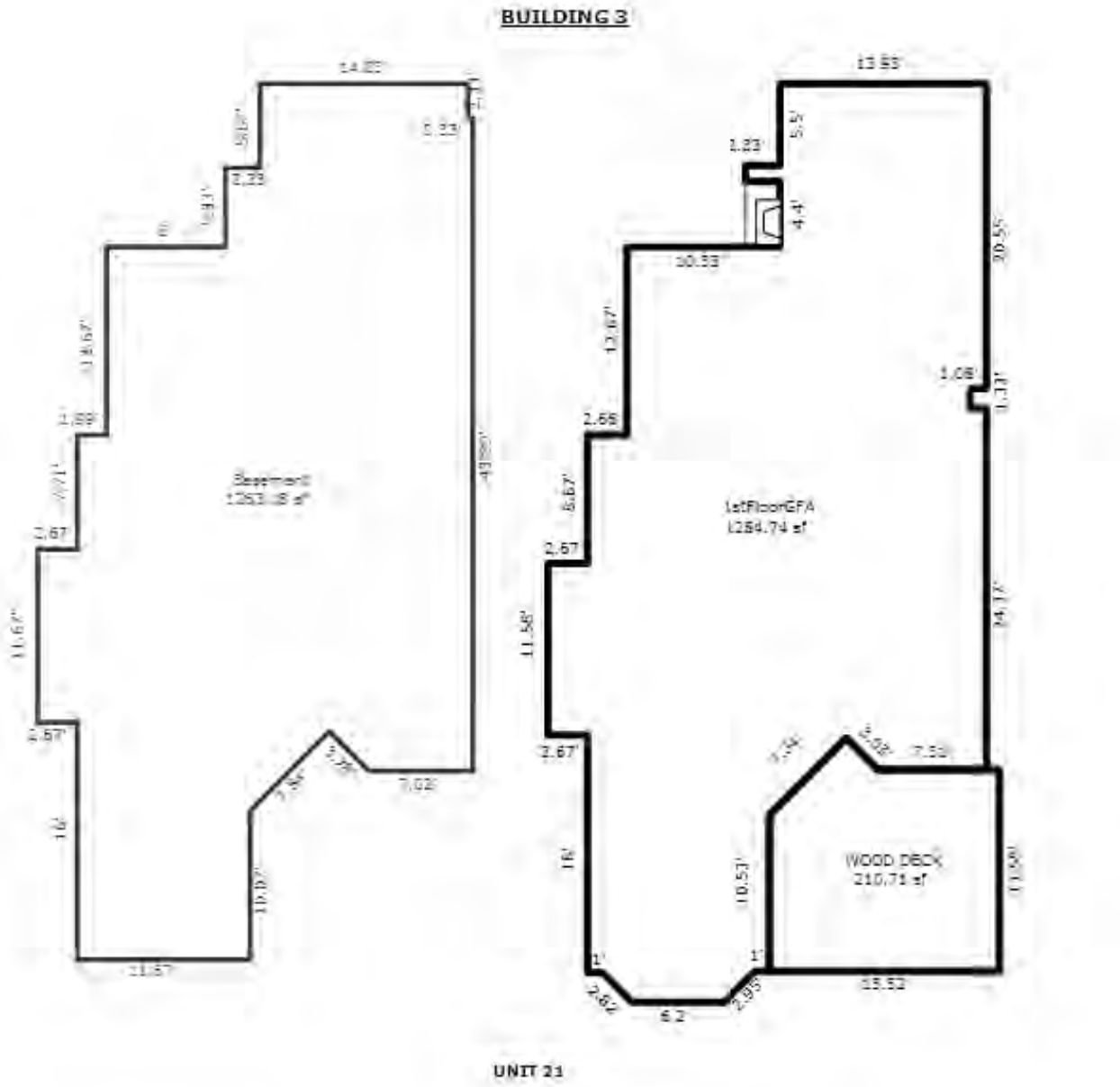
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1285 SF Floor Area = 2570 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	Slab	1,285		
			Total:	326,617	228,633
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,532
3 Fixture Bath			2	13,760	9,632
Deck					
Treated Wood			210	4,591	3,214
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					
Interior 2 Story			1	8,554	5,988
			Totals:	363,567	254,499

Notes: 2 STRY END LOWER
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 788,947

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



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

Parcel Number: 45-006-795-022-00 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.
SCHILLER DAACON TRUST ET	TAUBE SUSAN & JOHN	640,000	12/18/2014	WD	03-ARM'S LENGTH	1217P593	PROPERTY TRANSFER	100.0
SCHILLER DAACON TRUST ET	SCHILLER COTTAGE LLC	0	07/20/2006	QC	09-FAMILY	908:805	OTHER	0.0

Property Address
22 SOUTH BEACH

Owner's Name/Address
TAUBE SUSAN & JOHN
926 CHESTERFIELD AVE
BIRMINGHAM MI 48009

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,279,294 TCV/TFA: 486.42

Building Permit(s)	Date	Number	Status
Electrical	10/08/2015	PE15-0490	
Mechanical	05/20/2015	PM15-0243	
Plumbing	05/20/2015	PP15-0122	
Mechanical	05/01/2015	PM15-0213	

X Improved Vacant

Tax Description
L252 P197/85 L308 P740/90 L319 P528/91 L474 P746&747 L484 P153&154 L753 P508/03 UNIT 22 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23.

OF W.

A

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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 H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	409,600	639,600			426,702C
2024	210,000	364,200	574,200			413,872C
2023	90,000	377,400	467,400			394,164C
2022	90,000	353,500	443,500			375,395C

Who	When	What
TPC	01/04/2016	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984 14X	2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall 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: 1233 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 30
Floor Area: 2,630
Total Base New : 377,554 E.C.F.
Total Depr Cost: 264,288 X 3.100
Estimated T.C.V: 819,294

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1233 SF Floor Area = 2630 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	Slab	1,233		
1 Story	Siding	Overhang	164		
			Total:	332,708	232,895

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,532
3 Fixture Bath	2	13,760	9,632
Deck			
Treated Wood	84	2,487	1,741
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			
Interior 2 Story	1	8,554	5,988
Lump Sum Items			
END UNIT UPPER		10,000	7,000
	Totals:	377,554	264,288

Notes: 2STRY END UPPER L2,3,LOFT & ADDITION INTO ORIGNAL COMMON AREA APROXIMATLY
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 819,294

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

Parcel Number: 45-006-795-023-00 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.
WETTLAUFER ANN F TRUST	SWETS ROGER A & ALLISON M	735,000	11/02/2020	WD	03-ARM'S LENGTH	2020007421	PROPERTY TRANSFER	100.0
WAITE	WETTLEUFER	280,000	05/31/1996	WD	03-ARM'S LENGTH	424:605	PROPERTY TRANSFER	0.0

Property Address
23 SOUTH BEACH

Owner's Name/Address
SWETS ROGER A & ALLISON M
9195 84TH ST
ALTO MI 49302

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,147,346 TCV/TFA: 531.18

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description
L267 P616 L424 P605 L425 P121/96 L731 P769&788/03 UNIT 23 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

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D.

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	230,000	343,700	573,700			413,665C
2024	210,000	305,600	515,600			401,227C
2023	90,000	316,200	406,200			382,121C
2022	90,000	295,300	385,300			363,925C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 30
Floor Area: 2,160
Total Base New : 316,749 E.C.F.
Total Depr Cost: 221,724 X 3.100
Estimated T.C.V: 687,346

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1080 SF Floor Area = 2160 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	Slab	1,080		
			Total:	281,903	197,331
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,532
3 Fixture Bath			2	13,760	9,632
Deck					
Treated Wood			84	2,487	1,741
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					
Interior 2 Story			1	8,554	5,988
			Totals:	316,749	221,724

Notes: UNIT TYPE C 2S LEVELS B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 687,346

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

Parcel Number: 45-006-795-024-00 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.
WHITNEY SUSAN J TRUST	HOFMAN MICHAEL V & AMELIA	465,000	09/03/2013	WD	03-ARM'S LENGTH	1177P68	PROPERTY TRANSFER	100.0
JOHNSON RANDALL D & MARY	WHITNEY SUSAN J TRUST	487,500	10/08/2007	WD	03-ARM'S LENGTH	957:538	PROPERTY TRANSFER	100.0
HILLARD	JOHNSON	490,000	06/14/2002	WD	03-ARM'S LENGTH	649:859	OTHER	0.0

Property Address

24 SOUTH BEACH

Owner's Name/Address

HOFMAN MICHAEL V & AMELIA
22026 HARSDALE COURT
FARMINGTON MI 48335

Tax Description

L252 P186/85 L649 P859/02 UNIT 24 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

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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 #: 30,38

2025 Est TCV 793,530 TCV/TFA: 738.85

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	239,300	396,800			255,983C
2024	140,000	212,800	352,800			248,287C
2023	50,000	220,100	270,100			236,464C
2022	50,000	205,600	255,600			225,204C

*** 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
1984	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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 154,365 X 3.100
Estimated T.C.V: 478,530

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	131,992
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			84	2,487	1,990
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:	192,956	154,365

Notes: 1 STRY D MID LEVEL L2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 478,530

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

Parcel Number: 45-006-795-025-00 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.
SMITH-SIMON KRISTEN & SIM	MSSK LLC	1	07/16/2021	QC	09-FAMILY	2021006443	PROPERTY TRANSFER	100.0
HELFERS MARK A	SMITH-SIMON KRISTEN	725,000	05/14/2021	WD	03-ARM'S LENGTH	2021004115	PROPERTY TRANSFER	100.0
HELFERS MARK A ET AL	HELFERS MARK A	0	04/11/2018	QC	09-FAMILY	1326P69	OTHER	50.0
GARD JANE A ET AL	HELFERS MARK A & MAUREEN	775,000	10/18/2004	WD	03-ARM'S LENGTH	827:966	OTHER	100.0

Property Address

25 SOUTH BEACH

Owner's Name/Address

MSSK LLC
1326 APPLETREE CIR
STATE COLLEGE PA 16803

Tax Description

L299 P335 L401 P335 L414 P106 L459 P359 L827 P966&982/04 UNIT 25 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,030,952 TCV/TFA: 698.48

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	285,500	515,500			392,494C
2024	180,000	253,900	433,900			380,693C
2023	100,000	262,700	362,700			362,565C
2022	100,000	245,300	345,300			345,300S

Who	When	What
TPC	05/14/2021	INSPECTED
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	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
1984	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 184,178 X 3.100
Estimated T.C.V: 570,952

(16) Porches/Decks

Area	Type
84	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:

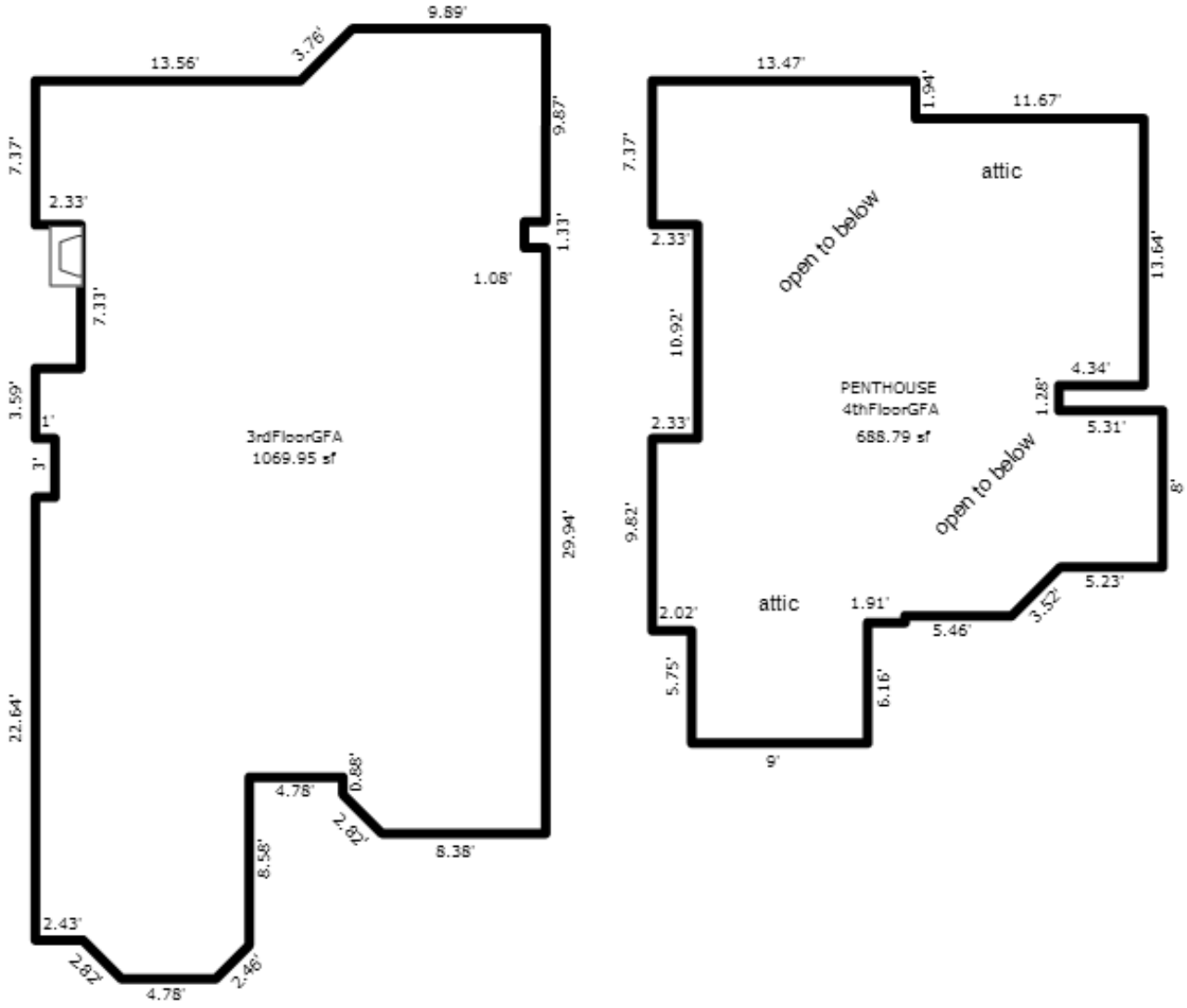
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	156,301
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	230,223	184,178

Notes: 1.5S UPPER E, 3RD+LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 570,952

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

BUILDING 3



UNIT 25

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

Parcel Number: 45-006-795-026-00 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.
GREENE KENNETH W & BONNIE	GREENE KENNETH W TRUST	0	12/13/2005	QC	09-FAMILY	887:223	OTHER	0.0
PARRY	GREENE	297,000	10/31/1997	WD	03-ARM'S LENGTH	457:758	PROPERTY TRANSFER	0.0

Property Address
26 SOUTH BEACH

Owner's Name/Address
GREENE KENNETH W TRUST ET AL
4100 W GABLES COURT NE
GRAND RAPIDS MI 49525

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,197,466 TCV/TFA: 553.36

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1	Units460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description
L264 P806 L457 P758/97 L887 P220&223/05 UNIT 26 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON OF

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	368,700	598,700			281,989C
2024	210,000	327,900	537,900			273,511C
2023	90,000	339,300	429,300			260,487C
2022	90,000	316,800	406,800			248,083C

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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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1082 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,164
Total Base New : 317,193 E.C.F.
Total Depr Cost: 237,892 X 3.100
Estimated T.C.V: 737,466

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1082 SF Floor Area = 2164 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	1,082		
			Total:	282,347	211,759
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	317,193	237,892

Notes: UNIT TYPE C 2STRY LEVEL B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 737,466

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

Parcel Number: 45-006-795-027-00 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.
KELLY MICHAEL J & DIANE M	MCKEARN JOHN P & CASSANDR	805,000	10/01/2024	WD	03-ARM'S LENGTH	2024004988	PROPERTY TRANSFER	100.0
SCHWARTZ ELIZABETH R	KELLY MICHAEL J & DIANE M	510,000	10/06/2020	WD	03-ARM'S LENGTH	2020006941	PROPERTY TRANSFER	100.0
SCHWARTZ ELIZABETH R TRUS	SCHWARTZ ELIZABETH R	0	10/01/2019	QC	09-FAMILY	2019005524	OTHER	0.0
ROSEWARNE PHILIP J & SCHW	SCHWARTZ ELIZABETH	1	05/02/2019	QC	09-FAMILY	1360P89	PROPERTY TRANSFER	0.0

Property Address

27 SOUTH BEACH

Owner's Name/Address

MCKEARN JOHN P & CASSANDRA S
12915 NORTH TOPPING ESTATES DR
SAINT LOUIS MO 63131

Tax Description

L252 P855 L395 P983/94 L805 P638/04 UNIT 27 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON OF

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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 #: 30,38
2025 Est TCV 793,530 TCV/TFA: 738.85

Building Permit(s)	Date	Number	Status
REPAIR	02/15/2017	PB17-0045	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	07/24/2020	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	239,300	396,800			396,800S
2024	140,000	225,100	365,100			262,282C
2023	50,000	232,800	282,800			249,793C
2022	50,000	217,400	267,400			237,899C

*** 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
1984 REM	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall 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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 154,365 X 3.100
Estimated T.C.V: 478,530

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	131,992
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			84	2,487	1,990
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:	192,956	154,365

Notes: 1 STRY D, 2ND LEVEL
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 478,530

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

Parcel Number: 45-006-795-028-00 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.
PORRITT ARLENE B	SOUTH BEACH 28 LLC	100	09/03/2003	WD	03-ARM'S LENGTH	762:412	OTHER	100.0
ABRAHAMSEN	PORRITT	275,000	05/09/1994	WD	03-ARM'S LENGTH	386:766	OTHER	0.0
ELECTRONIC DATA	ABRAHAMSEN	255,000	12/11/1991	WD	03-ARM'S LENGTH	333:510	PROPERTY TRANSFER	0.0

Property Address

28 SOUTH BEACH

Owner's Name/Address

SOUTH BEACH 28 LLC
216 MORNING WALK PATH
BENTON HARBOR MI 49022

Tax Description

L263 P214/86 L333 P510/91 L386 P766/94 L762 P412/03 UNIT 28 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 995,265 TCV/TFA: 674.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000	100			460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			256,741C
2024	180,000	238,000	418,000			249,022C
2023	100,000	246,200	346,200			237,164C
2022	100,000	229,900	329,900			225,871C

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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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

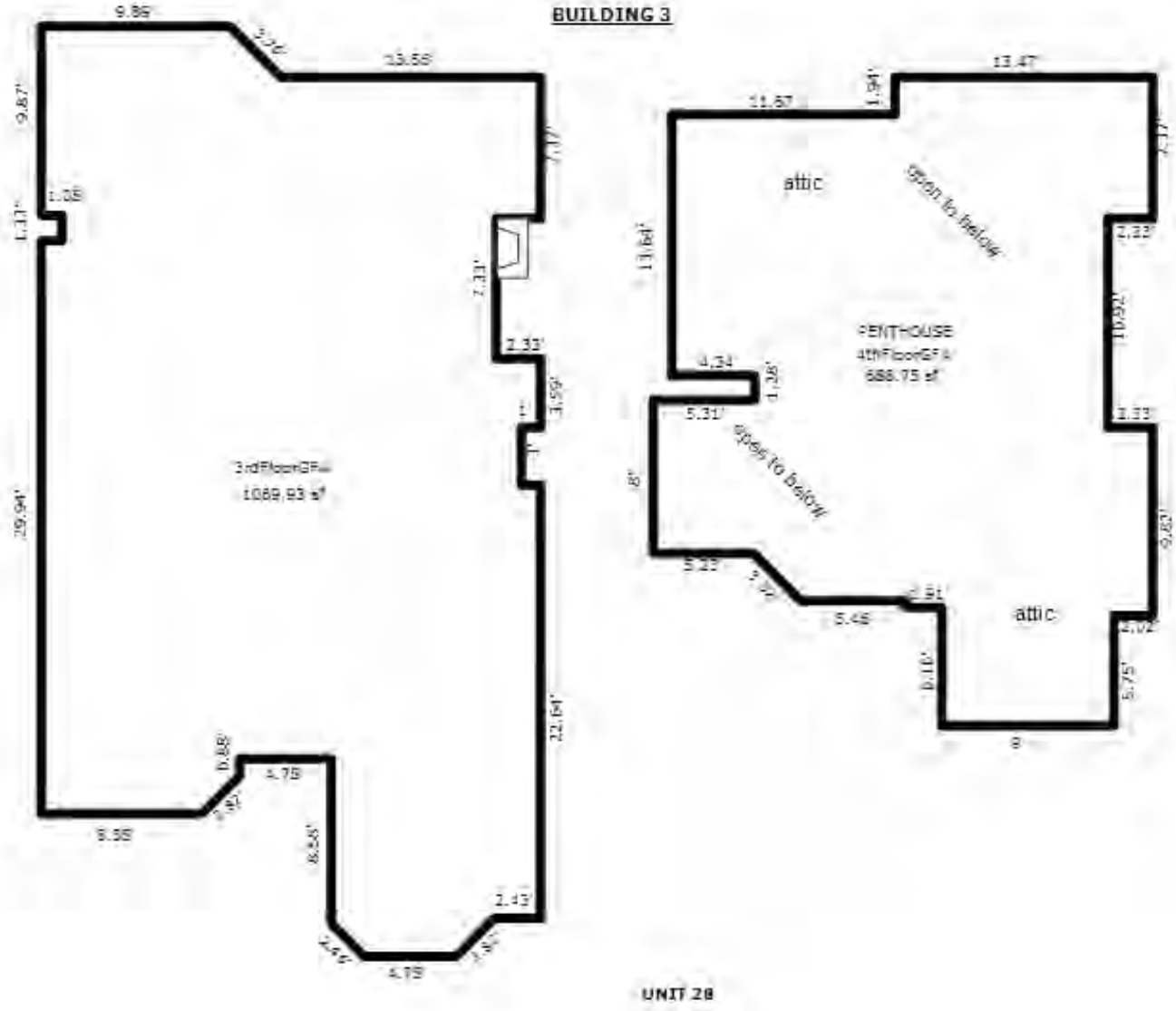
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.5S UPPER E, 3RD & LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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



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

Parcel Number: 45-006-795-029-00 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.
KENYON DIANE M	KENYON DIANE M TRUST	1	11/02/2018	QC	09-FAMILY	1362P200	PROPERTY TRANSFER	0.0
ELECTRONIC DATA	DUNLOP	225,000	06/27/1990	WD	03-ARM'S LENGTH	312:569	OTHER	100.0

Property Address
29 SOUTH BEACH

Owner's Name/Address
KENYON DIANE M TRUST
4530 GRAND BLVD
CLARK LAKE MI 49234

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,243,873 TCV/TFA: 577.47

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description

L263 P214 L312 P569 L376 P802/93 UNIT 29 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

OF .

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	230,000	391,900	621,900			267,120C
2024	210,000	348,600	558,600			259,089C
2023	90,000	360,600	450,600			246,752C
2022	90,000	336,800	426,800			235,002C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1077 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,154
Total Base New : 316,080 E.C.F.
Total Depr Cost: 252,862 X 3.100
Estimated T.C.V: 783,873

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1077 SF Floor Area = 2154 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	1,077		
			Total:	281,234	224,985
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	316,080	252,862

Notes: UNIT TYPE C 2S LEVELS B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 783,873

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

Parcel Number: 45-006-795-030-00 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.
HAY WILLIAM L & DIANNE A	HUNTER BRADLEY J & KAREN	475,000	03/30/2020	WD	03-ARM'S LENGTH	2020002282	PROPERTY TRANSFER	100.0
EPSTEIN	HAY	195,000	09/30/1994	WD	03-ARM'S LENGTH	393:769	OTHER	0.0

Property Address

30 SOUTH BEACH

Owner's Name/Address

HUNTER BRADLEY J & KAREN E
2252 HALL ST SE
GRAND RAPIDS MI 49506

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 763,614 TCV/TFA: 711.00

Building Permit(s)	Date	Number	Status

Tax Description

L261 P99 L393 P769/94 UNIT 30 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

CT
D.

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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	157,500	224,300	381,800			246,343C
2024	140,000	199,500	339,500			238,936C
2023	50,000	206,400	256,400			227,559C
2022	50,000	192,700	242,700			216,723C

Who	When	What
TPC	09/26/2019	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 144,714 X 3.100
Estimated T.C.V: 448,614

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	123,741
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,956	144,714

Notes: 1 STRY D LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,614

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

Parcel Number: 45-006-795-031-00 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.
STAHLE DAVID P	STAHLE DAVID P	1	02/07/2019	QC	09-FAMILY	1352P696	PROPERTY TRANSFER	0.0
MCCLURE DOUGLAS G & CATHE	STAHLE DAVID P	565,250	01/25/2019	WD	03-ARM'S LENGTH	1351P807	PROPERTY TRANSFER	100.0
READ STEPHEN & RENEE T	MCCLURE DOUGLAS G & CATHE	645,000	02/28/2013	WD	03-ARM'S LENGTH	1156P456	DEED	100.0
SKINNER SHARON A TRUST	READ STEPHEN & RENEE T	645,000	09/19/2006	WD	03-ARM'S LENGTH	915:281	OTHER	100.0

Property Address

31 SOUTH BEACH

Owner's Name/Address

STAHLE DAVID P
PO BOX 160
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 02/07/2019

MAP #: 30,38

2025 Est TCV 1,030,952 TCV/TFA: 698.48

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Public Improvements

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

Topography of Site

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

Tax Description

L263 P214 L350 P193 L551 P378/00 L915 P281/06 UNIT 31 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	285,500	515,500			355,757C
2024	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 184,178 X 3.100
Estimated T.C.V: 570,952

(16) Porches/Decks

Area	Type
84	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:

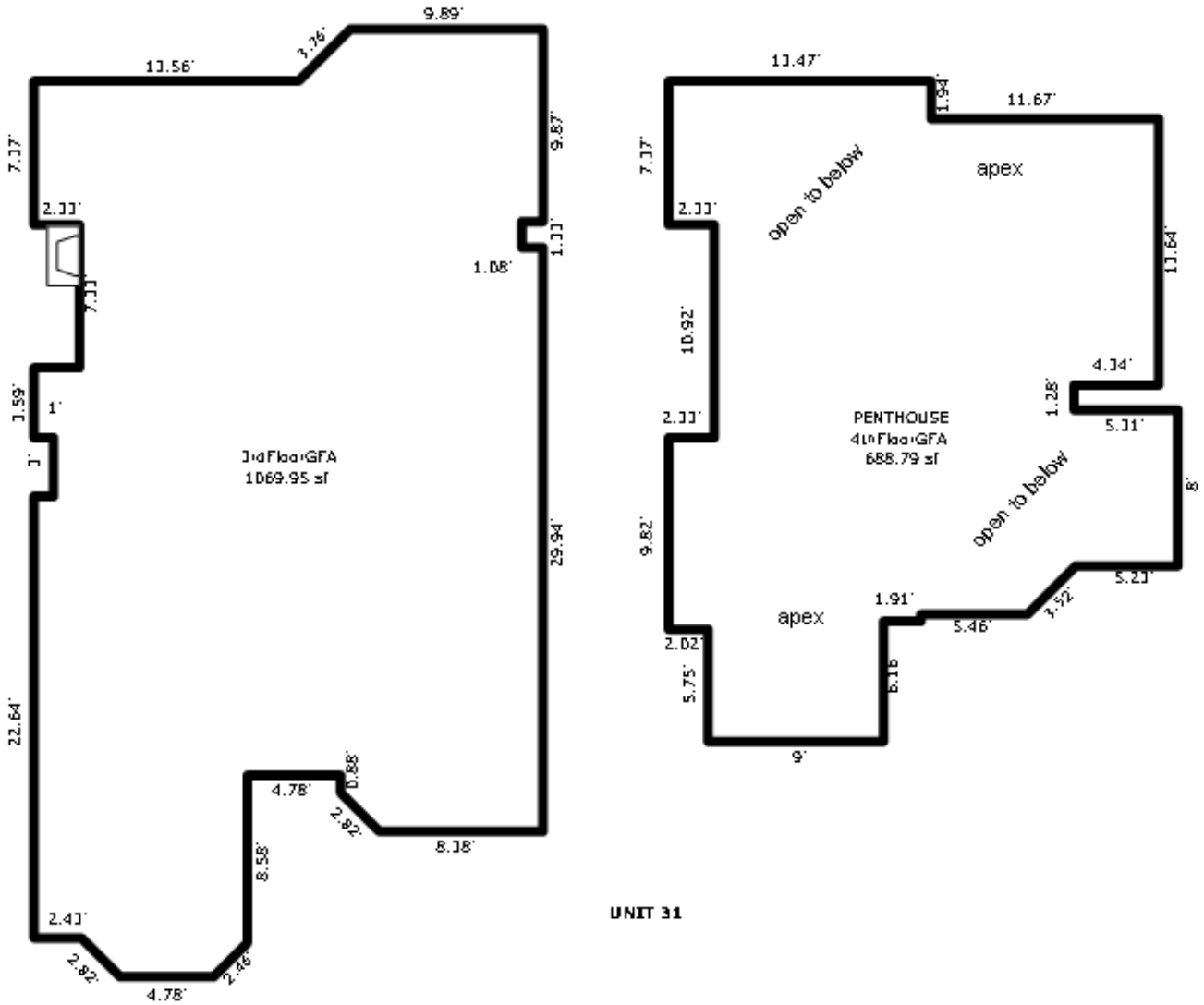
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	156,301
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	230,223	184,178

Notes: 1.5 STRY UPPER E 3RD&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 570,952

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

BUILDING 3



UNIT 31

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

Parcel Number: 45-006-795-032-00 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.
EPPS	BLASHILL	228,000	05/27/1995	WD	03-ARM'S LENGTH	404:645	OTHER	0.0

Property Address

32 SOUTH BEACH

Owner's Name/Address

BLASHILL JAMES & JANICE
28729 HIDDEN TRAIL
FARMINGTON HILLS MI 48331

Tax Description

L266 P33 L326 P518 L404 P645/95 UNIT 32 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

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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 #: 30,38

2025 Est TCV 1,197,466 TCV/TFA: 553.36

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

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	368,700	598,700			278,822C
2024	210,000	327,900	537,900			270,439C
2023	90,000	339,300	429,300			257,561C
2022	90,000	316,800	406,800			245,297C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1082 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,164
Total Base New : 317,193 E.C.F.
Total Depr Cost: 237,892 X 3.100
Estimated T.C.V: 737,466

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1082 SF Floor Area = 2164 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	1,082		
			Total:	282,347	211,759
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	317,193	237,892

Notes: TYPE C 2STRY LOWER
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 737,466

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

Parcel Number: 45-006-795-033-00 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.
SHARP GORDON C TRUST	SHARP GORDON C & SALLE E	0	04/20/2023	WD	09-FAMILY	2023001973	DEED	0.0
STEINER	SHARP	189,900	10/24/1994	WD	03-ARM'S LENGTH	395:350	OTHER	0.0

Property Address

33 SOUTH BEACH

Owner's Name/Address

SHARP GORDON C & SALLE E TRUST
4515 MAXWELL LN
COLUMBIA MO 65203

Tax Description

L298 P433 L395 P350 L534 P615/00 UNIT 33 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON OF

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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 #: 30,38

2025 Est TCV 763,614 TCV/TFA: 711.00

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

Who When What

WAS 01/10/2010 INSPECTED
WAS 01/25/2008 INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,300	381,800			184,925C
2024	140,000	199,500	339,500			179,365C
2023	50,000	206,400	256,400			170,824C
2022	50,000	192,700	242,700			162,690C

*** 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
1984	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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 144,714 X 3.100
Estimated T.C.V: 448,614

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	123,741
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,956	144,714

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,614

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

Parcel Number: 45-006-795-034-00 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.
BRENNEMAN HUGH W JR & CHA	BRENNEMAN HUGH W JR & CAT	0	06/18/2013	WD	03-ARM'S LENGTH	1172P809	PROPERTY TRANSFER	0.0
GASTEYER LOIS M TRUST	BRENEMAN HUGH W JR & CHAT	560,000	08/30/2012	WD	03-ARM'S LENGTH	1134P552	PROPERTY TRANSFER	100.0
OLSEN	GASTEYER	276,000	10/31/1994	WD	03-ARM'S LENGTH	395:668	OTHER	0.0
WAGNER	OLSEN	232,000	06/16/1990	MLC	33-TO BE DETERMINED	314:380	OTHER	0.0

Property Address

34 SOUTH BEACH

Owner's Name/Address

BRENNEMAN HUGH W JR & CHATERINE S
2511 ARUNDEL RD SE
GRAND RAPIDS MI 49506

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 995,265 TCV/TFA: 674.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L279 P368 L305 P91-92 L413 P74/95 L751 P307/03 UNIT 34 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			340,159C
2024	180,000	238,000	418,000			329,932C
2023	100,000	246,200	346,200			314,221C
2022	100,000	229,900	329,900			299,259C

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

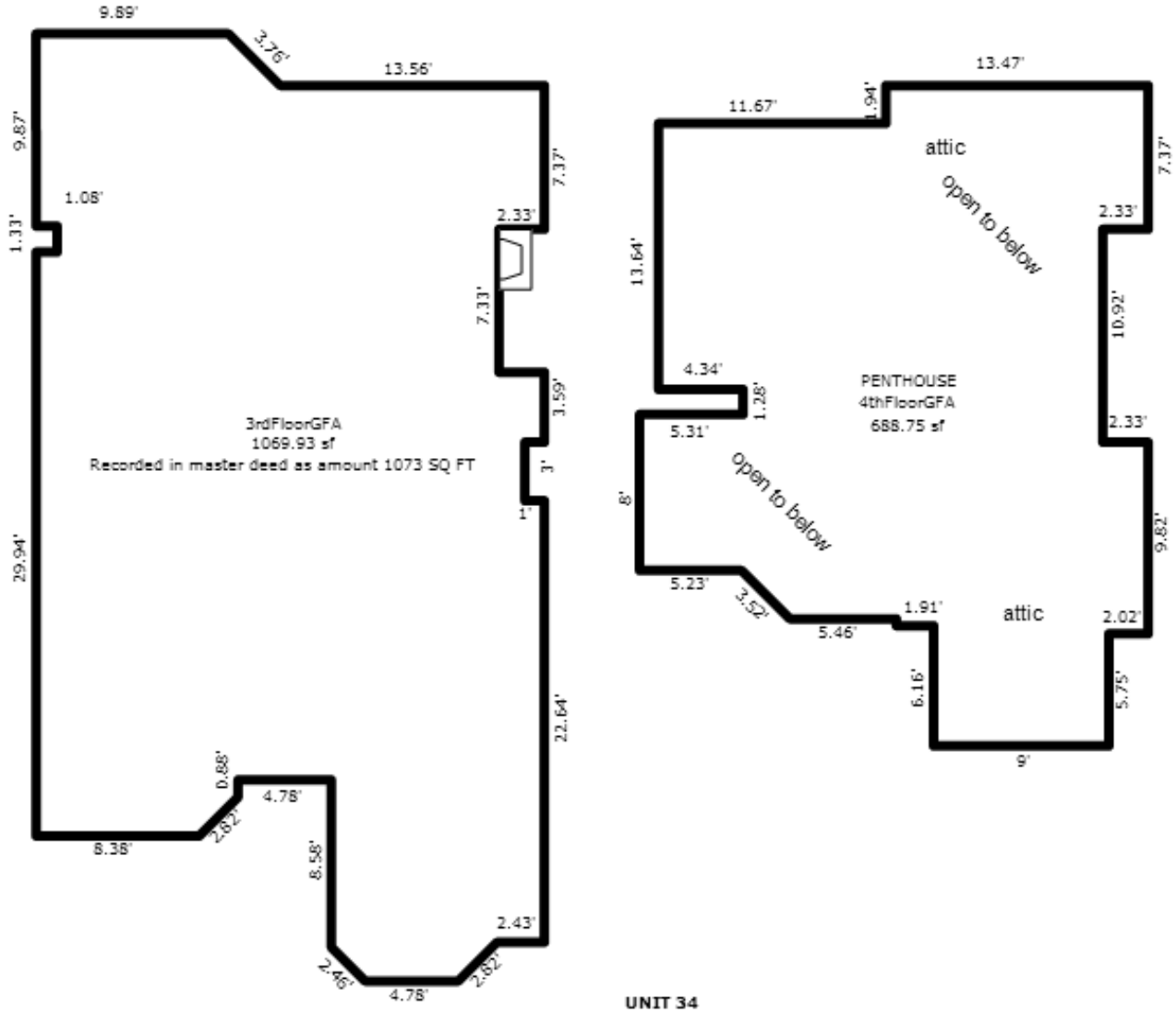
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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

BUILDING 3



UNIT 34

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

Parcel Number: 45-006-795-035-00 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.
MUELLER ROBYN	MILETO VINCENT & JAMIE LA	800,000	09/08/2015	WD	03-ARM'S LENGTH	1239P422	PROPERTY TRANSFER	100.0
SARAFA JOSEPH D & KELLEY	MUELLER ROBYN	925,000	02/01/2006	WD	03-ARM'S LENGTH	890:627	OTHER	100.0
SMITH	SCHADEN	290,500	07/31/1992	WD	03-ARM'S LENGTH	346:418	OTHER	0.0

Property Address

35 SOUTH BEACH

Owner's Name/Address

MILETO VINCENT & JAMIE LAVERNE
5778 LAKE ROAD DR
BRIGHTON MI 48116

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,364,514 TCV/TFA: 538.48

Building Permit(s)	Date	Number	Status
Plumbing	03/23/2017	PP17-0072	
Electrical	03/09/2017	PE17-0120	
Mechanical	03/06/2017	PM17-0154	
Mechanical	02/16/2017	PM17-0121	

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description

L259 P388 L346 P418 L519 P665/99 L890 P627/06 UNIT 35 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	09/17/2015	INSPECTED
WAS	01/10/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	452,300	682,300			485,408C
2024	210,000	402,100	612,100			470,813C
2023	90,000	416,400	506,400			448,394C
2022	90,000	389,400	479,400			427,042C

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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
1984	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1267 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,534
Total Base New : 364,725 E.C.F.
Total Depr Cost: 291,779 X 3.100
Estimated T.C.V: 904,514

(16) Porches/Decks

Area	Type
210	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:

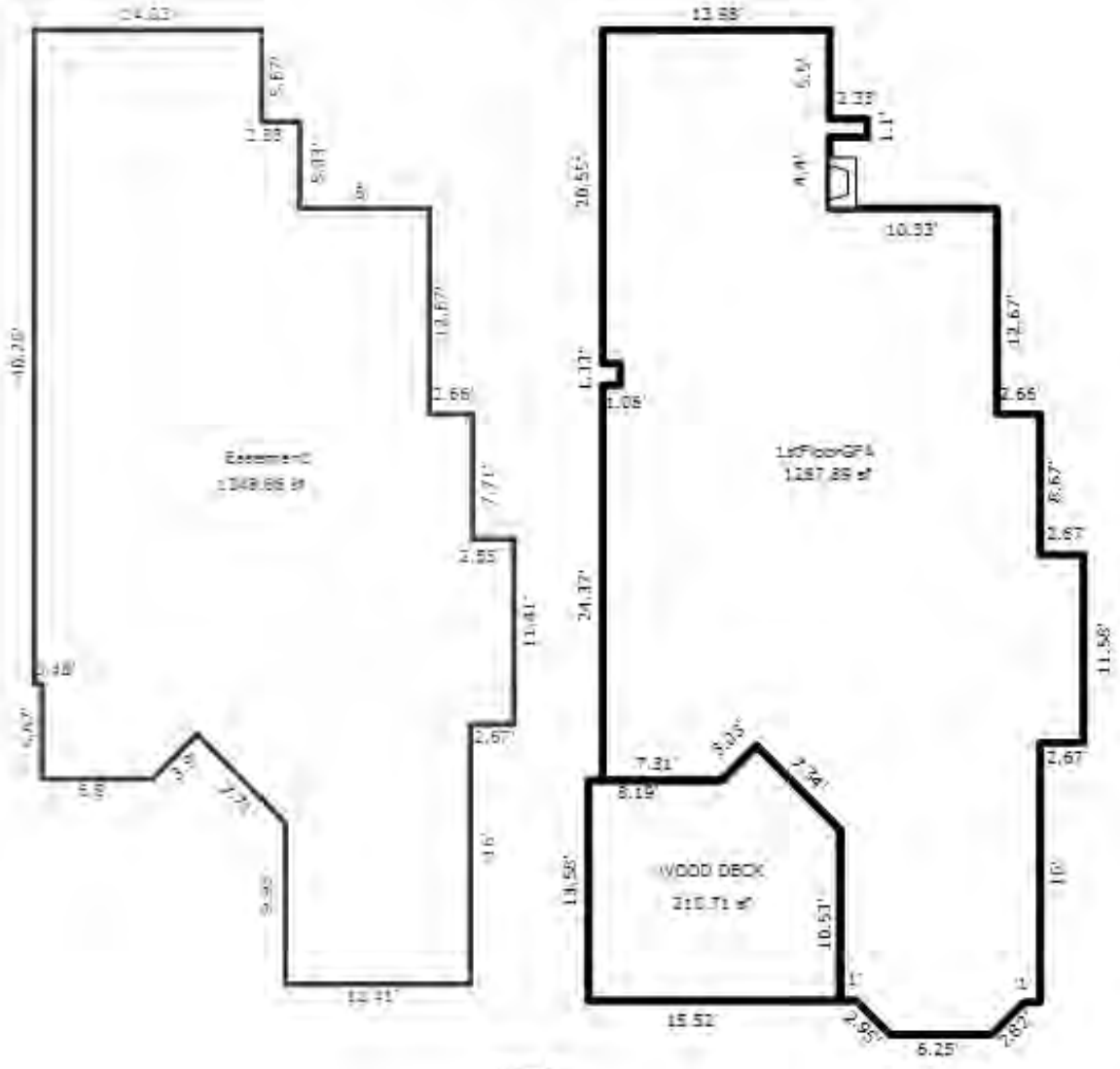
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1267 SF Floor Area = 2534 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,267		
			Total:	322,775	258,219
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			210	4,591	3,673
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
Lump Sum Items					
END UNIT LOWE				5,000	4,000
			Totals:	364,725	291,779

Notes: 2 STRY END LOWER LEVEL B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 904,514

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

BUIDLING 3



UNIT 35

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

Parcel Number: 45-006-795-036-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

36 SOUTH BEACH

Owner's Name/Address

WYNNS JAMES C & MARILYN H
2075 QUARTON
BLOOMFIELD HILLS MI 48301-2320

Tax Description

L252 P496/85 L305 P739&740/89 UNIT 36 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

OF .

FL

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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 #: 30,38

2025 Est TCV 1,361,908 TCV/TFA: 499.23

Building Permit(s)	Date	Number	Status
Mechanical	08/01/2012	PM12-0289	
PLUMBING	10/08/2003	PP03-0426	
ELECTRICAL	09/15/2003	PE03-0673	
Res. Add/Alter/Repair	09/11/2003	PB03-0545	

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	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	451,000	681,000			350,934C
2024	210,000	400,900	610,900			340,383C
2023	90,000	415,500	505,500			324,175C
2022	90,000	389,100	479,100			308,739C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1237 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,728
Total Base New : 387,921 E.C.F.
Total Depr Cost: 290,938 X 3.100
Estimated T.C.V: 901,908

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1237 SF Floor Area = 2728 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	1,237		
1 Story	Siding	Overhang	254		
			Total:	343,075	257,305

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	2	13,760	10,320
Deck			
Treated Wood	84	2,487	1,865
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			
Interior 2 Story	1	8,554	6,415
Lump Sum Items			
END UNIT UPPER		10,000	7,500
	Totals:	387,921	290,938

Notes: 2S+LOFT END UPPER LEVEL2,3+LOF
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 901,908

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

Parcel Number: 45-006-795-037-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

37 SOUTH BEACH

Owner's Name/Address

HULLVERSON JAMES E JR & LAURE
9552 CLAYTON RD
ST LOUIS MO 63124-1565

Tax Description

L289 P576/88 UNIT 37 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
School: GLEN LAKE COMMUNITY SCH DIST					
P.R.E. 0%					
MAP #: 30,38					
2025 Est TCV 1,288,933 TCV/TFA: 510.67					

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	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	414,500	644,500			299,590C
2024	210,000	368,600	578,600			290,582C
2023	90,000	381,400	471,400			276,745C
2022	90,000	356,100	446,100			263,567C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1262 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,524
Total Base New : 356,534 E.C.F.
Total Depr Cost: 267,398 X 3.100
Estimated T.C.V: 828,933

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1262 SF Floor Area = 2524 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	1,262		
			Total:	321,688	241,265
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	356,534	267,398

Notes: 2 STRY END LEVELS B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 828,933

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

Parcel Number: 45-006-795-038-00 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.
GIRARDY KAREN A	GIRARDY KAREN A TRUST	0	02/08/2017	QC	09-FAMILY	1286P784	DEED	0.0
GIRARDY KAREN A TRUST	GIRARDY KAREN A	0	10/20/2010	QC	09-FAMILY	2010 1064-817Q	DEED	0.0

Property Address
38 SOUTH BEACH

Owner's Name/Address
GIRARDY KAREN A TRUST
3132 BROOK HARBOR DR
ROCKFORD IL 61114

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,322,667 TCV/TFA: 515.46

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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
L292 P40/88 L292 P943/88 L613 P445/01 UNIT 38 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	431,300	661,300			297,942C
2024	210,000	383,400	593,400			288,984C
2023	90,000	397,400	487,400			275,223C
2022	90,000	372,200	462,200			262,118C

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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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1283 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,566
Total Base New : 371,042 E.C.F.
Total Depr Cost: 278,280 X 3.100
Estimated T.C.V: 862,667

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1283 SF Floor Area = 2566 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	1,283		
			Total:	326,196	244,647
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
Lump Sum Items					
END UNIT UPPER				10,000	7,500
			Totals:	371,042	278,280

Notes: 2STRY END UPPER LEVELS 2&3
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 862,667

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

Parcel Number: 45-006-795-039-00 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.
JABLONSKI GREGORY P & MAR	JABLONSKI GREGORY P & MAR	0	12/08/2011	WD	03-ARM'S LENGTH	1106P587	PROPERTY TRANSFER	0.0
HURLBUTT	JABLONSKI	205,000	10/11/1996	WD	03-ARM'S LENGTH	431:908	PROPERTY TRANSFER	0.0
WIERENGA	HURLBUTT ET AL	200,000	09/28/1992	WD	03-ARM'S LENGTH	349:881	OTHER	0.0

Property Address

39 SOUTH BEACH

Owner's Name/Address

JABLONSKI GREGORY P & MARCIA
8097 TOP VIEW LN
PINCKNEY MI 48169-8483

Tax Description

L349 P881&882 L384 P402-413 L431 P908/96 UNIT 39 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

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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 #: 30,38
2025 Est TCV 763,614 TCV/TFA: 711.00

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	02/09/2007	PB07-0025	
Electrical	11/27/2006	PE06-0729	
ADDITION/ALTERATION	/ /	PB07-COUNTY1	INSPECTED

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 H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,300	381,800			194,916C
2024	140,000	199,500	339,500			189,056C
2023	50,000	206,400	256,400			180,054C
2022	50,000	192,700	242,700			171,480C

Who	When	What
TPC	02/05/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

*** 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
1984	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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 144,714 X 3.100
Estimated T.C.V: 448,614

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	123,741
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,956	144,714

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,614

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

Parcel Number: 45-006-795-040-00 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.

Property Address

40 SOUTH BEACH

Owner's Name/Address

WHITE LELAND E & BARBARA A
1502 DOUGHERTY DR
MORRISTOWN TN 37814

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30.38

2025 Est TCV 763,614 TCV/TFA: 711.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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

L290 P119/88 UNIT 40 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,300	381,800			184,925C
2024	140,000	199,500	339,500			179,365C
2023	50,000	206,400	256,400			170,824C
2022	50,000	192,700	242,700			162,690C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 144,714 X 3.100
Estimated T.C.V: 448,614

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	123,741
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,956	144,714

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,614

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

Parcel Number: 45-006-795-041-00 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.
SILVERMAN KORRY M	WINSILVER LLC	0	12/20/2017	QC	06-COURT JUDGEMENT	1317P479	PROPERTY TRANSFER	0.0
SILVERMAN STEVEN B & WINT	WINSILVER LLC	0	12/12/2005	WD	09-FAMILY	886:634	PROPERTY TRANSFER	0.0
BURTON PETER K & ALEXANDR	SILVERMAN STEVEN B & WINT	796,625	10/20/2004	WD	03-ARM'S LENGTH	828:488	PROPERTY TRANSFER	100.0
RUMELHART	MUELLER	375,000	07/16/1999	WD	03-ARM'S LENGTH	518:860	PROPERTY TRANSFER	0.0

Property Address

41 SOUTH BEACH

Owner's Name/Address

WINSILVER LLC
3430 NIXSON RD UNIT 104
ANN ARBOR MI 48105

Tax Description

L423 P843 L518 P860/99 L564 P300/00 L828 P488/04 L886 P634/05 UNIT 41 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

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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 #: 30,38

2025 Est TCV 1,030,952 TCV/TFA: 698.48

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	285,500	515,500			355,757C
2024	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C

*** 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
1984 200	1996

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 184,178 X 3.100
Estimated T.C.V: 570,952

(16) Porches/Decks

Area	Type
84	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:

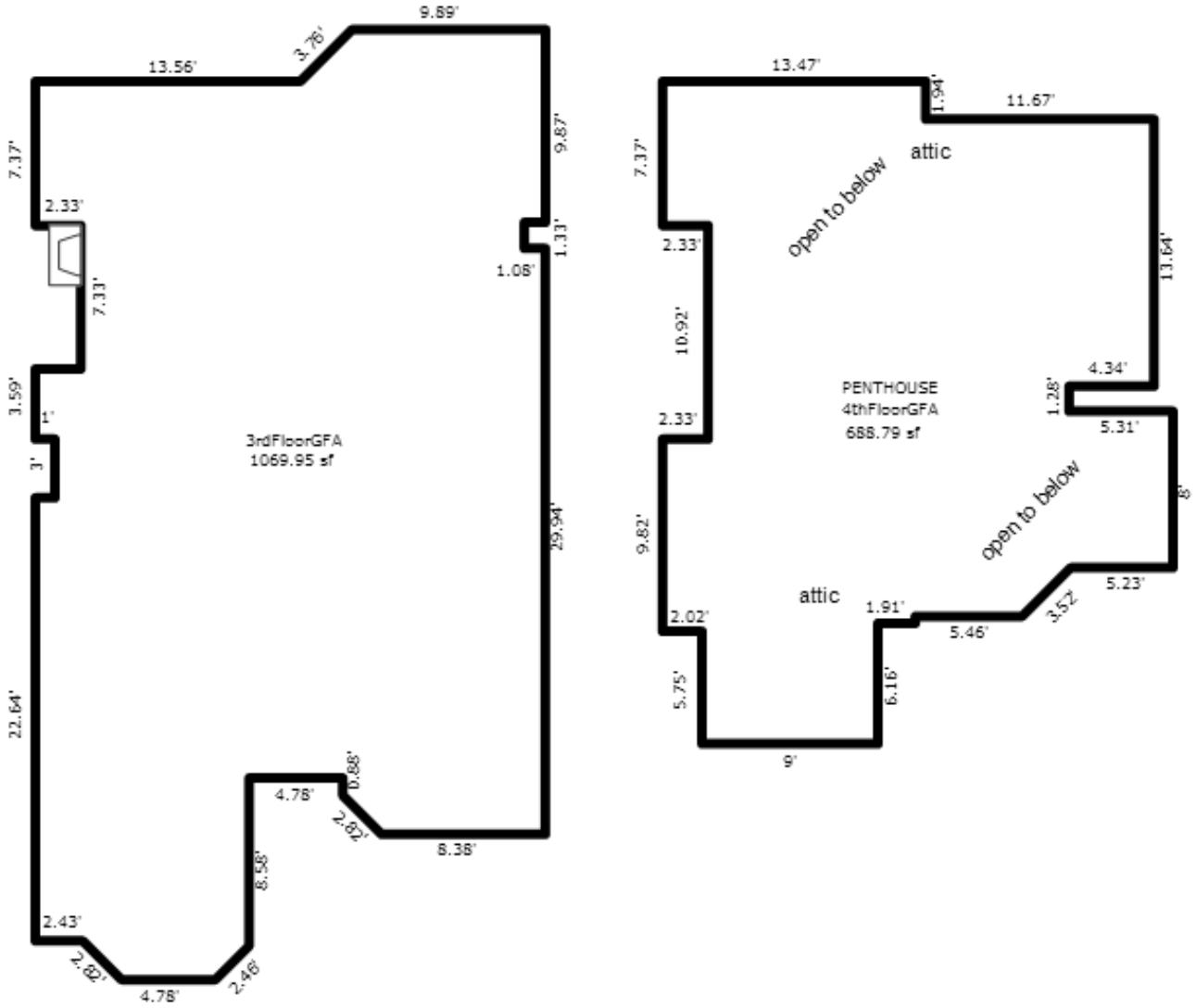
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	156,301
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	230,223	184,178

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 570,952

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

BUILDING 4



UNIT 41

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

Parcel Number: 45-006-795-042-00 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.
WOOD	VANTUINEN	201,500	12/12/1992	WD	03-ARM'S LENGTH	354:684	OTHER	0.0

Property Address

42 SOUTH BEACH

Owner's Name/Address

VANTUINEN SUSAN D TRUSTEE
925 REEDS HOLLOW DR
GRAND RAPIDS MI 49546

Tax Description

L290 P118 L354 P684&685 L464 P451/98 UNIT 42 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

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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 #: 30,38

2025 Est TCV 764,521 TCV/TFA: 709.86

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,800	382,300			184,925C
2024	140,000	199,900	339,900			179,365C
2023	50,000	206,800	256,800			170,824C
2022	50,000	193,100	243,100			162,690C

*** 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
1984	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: 1077 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,077
Total Base New : 193,346 E.C.F.
Total Depr Cost: 145,007 X 3.100
Estimated T.C.V: 449,521

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1077 SF Floor Area = 1077 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	1,077		
			Total:	165,380	124,034
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	193,346	145,007

Notes: 1S LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 449,521

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

Parcel Number: 45-006-795-043-00 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.
HULLVERSON JAMES E JR & L	LONGBOW PROPERTIES LLC	430,000	03/05/2018	WD	03-ARM'S LENGTH	1322P538	PROPERTY TRANSFER	100.0
DOWNS BRIAN L & VICKI L	HULLVERSON JAMES E JR & L	526,250	09/02/2003	WD	03-ARM'S LENGTH	761:336	OTHER	100.0
ANDRESEN	DOWNS	223,000	09/19/1997	WD	03-ARM'S LENGTH	453:614	OTHER	0.0

Property Address

43 SOUTH BEACH

Owner's Name/Address

LONGBOW PROPERTIES LLC
738 CLEEKSIDE BLUFFS II LLC
MILFORD OH 45150

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 763,614 TCV/TFA: 711.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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

L290 P294 L453 P614/97 L761 P336/03 UNIT 43 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,300	381,800			242,887C
2024	140,000	199,500	339,500			235,584C
2023	50,000	206,400	256,400			224,366C
2022	50,000	192,700	242,700			213,682C

Who	When	What
TPC	01/14/2018	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 144,714 X 3.100
Estimated T.C.V: 448,614

(16) Porches/Decks

Area	Type
84	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:

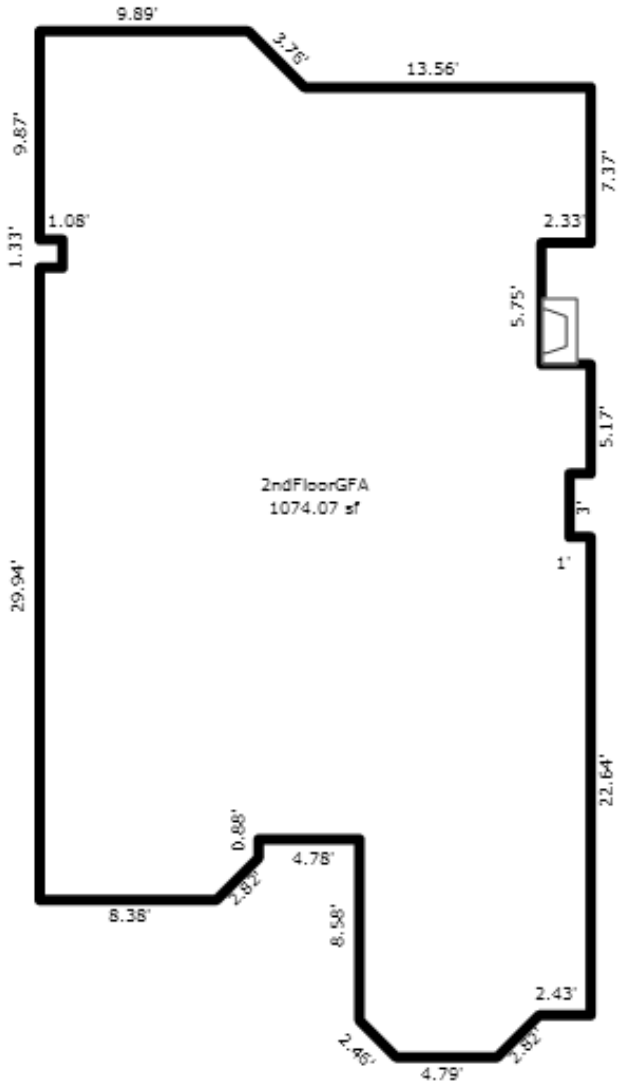
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,074		
			Total:	164,990	123,741
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,956	144,714

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,614

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

BUILDING 4



UNIT 43

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

Parcel Number: 45-006-795-044-00 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.
TUPPER ROSEMARY D TRUST	MCGRAW STEVEN D & MOREY B	650,000	06/05/2009	WD	03-ARM'S LENGTH	2009 1017-914W	DEED	100.0

Property Address

44 SOUTH BEACH

Owner's Name/Address

MCGRAW STEVEN D & BARBARA F MORELY
1255 BISHOP RD
GROSSE POINTE MI 48230

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 1,030,952 TCV/TFA: 698.48

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L290 P864 L548 P449/00 UNIT 44 SOUTH BEACH CONDOMINIUMACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	285,500	515,500			355,757C
2024	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	05/20/2009	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
1984	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 184,178 X 3.100
Estimated T.C.V: 570,952

(16) Porches/Decks

Area	Type
84	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:

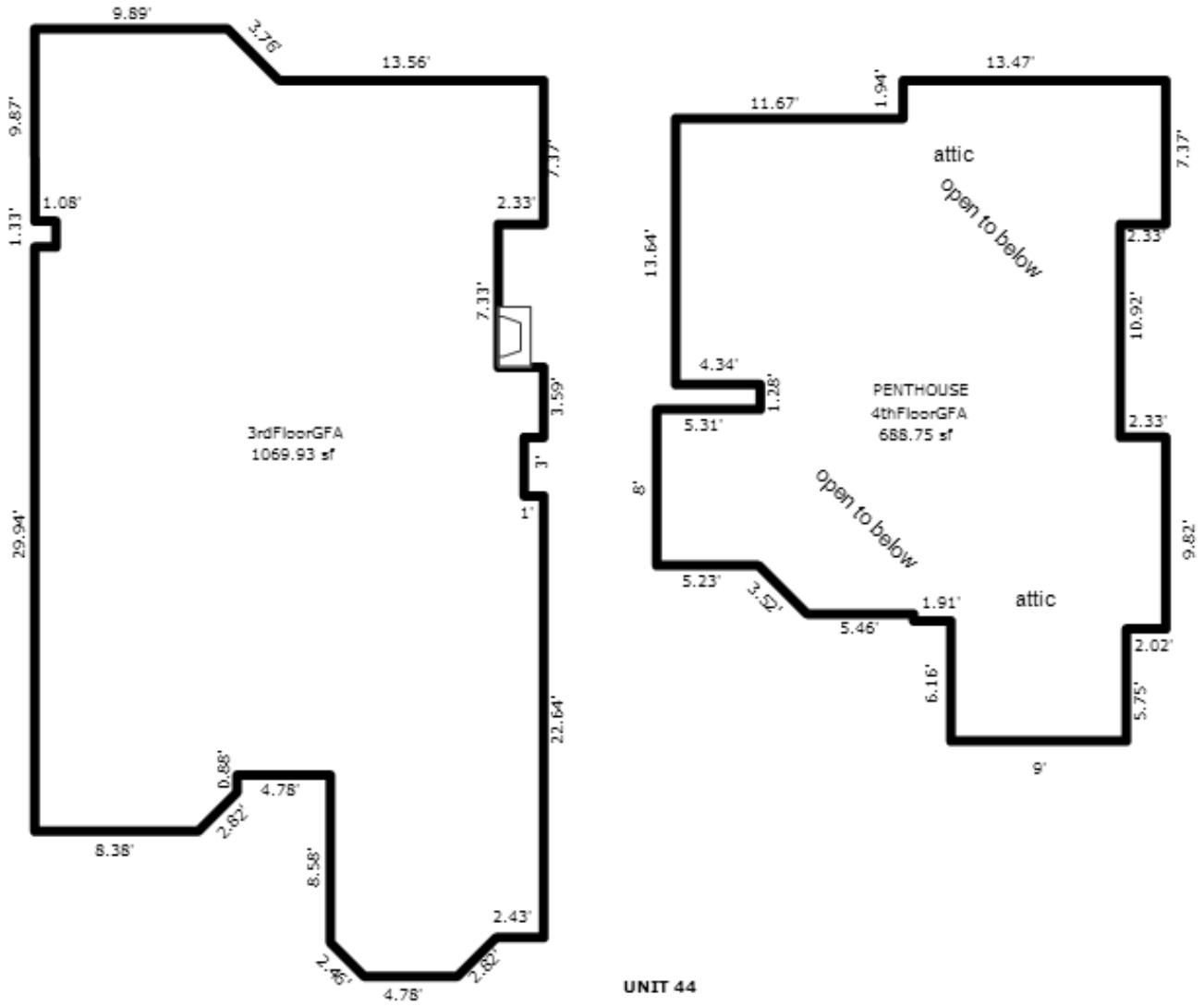
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	156,301
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	230,223	184,178

Notes: 1.5S LEVEL 3 & LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 570,952

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

BUILDING 4



UNIT 44

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

Parcel Number: 45-006-795-045-00 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 CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
45 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 30,38					
LEINWEBER LARRY D BABIARZ CLAUDIA V 1980 TIVERTON RD BLOOMFIELD HILLS MI 48304	2025 Est TCV 1,285,911 TCV/TFA: 511.91					

Tax Description

L293 P389/88 UNIT 45 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT

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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
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	413,000	643,000			292,809C
2024	210,000	367,300	577,300			284,005C
2023	90,000	380,000	470,000			270,481C
2022	90,000	354,800	444,800			257,601C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1256 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,512
Total Base New : 355,233 E.C.F.
Total Depr Cost: 266,423 X 3.100
Estimated T.C.V: 825,911

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1256 SF Floor Area = 2512 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	1,256		
			Total:	320,387	240,290
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	355,233	266,423

Notes: 2 STRY END LEVELS B&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 825,911

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

Parcel Number: 45-006-795-046-00 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.
MEARA YVONNE TRUST	MEARA JOHN W JR & YVONNE	0	01/14/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
MEARA JOHN W JR & YVONNE	MEARA JOHN W JR & YVONNE	0	01/14/2020	QC	09-FAMILY	2020000737	PROPERTY TRANSFER	0.0
MEARA JOHN W JR & YVONNE	MEARA YVONNE DECLARATION	0	03/01/2004	QC	09-FAMILY	801:379	OTHER	0.0

Property Address
46 SOUTH BEACH

Owner's Name/Address
MEARA JOHN W JR & YVONNE
309 WALBRIDGE
EAST LANSING MI 48823

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,297,580 TCV/TFA: 526.19

Building Permit(s)	Date	Number	Status
Mechanical	08/01/2012	PM12-0291	

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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
L289 P872/88 L801 P379/04 UNIT 46 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	418,800	648,800			333,906C
2024	210,000	372,300	582,300			323,867C
2023	90,000	385,900	475,900			308,445C
2022	90,000	361,500	451,500			293,758C

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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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1233 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,466
Total Base New : 360,254 E.C.F.
Total Depr Cost: 270,187 X 3.100
Estimated T.C.V: 837,580

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1233 SF Floor Area = 2466 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	1,233		
			Total:	315,408	236,554
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
Lump Sum Items					
END UNIT UPPER				10,000	7,500
			Totals:	360,254	270,187

Notes: 2STRY END UPPER LEVELS 2&3
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 837,580

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

Parcel Number: 45-006-795-047-00 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.

Property Address

47 SOUTH BEACH

Owner's Name/Address

CIULLO SUSAN F REVOCABLE TRUST
251 CHESTNUT CIRCLE
BLOOMFIELD HILLS MI 48304

Tax Description

L295 P127 L312 P718 L401 P606/95 UNIT 47 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF

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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 #: 30,38
2025 Est TCV 1,294,990 TCV/TFA: 508.24

Building Permit(s)	Date	Number	Status
Mechanical	08/01/2012	PM12-0288	
MECHANICAL	04/09/2004	PM04-0211	

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	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	417,500	647,500			292,809C
2024	210,000	371,300	581,300			284,005C
2023	90,000	384,100	474,100			270,481C
2022	90,000	358,700	448,700			257,601C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1274 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,548
Total Base New : 359,137 E.C.F.
Total Depr Cost: 269,352 X 3.100
Estimated T.C.V: 834,990

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1274 SF Floor Area = 2548 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	1,274		
			Total:	324,291	243,219
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	359,137	269,352

Notes: 2 STRY END LEVELS B &1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 834,990

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

Parcel Number: 45-006-795-048-00 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.
ORRINGER SUSAN M TRUST	ORRINGER SUSAN M	0	08/29/2018	QC	09-FAMILY	1339P332	PROPERTY TRANSFER	0.0
ORRINGER SUSAN M	ORRINGER MARK B & SUSAN M	0	08/29/2018	QC	09-FAMILY	1340P494	PROPERTY TRANSFER	0.0

Property Address
48 SOUTH BEACH

Owner's Name/Address
ORRINGER MARK B & SUSAN M
4152 HIGH RIDGE
ANN ARBOR MI 48105-9394

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,297,580 TCV/TFA: 526.19

Building Permit(s)	Date	Number	Status
Plumbing	04/02/2012	PP12-0062	
Electrical	03/30/2012	PE12-0083	

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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
L295 P636/89 L330 P774/91 UNIT 48 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	418,800	648,800			297,942C
2024	210,000	372,300	582,300			288,984C
2023	90,000	385,900	475,900			275,223C
2022	90,000	361,500	451,500			262,118C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1233 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,466
Total Base New : 360,254 E.C.F.
Total Depr Cost: 270,187 X 3.100
Estimated T.C.V: 837,580

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1233 SF Floor Area = 2466 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	1,233		
			Total:	315,408	236,554
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
Lump Sum Items					
END UNIT UPPER				10,000	7,500
			Totals:	360,254	270,187

Notes: 2STRY END UPPER LEVELS 2&3
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 837,580

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

Parcel Number: 45-006-795-049-00 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.
CLAYPOOL ALLAN J & CATHER	CLAYPOOL CATHERINE ANN TR	0	07/09/2020	WD	09-FAMILY	200004215	PROPERTY TRANSFER	0.0
BRATKOWSKI	CLAYPOOL	213,000	08/31/1993	WD	03-ARM'S LENGTH	369:961	OTHER	0.0

Property Address

49 SOUTH BEACH

Owner's Name/Address

CLAYPOOL CATHERINE ANN TRUST
3781 SANDALWOOD DR
OKEMOS MI 48864

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 764,521 TCV/TFA: 709.86

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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

L295 P629 L369 P961/93 UNIT 49 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,800	382,300			184,925C
2024	140,000	199,900	339,900			179,365C
2023	50,000	206,800	256,800			170,824C
2022	50,000	193,100	243,100			162,690C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	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: 1077 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,077
Total Base New : 193,346 E.C.F.
Total Depr Cost: 145,007 X 3.100
Estimated T.C.V: 449,521

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1077 SF Floor Area = 1077 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	1,077		
			Total:	165,380	124,034
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	193,346	145,007

Notes: 1 STRY D MID LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 449,521

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

Parcel Number: 45-006-795-050-00 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.
CROUCH	HASSE TRUST	325,000	11/08/1999	WD	03-ARM'S LENGTH	529:255	PROPERTY TRANSFER	0.0
LAMETI	CROUCH	210,000	09/04/1996	WD	03-ARM'S LENGTH	429:558	OTHER	0.0

Property Address
50 SOUTH BEACH

Owner's Name/Address
HAASE ARLAN TRUST
61659 E IRONWOOD LN
TUCSON AZ 85739

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 763,614 TCV/TFA: 711.00

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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
L304 P608/89 L429 P554-559 L529 P255/99 UNIT 50 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,300	381,800			195,301C
2024	140,000	199,500	339,500			189,429C
2023	50,000	206,400	256,400			180,409C
2022	50,000	192,700	242,700			171,819C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,074
Total Base New : 192,956 E.C.F.
Total Depr Cost: 144,714 X 3.100
Estimated T.C.V: 448,614

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	164,990	123,741
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,956	144,714

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 448,614

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

Parcel Number: 45-006-795-051-00 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.
PETRAUSKAS LAURA MARIA	FALKENSTERN CARL & MARQUE	725,000	03/26/2021	WD	03-ARM'S LENGTH	20210028340	PROPERTY TRANSFER	100.0
PETRAUSKAS RAYMOND V QPRT	PETRAUSKAS LAURA MARIA	0	01/21/2021	PTA	09-FAMILY	2021002839	PROPERTY TRANSFER	0.0
PETRAUSKAS RAYMOND V & HE	PETRAUSKAS RAYMOND V QPRT	1	11/20/2012	WD	03-ARM'S LENGTH	1145P611	PROPERTY TRANSFER	0.0
CROUCH	PETRAUSKAS	565,000	08/27/2001	WD	03-ARM'S LENGTH	597:906	PROPERTY TRANSFER	0.0

Property Address

51 SOUTH BEACH

Owner's Name/Address

FALKENSTERN CARL & MARQUERITE
7576 LEONARD ST NE
ADA MI 49301

Tax Description

L521 P119 L529 P925 L597 P906 L697 P359 UNIT 51 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

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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 #: 30,38

2025 Est TCV 995,265 TCV/TFA: 674.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1	Units460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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	02/11/2021	INSPECTED
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			374,778C
2024	180,000	238,000	418,000			363,510C
2023	100,000	246,200	346,200			346,200S
2022	100,000	229,900	329,900			329,900S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

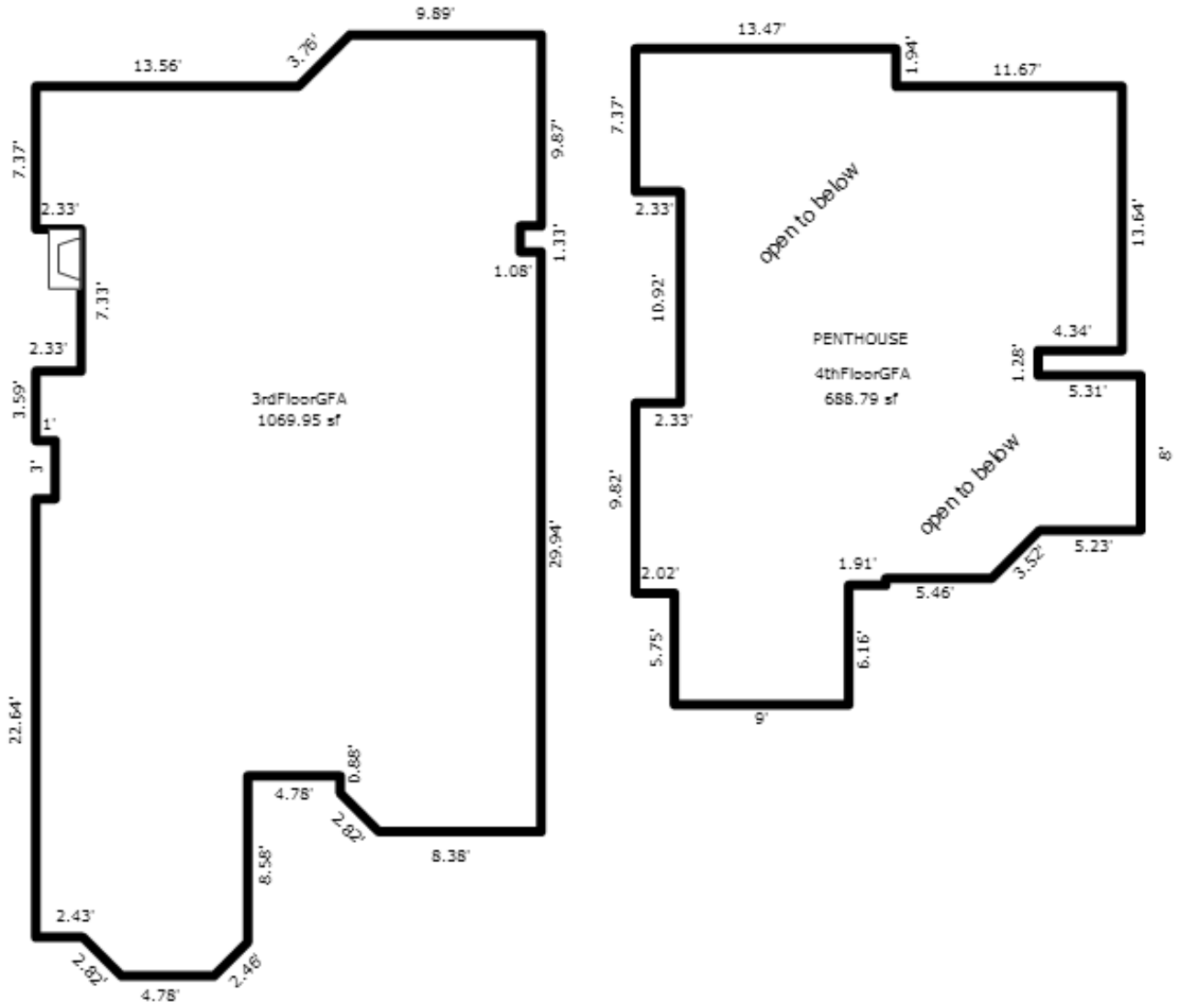
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.5 STRY UPPER E LEVEL 3&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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

BUILDING 5



UNIT 51

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

Parcel Number: 45-006-795-052-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEN JAMES B & SUSAN C	JENSEN JAMES B JR & SUSAN	0	05/09/2022	WD	09-FAMILY	2022002831	PROPERTY TRANSFER	0.0
LAY ROSS	JENSEN JAMES B & SUSAN C	500,000	10/09/2020	WD	03-ARM'S LENGTH	2020007304	PROPERTY TRANSFER	100.0
INTERNAL REVENUE SERVICE	LAY ROSS	0	08/06/2020	QC	11-FROM LENDING INSTITUT	2020007303	OTHER	0.0
KERNSTOCK THOMAS A & CARO	LAY ROSS	95,000	11/21/2019	OTH	06-COURT JUDGEMENT	2020000127	OTHER	0.0

Property Address

52 SOUTH BEACH

Owner's Name/Address

JENSEN JAMES B JR & SUSAN C TRUST
2823 CARNOUSTIE DR
OKEMOS MI 48864

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 767,650 TCV/TFA: 706.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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

L296 P837 L349 P997/92 UNIT 52 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	226,300	383,800			247,986C
2024	140,000	201,300	341,300			240,530C
2023	50,000	208,200	258,200			229,077C
2022	50,000	194,500	244,500			218,169C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	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: 1087 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,087
Total Base New : 194,690 E.C.F.
Total Depr Cost: 146,016 X 3.100
Estimated T.C.V: 452,650

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1087 SF Floor Area = 1087 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	1,087		
			Total:	166,724	125,043
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	194,690	146,016

Notes: 1 STRY D MID LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 452,650

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

Parcel Number: 45-006-795-053-00 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.
CLAEYS GREGG & GRETA A	CLAEYS GREGG & GRETA TRUS	0	11/11/2024	QC	14-INTO/OUT OF TRUST	2025000186	DEED	0.0
PARKER MARION A TRUST	CLAEYS GREGG & GRETA A	450,000	08/31/2009	WD	03-ARM'S LENGTH	2009 1025-871W	PROPERTY TRANSFER	100.0
PARKER MARION A TRUST		0	08/27/2009	QC	03-ARM'S LENGTH	2009 1025-867T	DEED	0.0
CHE-MAK-O-PING	PARKER	185,000	10/08/1992	WD	03-ARM'S LENGTH	350:180	OTHER	0.0

Property Address

53 SOUTH BEACH

Owner's Name/Address

CLAEYS GREGG & GRETA TRUST
1728 EAST JEFFERSON BLVD
SOUTH BEND IN 46617

Tax Description

L337 P293&294 L350 P180&181 L549 P668/00 UNIT 53 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 794,890 TCV/TFA: 737.37

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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	157,500	239,900	397,400			256,578C
2024	140,000	213,400	353,400			248,864C
2023	50,000	220,800	270,800			237,014C
2022	50,000	206,200	256,200			225,728C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	05/20/2009	INSPECTED
WAS	01/25/2008	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
1984	2004

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: 1078 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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: 1,078
Total Base New : 193,505 E.C.F.
Total Depr Cost: 154,803 X 3.100
Estimated T.C.V: 479,890

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1078 SF Floor Area = 1078 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	1,078		
			Total:	165,539	132,430
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			84	2,487	1,990
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:	193,505	154,803

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 479,890

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

Parcel Number: 45-006-795-054-00 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.
GESSERT GREGORY L	SOUTH BEACH 54 LLC	660,000	08/31/2009	WD	03-ARM'S LENGTH	2009 1025-875W	DEED	100.0
LAPP	GESSERT ET AL	280,000	10/14/1994	WD	03-ARM'S LENGTH	394:694	OTHER	0.0

Property Address

54 SOUTH BEACH

Owner's Name/Address

SOUTH BEACH 54 LLC
12 GEYER WOODS LN
SAINT LOUIS MO 63131

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30.38

2025 Est TCV 1,030,952 TCV/TFA: 698.48

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L299 P618 L394 P694/94 UNIT 54 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	285,500	515,500			355,757C
2024	180,000	253,900	433,900			345,061C
2023	100,000	262,700	362,700			328,630C
2022	100,000	245,300	345,300			312,981C

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	2007

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 184,178 X 3.100
Estimated T.C.V: 570,952

(16) Porches/Decks

Area	Type
84	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:

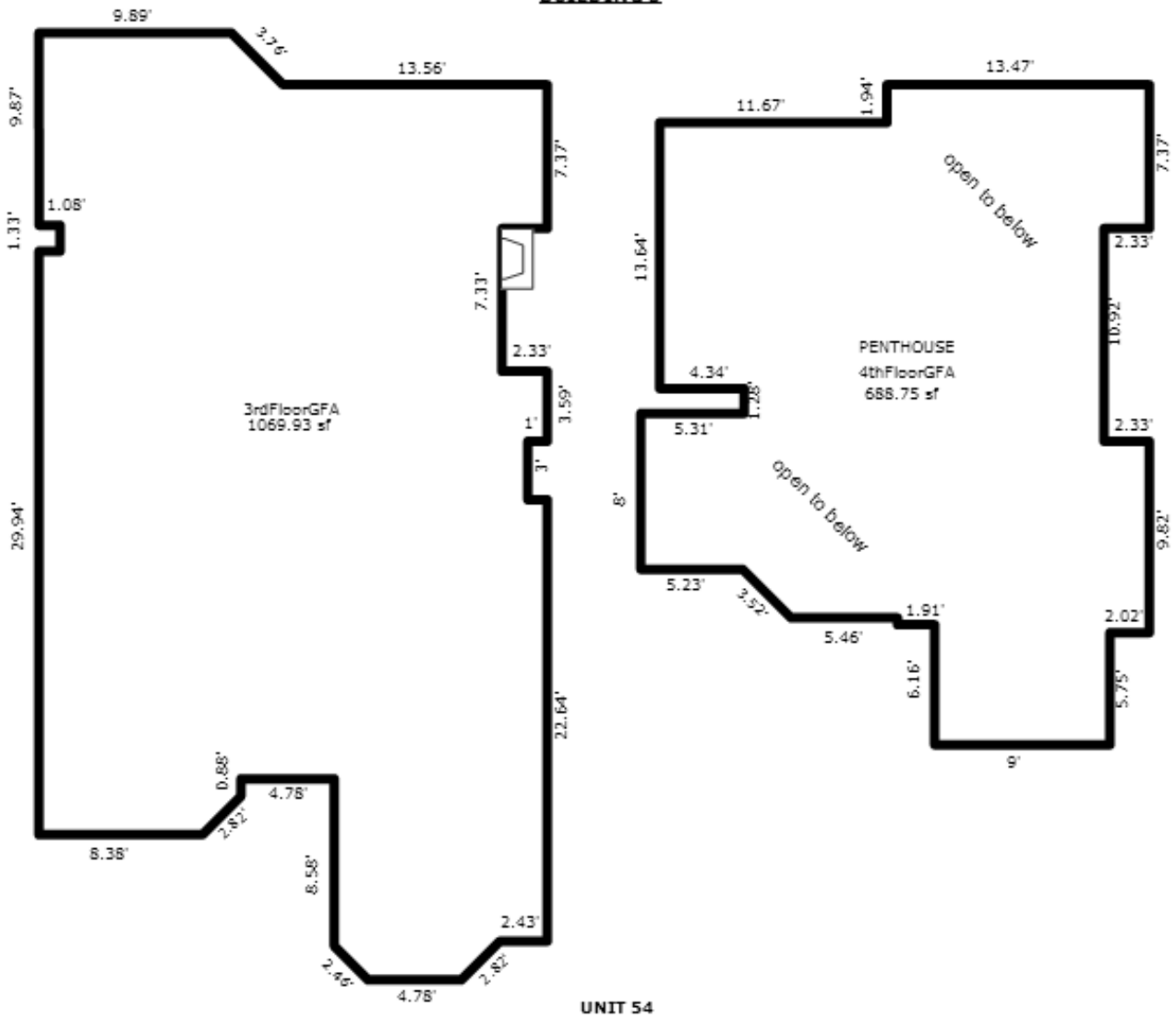
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	156,301
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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:	230,223	184,178

Notes: 1.5STRY UPPER E LEVEL 3&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 570,952

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

BUILDING 5



UNIT 54

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

Parcel Number: 45-006-795-055-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWETS ROGER & ALLISON	MO & JOE ENTERPRISES LLC	510,000	10/23/2020	WD	03-ARM'S LENGTH	2020007182	PROPERTY TRANSFER	100.0
BOXMAN DONALD & MARCIA D	SWETS ROGER & ALLISON	490,000	08/19/2011	WD	03-ARM'S LENGTH	2011 1093-948	PROPERTY TRANSFER	100.0
ARTAZA	BOXMAN	205,000	12/17/1993	WD	03-ARM'S LENGTH	377:628	OTHER	0.0

Property Address

55 SOUTH BEACH

Owner's Name/Address

MO & JOE ENTERPRISES LLC
JONES MARIANNE
375 KOSER AVE
IOWA CITY IA 52246

Tax Description

L294 P706 L377 P628/93 UNIT 55 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W.

Comments/Influences

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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 #: 30,38

2025 Est TCV 764,521 TCV/TFA: 709.86

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who When What

TPC 10/19/2019 INSPECTED
WAS 01/10/2010 INSPECTED
WAS 01/25/2008 INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	224,800	382,300			246,695C
2024	140,000	199,900	339,900			239,278C
2023	50,000	206,800	256,800			227,884C
2022	50,000	193,100	243,100			217,033C

*** 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
1984	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: 1077 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,077
Total Base New : 193,346 E.C.F.
Total Depr Cost: 145,007 X 3.100
Estimated T.C.V: 449,521

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1077 SF Floor Area = 1077 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	1,077		
			Total:	165,380	124,034
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	193,346	145,007

Notes: 1 STRY D MID LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 449,521

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

Parcel Number: 45-006-795-056-00 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.
GENZIER CHRISTOPHER J & J	GENZIER JILL L TRUST	0	06/16/2022	WD	09-FAMILY	2022004316	PROPERTY TRANSFER	0.0
STRETLIEN THOMAS P & ELLE	GENZIER CHRISTOPHER J & J	752,000	11/01/2021	WD	03-ARM'S LENGTH	2021008503	PROPERTY TRANSFER	100.0
FOLLDAL WEST LLC	STRETLIEN THOMAS P & ELLE	0	05/07/2021	QC	21-NOT USED/OTHER	2021004554	DEED	0.0
CIULLO SUSAN F REVOCABLE	STRETLIEN THOMAS P & ELLE	430,000	04/06/2018	WD	03-ARM'S LENGTH	1327P394	PROPERTY TRANSFER	100.0

Property Address

56 SOUTH BEACH

Owner's Name/Address

GENZIER JILL L TRUST
3853 DOUGLAS RD
DOWNERS GROVE IL 60515

Tax Description

L295 P324 L343 P914 L448 P464/97 L598 P526 L598 P550/01 UNIT 56 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT

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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 #: 30,38
2025 Est TCV 839,740 TCV/TFA: 781.88

Building Permit(s)	Date	Number	Status
Mechanical	02/11/2019	PM19-0103	100% FINIS
Electrical	01/10/2019	PE19-0015	100% FINIS
Plumbing	01/04/2019	PP19-0008	100% FINIS
Res. Multi-Family	11/06/2018	PB18-0629	100% FINIS

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	10/02/2021	INSPECTED
TPC	05/22/2019	INSPECTED
WAS	01/10/2010	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	262,400	419,900			313,040C
2024	140,000	233,300	373,300			303,628C
2023	50,000	241,400	291,400			289,170C
2022	50,000	225,400	275,400			275,400S

*** 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
1984 200	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: 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:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,074
Total Base New : 199,142 E.C.F.
Total Depr Cost: 169,271 X 3.100
Estimated T.C.V: 524,740

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 1074 SF Floor Area = 1074 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	1,074		
			Total:	171,176	145,499
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			84	2,487	2,114
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:	199,142	169,271

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 524,740

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

Parcel Number: 45-006-795-057-00 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.
COHEN GARY & KAY J	SCHWARTZ DONALD R & ANN G	665,000	10/19/2017	WD	03-ARM'S LENGTH	1310P441	PROPERTY TRANSFER	100.0
CONTINENTAL EQUITIES INC	COHEN GARY & KAY J	199,000	07/18/1989	WD	03-ARM'S LENGTH	300P982	DEED	0.0

Property Address
57 SOUTH BEACH

Owner's Name/Address
SCHWARTZ DONALD R & ANN G
2757 HOLYOKE LN
ANN ARBOR MI 48103

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,030,819 TCV/TFA: 698.39

Building Permit(s)	Date	Number	Status
Electrical	12/09/2019	PE19-0741	100% FINIS
Mechanical	11/27/2019	PM19-0953	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description
L300 P982/89 UNIT 57 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	12/11/2019	INSPECTED
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	285,400	515,400			355,637C
2024	180,000	253,800	433,800			344,944C
2023	100,000	262,600	362,600			328,519C
2022	100,000	245,200	345,200			312,876C

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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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 245,515 E.C.F.
Total Depr Cost: 184,135 X 3.100
Estimated T.C.V: 570,819

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	210,669	158,002

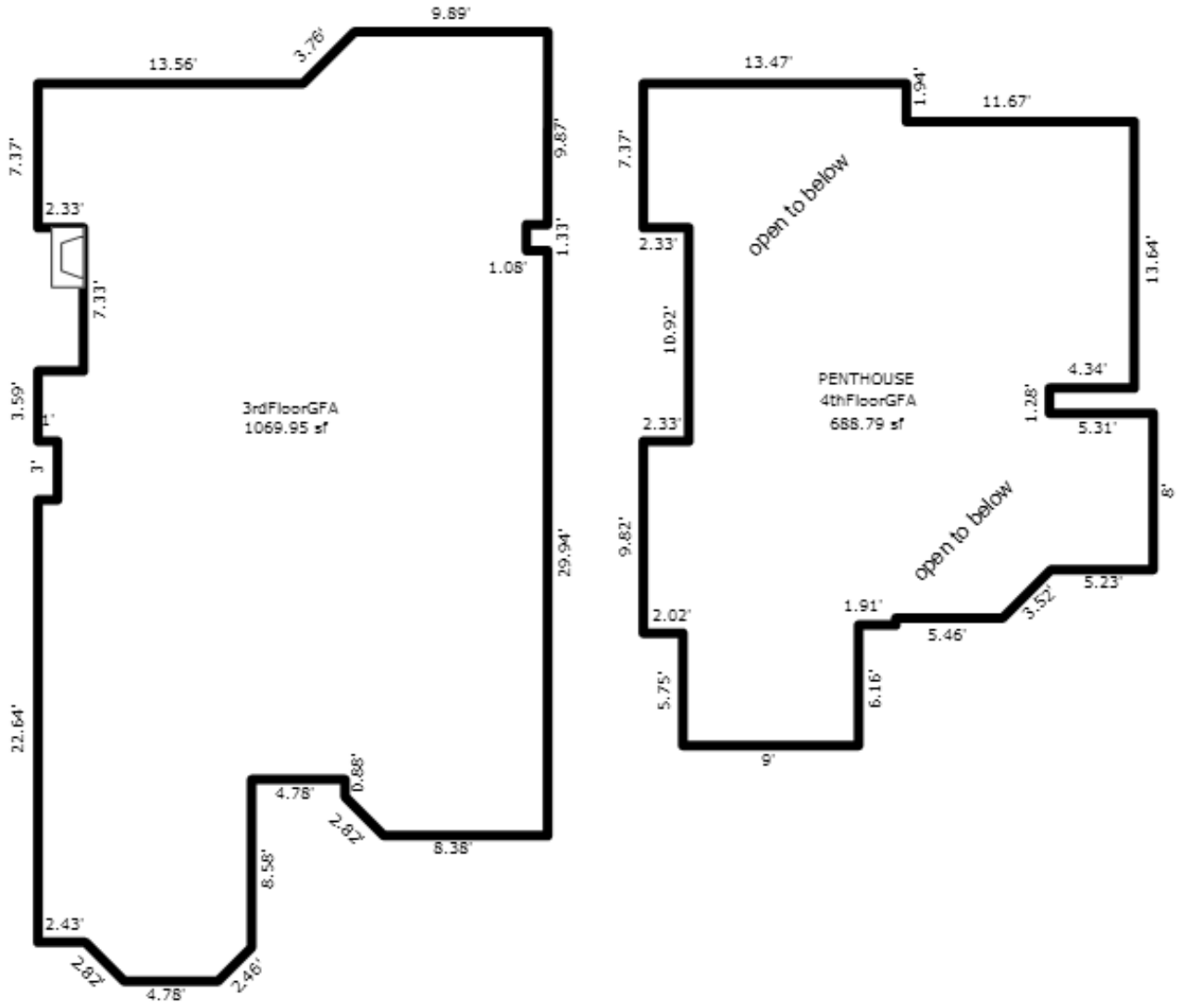
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	2	13,760	10,320
Deck			
Treated Wood	84	2,487	1,865
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			
Interior 2 Story	1	8,554	6,415
	Totals:	245,515	184,135

Notes: 1.5 STRY UPPER E L3 & LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 570,819

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

BUILDING 5



UNIT 57

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

Parcel Number: 45-006-795-058-00 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.
RABINOWITZ BERT & HELENE	JANIZEK DAVID B & PATRICI	635,000	06/08/2005	WD	03-ARM'S LENGTH	857:491	OTHER	100.0
COLLINS	RABINOWITZ	247,500	08/19/1997	WD	03-ARM'S LENGTH	451:205	PROPERTY TRANSFER	0.0
GARDHOUSE	COLLINS & BRANDON	200,000	08/06/1992	WD	03-ARM'S LENGTH	346:786	OTHER	0.0

Property Address

58 SOUTH BEACH

Owner's Name/Address

JANIZEK DAVID B & PATRICIA C
10817 SHIREGREEN LN
FORT WAYNE IN 46814

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 825,759 TCV/TFA: 759.67

Building Permit(s)	Date	Number	Status
Electrical	01/23/2019	PE19-0035	100% FINIS
Plumbing	01/07/2019	PP19-0007	100% FINIS
Mechanical	11/19/2018	PM18-0823	100% FINIS
Res. Add/Alter/Repair	10/23/2018	PB18-0604	100% FINIS

Tax Description

L346 P786 L451 P205 L469 P868 L634 P345 L857 P491/05 UNIT 58 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. SECS 22 & 23 T29N R14W

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 H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	255,400	412,900			270,033C
2024	140,000	227,100	367,100			261,914C
2023	50,000	235,000	285,000			249,442C
2022	50,000	219,400	269,400			237,564C

Who	When	What
TPC	12/11/2019	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984 200	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: 1087 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 1,087
Total Base New : 205,951 E.C.F.
Total Depr Cost: 164,761 X 3.100
Estimated T.C.V: 510,759

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1087 SF Floor Area = 1087 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	1,087		
			Total:	177,985	142,388
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			84	2,487	1,990
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:	205,951	164,761

Notes: 1 STRY D MID LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 510,759

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

Parcel Number: 45-006-795-059-00 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.
TOAL MAYER NANCY TRUST	MCCOY CARL R & VIRGINIA O	439,000	12/05/2014	WD	03-ARM'S LENGTH	1216P153	PROPERTY TRANSFER	100.0
TOAL NANCY MAYER	TOAL MAYER NANCY TRUST	1	09/25/2013	WD	03-ARM'S LENGTH	1181P248	PROPERTY TRANSFER	0.0
GREGG	MAYER	210,000	01/12/1996	WD	03-ARM'S LENGTH	416:594	PROPERTY TRANSFER	0.0

Property Address
59 SOUTH BEACH

Owner's Name/Address
MCCOY CARL R & VIRGINIA O
950 SHOREHAM RD
GROSSE POINTE MI 48236

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 821,835 TCV/TFA: 763.79

Building Permit(s)	Date	Number	Status
Plumbing	02/01/2016	PP16-0023	100% FINIS
Mechanical	01/08/2016	PM16-0015	100% FINIS
Res. Add/Alter/Repair	12/09/2015	PB15-0501	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Tax Description
L416 P594&595 L452 P150 L484 P001/98 L870 P859/05 UNIT 59 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

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

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

Who	When	What
TPC	08/03/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	253,400	410,900			265,091C
2024	140,000	225,400	365,400			257,121C
2023	50,000	233,200	283,200			244,878C
2022	50,000	217,700	267,700			233,218C

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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
1984 200	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	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1076 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 1,076
Total Base New : 204,369 E.C.F.
Total Depr Cost: 163,495 X 3.100
Estimated T.C.V: 506,835

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1076 SF Floor Area = 1076 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	1,076		
			Total:	176,403	141,122
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			84	2,487	1,990
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:	204,369	163,495

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 506,835

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

Parcel Number: 45-006-795-060-00 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.
RALLS WILLIAM R & ROSEMAR	RALLS FAMILY TRUST	0	10/24/2014	WD	03-ARM'S LENGTH	1213P1	PROPERTY TRANSFER	0.0
MEYER	RALLS	250,000	08/16/1991	WD	03-ARM'S LENGTH	327:627	PROPERTY TRANSFER	0.0

Property Address

60 SOUTH BEACH

Owner's Name/Address

RALLS FAMILY TRUST
18947 E AMETHYST
RIO VERDE AZ 85263

Tax Description

L297 P999/89 L327 P627/91 UNIT 60 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 06/27/2012

MAP #: 30,38

2025 Est TCV 995,265 TCV/TFA: 674.30

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 H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			256,741C
2024	180,000	238,000	418,000			249,022C
2023	100,000	246,200	346,200			237,164C
2022	100,000	229,900	329,900			225,871C

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

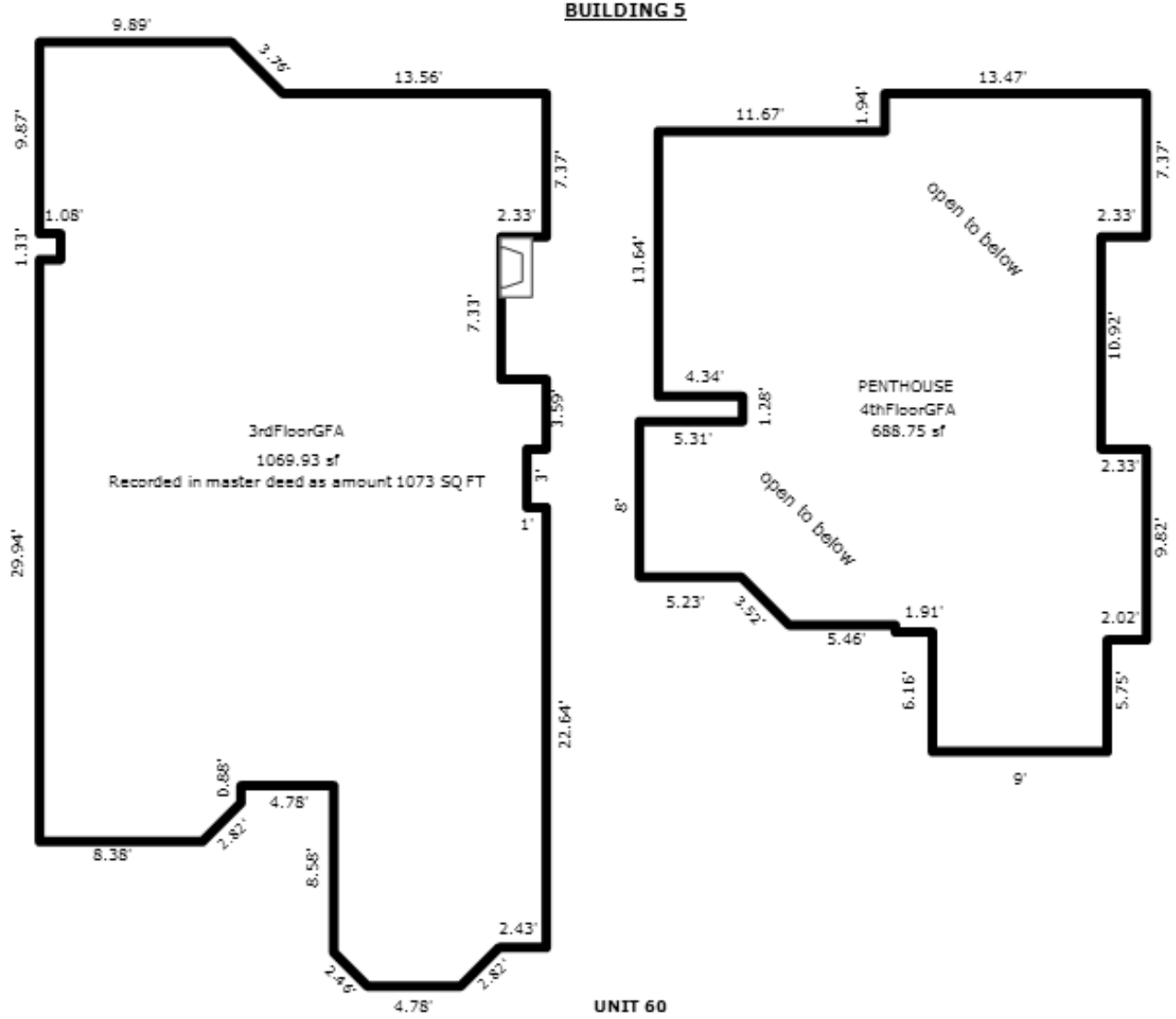
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.5 STRY UPPER E L3 & LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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

BUILDING 5



UNIT 60

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

Parcel Number: 45-006-795-061-00 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.
2382-2386 WEST STADIUM LL	SOUTH BEACH #61 LLC	0	12/16/2010	WD	03-ARM'S LENGTH	2010 1076-232W	PROPERTY TRANSFER	100.0
COGHLIN JOHN & DIANE	2382-2386 WEST STADIUM LL	***,***	01/25/2008	WD	03-ARM'S LENGTH	966/673	PROPERTY TRANSFER	100.0
POLLARD	COGHLIN	799,900	09/05/2001	WD	03-ARM'S LENGTH	600:26	PROPERTY TRANSFER	0.0

Property Address
61 SOUTH BEACH

Owner's Name/Address
SOUTH BEACH #61 LLC
5275 WEBSTER CHURCH RD
DEXTER MI 48130

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 1,291,463 TCV/TFA: 509.65

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Tax Description
L300 P613/89 L600 P26/01 UNIT 61 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	415,700	645,700			445,058C
2024	210,000	369,700	579,700			431,677C
2023	90,000	382,500	472,500			411,121C
2022	90,000	357,200	447,200			391,544C

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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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1267 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,534
Total Base New : 357,621 E.C.F.
Total Depr Cost: 268,214 X 3.100
Estimated T.C.V: 831,463

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1267 SF Floor Area = 2534 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	1,267		
			Total:	322,775	242,081
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	357,621	268,214

Notes: 2 STRY END LOWER LB&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 831,463

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

Parcel Number: 45-006-795-062-00 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.
SOUTH BEACH 62 LLC	SCHMITT PHILIP & CHERYL	700,000	01/09/2015	WD	03-ARM'S LENGTH	1219P108	PROPERTY TRANSFER	100.0
MORAN PATRICK T & LYNN D	SOUTH BEACH 62 LLC	1	12/05/2011	WD	03-ARM'S LENGTH	1105-888	PROPERTY TRANSFER	0.0
GARDHOUSE	MORAN	350,000	08/15/1994	WD	03-ARM'S LENGTH	391:293	OTHER	0.0
ROLL	GARDHOUSE	321,000	09/12/1991	WD	03-ARM'S LENGTH	328:924	OTHER	0.0

Property Address

62 SOUTH BEACH

Owner's Name/Address

SCHMITT PHILIP & CHERYL
4190 ROLLING PINES COURT
COMMERCE TOWNSHIP MI 48382

Tax Description

L299 P702 L328 P924 L391 P293/94 UNIT 62 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON

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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 #: 30,38
2025 Est TCV 1,373,168 TCV/TFA: 556.84

Building Permit(s)	Date	Number	Status
Electrical	05/04/2015	PE15-0163	
Mechanical	05/01/2015	PM15-0212	
Plumbing	04/24/2015	PP15-0101	
Res. Multi-Family	04/21/2015	PB15-0086	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	01/04/2016	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units		460000.00000	100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	456,600	686,600			490,313C
2024	210,000	405,900	615,900			475,571C
2023	90,000	420,700	510,700			452,925C
2022	90,000	394,000	484,000			431,358C

*** 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
1984	2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1233 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
1	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,466
Total Base New : 368,213 E.C.F.
Total Depr Cost: 294,570 X 3.100
Estimated T.C.V: 913,168

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1233 SF Floor Area = 2466 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	1,233		
			Total:	315,408	252,326
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Deck					
Treated Wood			84	2,487	1,990
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
Security System			1	7,959	6,367
Fireplaces					
Interior 2 Story			1	8,554	6,843
Lump Sum Items					
END UNIT UPPER				10,000	8,000
			Totals:	368,213	294,570

Notes: 2STRY END UPPER L2&3
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 913,168

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

Parcel Number: 45-006-795-063-00 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.

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
63 SOUTH BEACH	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 30,38					
FEELEY HENRY J & MARY DIANE 205 NORTH ISLAND PLANTATION TER VERO BEACH FL 32963-3326	2025 Est TCV 1,252,635 TCV/TFA: 526.32					

Tax Description

L280 P747/87 UNIT 63 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT

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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
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	396,300	626,300			292,809C
2024	210,000	352,500	562,500			284,005C
2023	90,000	364,700	454,700			270,481C
2022	90,000	340,500	430,500			257,601C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1190 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,380
Total Base New : 340,922 E.C.F.
Total Depr Cost: 255,689 X 3.100
Estimated T.C.V: 792,635

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1190 SF Floor Area = 2380 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	1,190		
			Total:	306,076	229,556
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	340,922	255,689

Notes: 2 STRY END LOWER LB&1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 792,635

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

Parcel Number: 45-006-795-064-00 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.
GERSACK JOHN R & VIRGINIA	GERSACK JOHN R & VIRGINIA	0	10/01/2009	WD	03-ARM'S LENGTH	2009 1030-235W	DEED	0.0
BALIAN	GERSACK	400,000	02/04/1992	WD	03-ARM'S LENGTH	336:433	OTHER	0.0
KLYM	FIRST SECURITY SAVINGS	300,000	07/11/1990	MLC	03-ARM'S LENGTH	328:548	OTHER	0.0

Property Address
64 SOUTH BEACH

Owner's Name/Address
GERSACK JOHN R & VIRGINIA R TR
GERSACK MICHIGAN RESIDENCE TRUST
9309 PARKWOOD CT
FORT MYERS FL 33908

Tax Description
L333 P18 L336 P432/92 L623 P162/02 UNIT 64 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

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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 #: 30,38
2025 Est TCV 1,223,319 TCV/TFA: 535.84

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	381,700	611,700			359,593C
2024	210,000	339,200	549,200			348,781C
2023	90,000	351,700	441,700			332,173C
2022	90,000	329,500	419,500			316,356C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 761 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,283
Total Base New : 328,317 E.C.F.
Total Depr Cost: 246,232 X 3.100
Estimated T.C.V: 763,319

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 761 SF Floor Area = 2283 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
3 Story	Siding	Slab	761		
			Total:	283,471	212,599
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
Lump Sum Items					
END UNIT UPPER				10,000	7,500
			Totals:	328,317	246,232

Notes: 3S END UPPER L2,3&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 763,319

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

Parcel Number: 45-006-795-065-00 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.

Property Address

65 SOUTH BEACH

Owner's Name/Address

ROBERTS RAYMOND E AMENDED TRUST
BANK OF ANN ARBOR, MARGARET VOGEL
125 S FIFTH AVE
ANN ARBOR MI 48104

Tax Description

L404 P696 L434 P273/96 L665 P475/02 DC L718 P333/03 UNIT 65 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN

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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 #: 30,38

2025 Est TCV 762,052 TCV/TFA: 712.86

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	223,500	381,000			184,925C
2024	140,000	198,800	338,800			179,365C
2023	50,000	205,600	255,600			170,824C
2022	50,000	192,000	242,000			162,690C

*** 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
1984	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: 1069 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,069
Total Base New : 192,282 E.C.F.
Total Depr Cost: 144,210 X 3.100
Estimated T.C.V: 447,052

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1069 SF Floor Area = 1069 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	1,069		
			Total:	164,316	123,237
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	192,282	144,210

Notes: 1 STRY D MID LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 447,052

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

Parcel Number: 45-006-795-066-00 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.
MIESKE JOHN & DEBRA	MCCABE TERRENCE M & DANIE	425,000	01/14/2013	WD	03-ARM'S LENGTH	1151P557	PROPERTY TRANSFER	100.0
STUFFLEBEAN	MIESKE	350,000	01/31/2000	WD	03-ARM'S LENGTH	535:93	PROPERTY TRANSFER	0.0
MOWINSKI	STUFFLEBEAN	215,000	06/05/1996	WD	03-ARM'S LENGTH	424:620	OTHER	0.0
BISCHOF	MOWINSKI	182,500	11/12/1993	WD	03-ARM'S LENGTH	375:189	OTHER	0.0

Property Address

66 SOUTH BEACH

Owner's Name/Address

MCCABE TERRENCE M & DANIEL MARY JO
3608 MADISON ST
OAK BROOK IL 60523

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 766,454 TCV/TFA: 707.71

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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

L283 P413 L375 P189 L424 P620 L535 P093 UNIT 66 SOUTH BEACH CONDOMINIUM REC ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	225,700	383,200			244,195C
2024	140,000	200,700	340,700			236,853C
2023	50,000	207,700	257,700			225,575C
2022	50,000	193,900	243,900			214,834C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	1998

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: 1083 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,083
Total Base New : 194,176 E.C.F.
Total Depr Cost: 145,630 X 3.100
Estimated T.C.V: 451,454

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1083 SF Floor Area = 1083 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	1,083		
			Total:	166,210	124,657
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	194,176	145,630

Notes: 1 STRY D MID LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 451,454

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

Parcel Number: 45-006-795-067-00 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.
SVERA JOHN A	SVERA JOHN A & SVERA LAIM	0	07/23/2020	QC	09-FAMILY	2020004666	OTHER	0.0
SVERA BIRUTE M	SVERA JOHN A	0	04/13/2020	AFF	07-DEATH CERTIFICATE	2020003652	OTHER	0.0

Property Address
67 SOUTH BEACH

Owner's Name/Address
SVERA JOHN A & SVERA LAIMA M
1002 STRATFORD PLACE
BLOOMFIELD HILLS MI 48304-2934

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30.38
2025 Est TCV 995,265 TCV/TFA: 674.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1	Units460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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
L281 P436/87 UNIT 67 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			256,741C
2024	180,000	238,000	418,000			249,022C
2023	100,000	246,200	346,200			237,164C
2022	100,000	229,900	329,900			225,871C

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

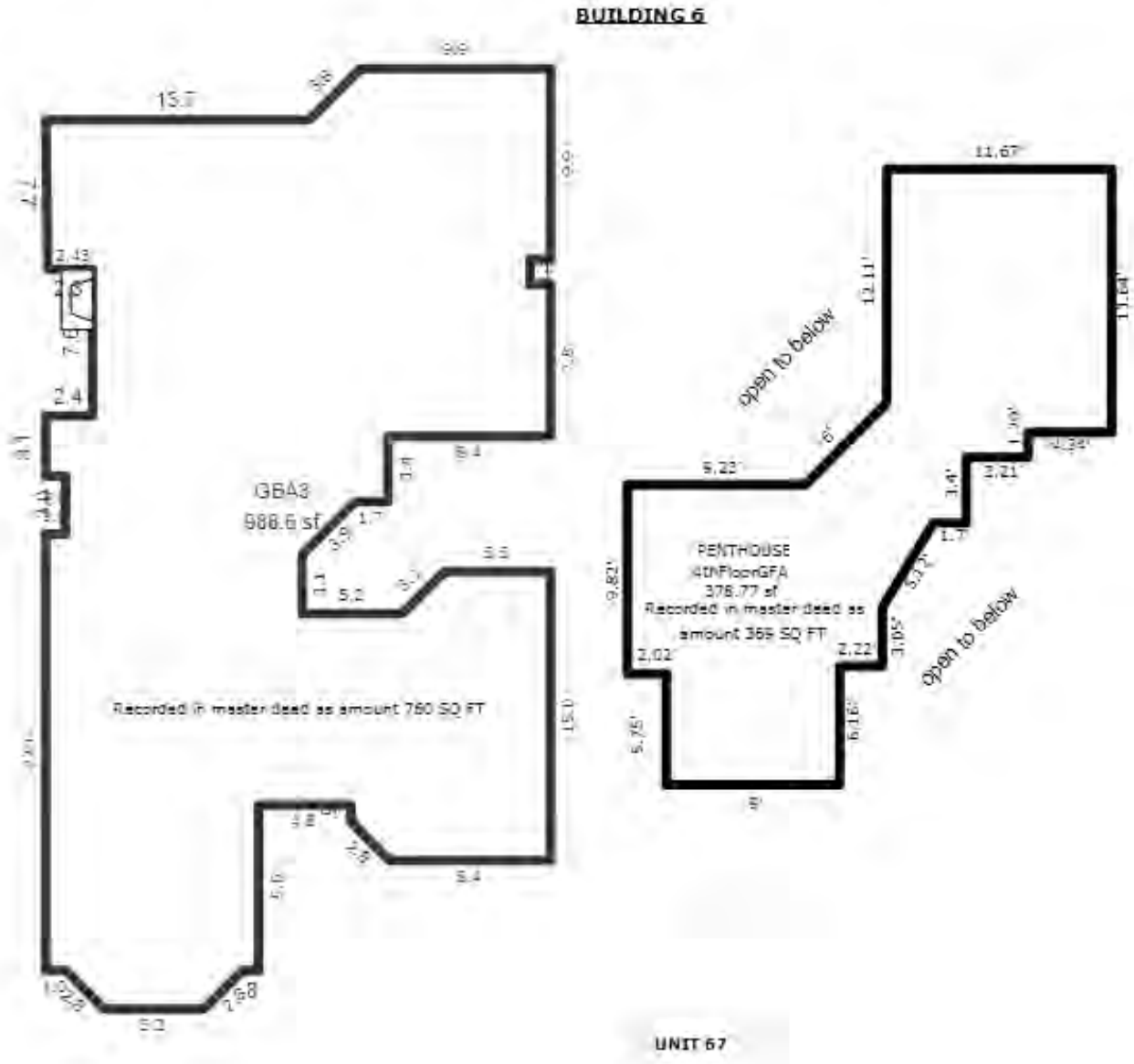
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.75 S UPPER E, LEVEL 3&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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



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

Parcel Number: 45-006-795-068-00 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.

Property Address

68 SOUTH BEACH

Owner's Name/Address

SCHWARTZ GLENN C & KATHLEEN
303 WENDRON CT
FRANKLIN TN 37069

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 773,694 TCV/TFA: 711.77

Building Permit(s)	Date	Number	Status
Mechanical	03/13/2018	PM18-0177	100% FINIS
Plumbing	02/01/2018	PP18-0029	100% FINIS
Electrical	01/29/2018	PE18-0038	100% FINIS
Commercial/Residential	01/24/2018	PB18-0037	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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

L280 P749/87 L302 P136/89 UNIT 68 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599 LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	229,300	386,800			187,592C
2024	140,000	204,000	344,000			181,952C
2023	50,000	211,000	261,000			173,288C
2022	50,000	197,100	247,100			165,037C

Who	When	What
TPC	10/17/2018	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1087 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 24
Floor Area: 1,087
Total Base New : 194,690 E.C.F.
Total Depr Cost: 147,966 X 3.100
Estimated T.C.V: 458,694

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1087 SF Floor Area = 1087 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,087		
			Total:	166,724	126,711
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,663
3 Fixture Bath			1	6,880	5,229
Deck					
Treated Wood			84	2,487	1,890
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:	194,690	147,966

Notes: 1 STRY D MID LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 458,694

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

Parcel Number: 45-006-795-069-00 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.
ASTROTH HARRY W TRUST	SALISBURY DAVID W	420,000	04/10/2015	WD	03-ARM'S LENGTH	1226P490	PROPERTY TRANSFER	100.0
CONTINENTAL EQUITIES INC	CENTERRE TRUST CO & ASTRO	143,745	09/11/1987	WD	03-ARM'S LENGTH	280-751	DEED	0.0

Property Address
69 SOUTH BEACH

Owner's Name/Address
SALISBURY DAVID W
373 N ROGERS ST
NORTHVILLE MI 48167

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30.38
2025 Est TCV 766,454 TCV/TFA: 707.71

Building Permit(s)	Date	Number	Status
Mechanical	03/13/2018	PM18-0176	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units	315000.00000		100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

Tax Description
L280 P751/87 UNIT 69 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED AND AS DESCRIBED IN ACT

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
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	225,700	383,200			244,195C
2024	140,000	200,700	340,700			236,853C
2023	50,000	207,700	257,700			225,575C
2022	50,000	193,900	243,900			214,834C

Who	When	What
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
1984	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: 1083 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,083
Total Base New : 194,176 E.C.F.
Total Depr Cost: 145,630 X 3.100
Estimated T.C.V: 451,454

(16) Porches/Decks

Area	Type
84	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:

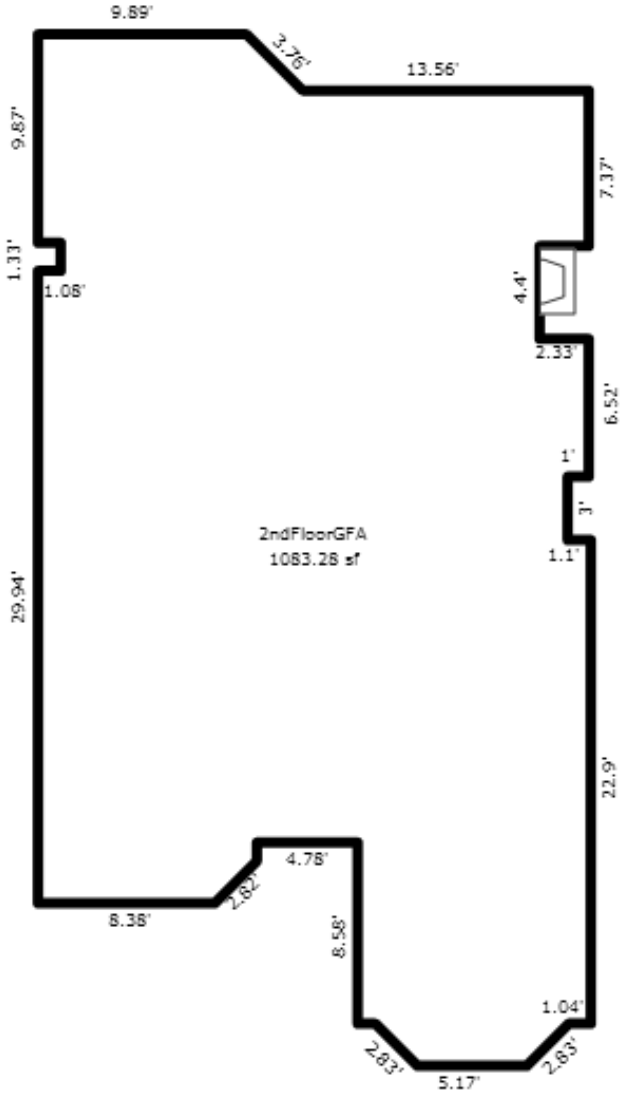
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1083 SF Floor Area = 1083 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,083		
			Total:	166,210	124,657
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	194,176	145,630

Notes: 1 STRY D MID LEVEL 2
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 451,454

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

BUILDING 6



UNIT 69

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

Parcel Number: 45-006-795-070-00 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.
WENDLING ALLAN D & LISA K	RIVERA STEVEN H & MICHELL	485,000	12/16/2009	WD	03-ARM'S LENGTH	2009 1036-93WD	PROPERTY TRANSFER	100.0
FLAGSTAR BANK	WENDLING ALLAN D & LISA K	0	10/14/2009	WD	03-ARM'S LENGTH	2009 1031-20WD	DEED	100.0
MTG ELECTRONIC REG SYSTEM	FLAGSTAR BANK	0	10/14/2009	QC	09-FAMILY	2009 1031-19QC	DEED	100.0
DECOURCY KIM	DECOURCY KIM TRUST	0	07/22/2009	QC	09-FAMILY	2009 1022-253Q	DEED	0.0

Property Address

70 SOUTH BEACH

Owner's Name/Address

RIVERA STEVEN H & MICHELLE L
833 LAKE SHORE RD
GROSSE POINTE MI 48236-1453

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 30,38

2025 Est TCV 995,265 TCV/TFA: 674.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >1400 SF 460K			1	Units460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

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

L283 P944/88 UNIT 70 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	267,600	497,600			340,159C
2024	180,000	238,000	418,000			329,932C
2023	100,000	246,200	346,200			314,221C
2022	100,000	229,900	329,900			299,259C

Who	When	What
TPC	09/14/2017	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	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
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,476
Total Base New : 230,223 E.C.F.
Total Depr Cost: 172,666 X 3.100
Estimated T.C.V: 535,265

(16) Porches/Decks

Area	Type
84	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:

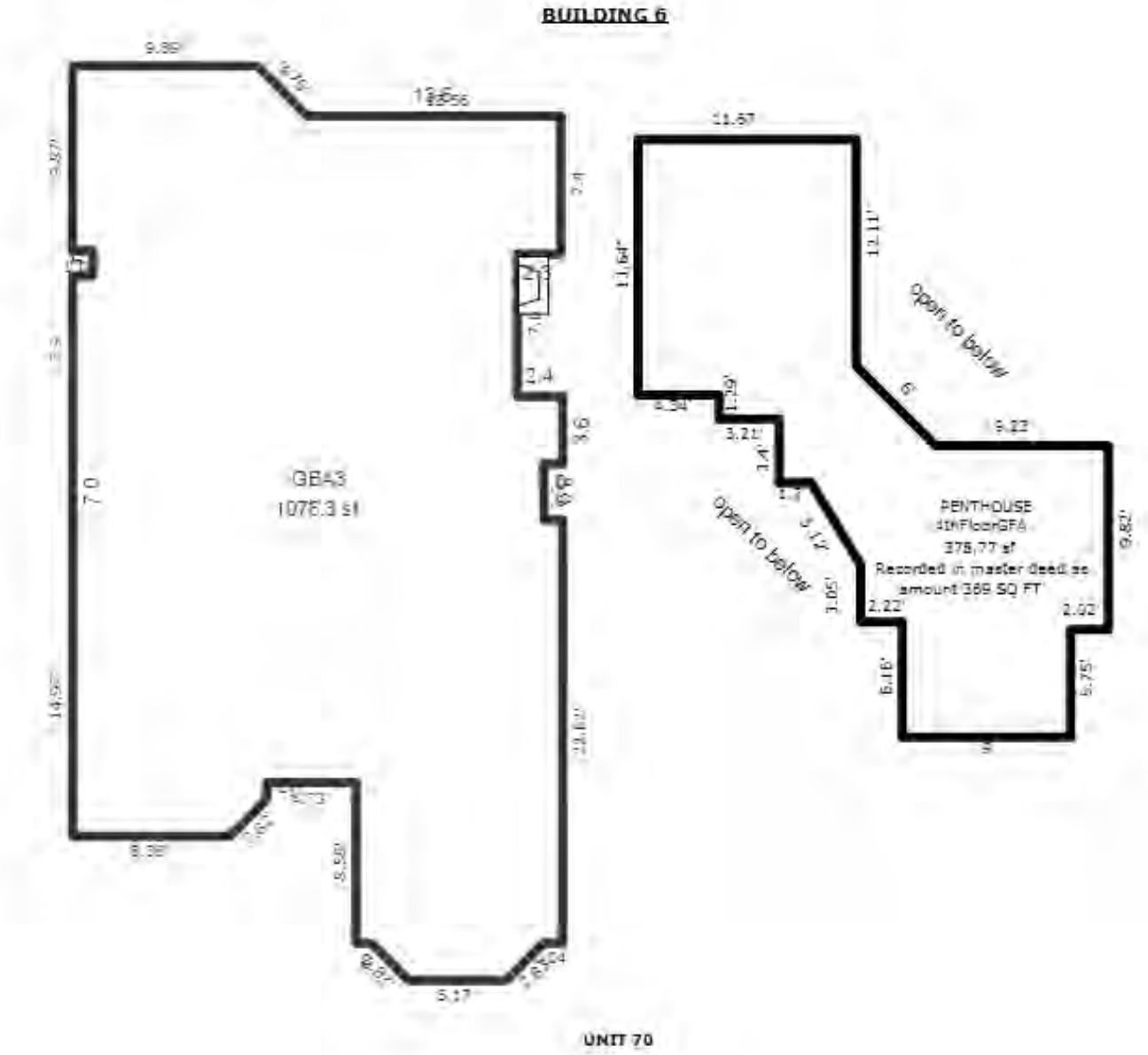
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 984 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	984		
			Total:	195,377	146,533
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	230,223	172,666

Notes: 1.75STRY UPPER E, L3&LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 535,265

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



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

Parcel Number: 45-006-795-071-00 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.
GLASER ALICE B TRUSTEE	MIMA & PA LLC	0	12/15/2016	QC	09-FAMILY	1283P197	PROPERTY TRANSFER	0.0

Property Address

71 SOUTH BEACH

Owner's Name/Address

MIMA & PA LLC
106 W 3RD ST
KANSAS CITY MO 64152

Tax Description

L283 P636 L337 P803 L345 P946/92 L699 P698&72/03 UNIT 71 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN

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Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 30,38
2025 Est TCV 831,943 TCV/TFA: 688.69

Building Permit(s)	Date	Number	Status
Mechanical	08/01/2012	PM12-0292	
REMODEL	04/24/1992	92000673	

X Improved Vacant

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC <1100 SF 315K			1 Units		315000.00000	100		315,0

0.00 Total Acres Total Est. Land Value = 315,000

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
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,500	258,500	416,000			195,196C
2024	140,000	229,900	369,900			189,327C
2023	50,000	237,800	287,800			180,312C
2022	50,000	222,100	272,100			171,726C

*** 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
1984	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1208 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,208
Total Base New : 222,344 E.C.F.
Total Depr Cost: 166,756 X 3.100
Estimated T.C.V: 516,943

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 1208 SF Floor Area = 1208 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	1,208		
			Total:	182,888	137,166

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,641
3 Fixture Bath	2	13,760	10,320
2 Fixture Bath	1	4,610	3,457
Deck			
Treated Wood	84	2,487	1,865
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			
Interior 2 Story	1	8,554	6,415
	Totals:	222,344	166,756

Notes: END UNIT G, LEVEL 1
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 516,943

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

Parcel Number: 45-006-795-072-00 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.
JOHNSON RICHARD A & KATHL	JOHNSON RICHARD A & KATHL	0	10/02/2024	WD	09-FAMILY	2024004879	PROPERTY TRANSFER	0.0
WEISBACH	JOHNSON TRUSTS	750,000	03/25/2002	WD	03-ARM'S LENGTH	637:848	OTHER	0.0
WALKER	WIESBACH	400,000	08/15/1994	WD	03-ARM'S LENGTH	391:185	OTHER	0.0

Property Address
72 SOUTH BEACH

Owner's Name/Address
JOHNSON RICHARD A & KATHLEEN TRUST
16965 PINE HOLLOW DR
EAST LANSING MI 48823

Tax Description
L283 P636 L391 P184/94 L637 P848/02 L728 P933&955/03 UNIT 72 SOUTH BEACH CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 243, PAGES 1 THRU 74; FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 251, PAGES 161 THRU 185; SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 280, PAGE 541 THRU 568; AND THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 655, PAGES 595 THRU 599, LEELANAU COUNTY RECORDS, AND DESIGNATED AS REPLAT NO. 2 OF LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 23, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN

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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 #: 30,38
2025 Est TCV 1,370,473 TCV/TFA: 485.64

Building Permit(s)	Date	Number	Status
Electrical	02/04/2019	PE19-0049	100% FINIS
Mechanical	01/16/2019	PM19-0045	100% FINIS
Plumbing	01/16/2019	PP19-0021	100% FINIS
Mechanical	08/01/2012	PM12-0286	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	05/22/2019	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/25/2008	INSPECTED

Land Value Estimates for Land Table H795.H795 SOUTH BEACH CONDO HOMSTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTH BEAC >2000 SF 460K			1 Units	460000.00000		100		460,0

0.00 Total Acres Total Est. Land Value = 460,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	230,000	455,200	685,200			447,642C
2024	210,000	404,900	614,900			434,183C
2023	90,000	418,800	508,800			413,508C
2022	90,000	391,100	481,100			393,818C

*** 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
1984	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: 1129 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,822
Total Base New : 391,611 E.C.F.
Total Depr Cost: 293,701 X 3.100
Estimated T.C.V: 910,473

(16) Porches/Decks

Area	Type
84	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 1984
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 1129 SF Floor Area = 2822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	1,129		
			Total:	356,765	267,568
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Deck					
Treated Wood			84	2,487	1,865
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					
Interior 2 Story			1	8,554	6,415
			Totals:	391,611	293,701

Notes: 2.5S END UNIT L2,3 & LOFT
ECF (H795 SOUTH BEACH CONDO HOMSTEAD) 3.100 => TCV: 910,473

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

Parcel Number: 45-006-802-001-00 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 CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
1 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/09/2019	PM19-0230	100% FINIS
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					
MONGIN MARK S & JOYCE E 7391 OAKLAND HILLS CT INDIANAPOLIS IN 46236-8510	2025 Est TCV 345,246 TCV/TFA: 496.76					

Tax Description

L239 P566/83 L282 P112/87 UNIT 1 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG2 UNITS 1&2: 1ST FL&LOFT
BLDG 2, 1ST FLOOR 513 SQFT & LOFT 182SQFT

X	Improved	
	Vacant	

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

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

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

Who	When	What
TPC	12/07/2019	INSPECTED
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	72,600	172,600			69,263C
2024	50,000	74,200	124,200			67,181C
2023	40,000	58,100	98,100			63,982C
2022	20,000	69,000	89,000			60,936C

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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
1980	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: 513 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 695
Total Base New : 95,557 E.C.F.
Total Depr Cost: 76,445 X 1.900
Estimated T.C.V: 145,246

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 513 SF Floor Area = 695 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	513		
1 Story	Siding	Overhang	182		
			Total:	80,061	64,048

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
Deck			
Treated Wood	36	1,520	1,216
Water/Sewer			
Public Water	1	1,505	1,204
Public Sewer	1	1,505	1,204
Built-Ins			
Appliance Allow.	1	2,786	2,229
Fireplaces			
Interior 2 Story	1	6,694	5,355
	Totals:	95,557	76,445

Notes: BLDG2, 1ST&LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 145,246

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

Parcel Number: 45-006-802-002-00 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.
CE BOSTON INVESTMENTS LLC	OLLESHEIMER CATHERINE	175,000	07/31/2020	WD	03-ARM'S LENGTH	2020005676	PROPERTY TRANSFER	100.0
MILNER KAREN & DONALD	CE BOSTON INVESTMENTS LLC	150,000	07/10/2017	WD	03-ARM'S LENGTH	1300P353	PROPERTY TRANSFER	100.0
MCCRACKEN JON W TRUST	MILNER KAREN & DONALD	135,000	02/10/2015	WD	03-ARM'S LENGTH	1221P532	PROPERTY TRANSFER	100.0
MCCRACKEN JON W TRUST		0	08/05/2008	QC	33-TO BE DETERMINED	986/330	DEED	0.0

Property Address

2 SOUTH VLG

Owner's Name/Address

OLLESHEIMER CATHERINE
2865 EAGLE DR
ROCHESTER MI 48309

Tax Description

L248 P878 L288 P890 L347 P897-900/92 UNIT 2 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG2, 1ST FLOOR 513SQFT & LOFT 182 SQFT

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Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 343,184 TCV/TFA: 493.79

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

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

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

Who	When	What
TPC	06/17/2020	INSPECTED
TPC	07/27/2017	INSPECTED
TPC	06/25/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	71,600	171,600			97,925C
2024	50,000	73,100	123,100			94,981C
2023	40,000	57,300	97,300			90,459C
2022	20,000	68,000	88,000			86,152C

*** 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
1980	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: 513 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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

	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
Effec. Age: 20
Floor Area: 695
Total Base New : 94,201 E.C.F.
Total Depr Cost: 75,360 X 1.900
Estimated T.C.V: 143,184

(16) Porches/Decks

Area	Type
70	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 513 SF Floor Area = 695 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	513		
1 Story	Siding	Overhang	182		
			Total:	78,096	62,476

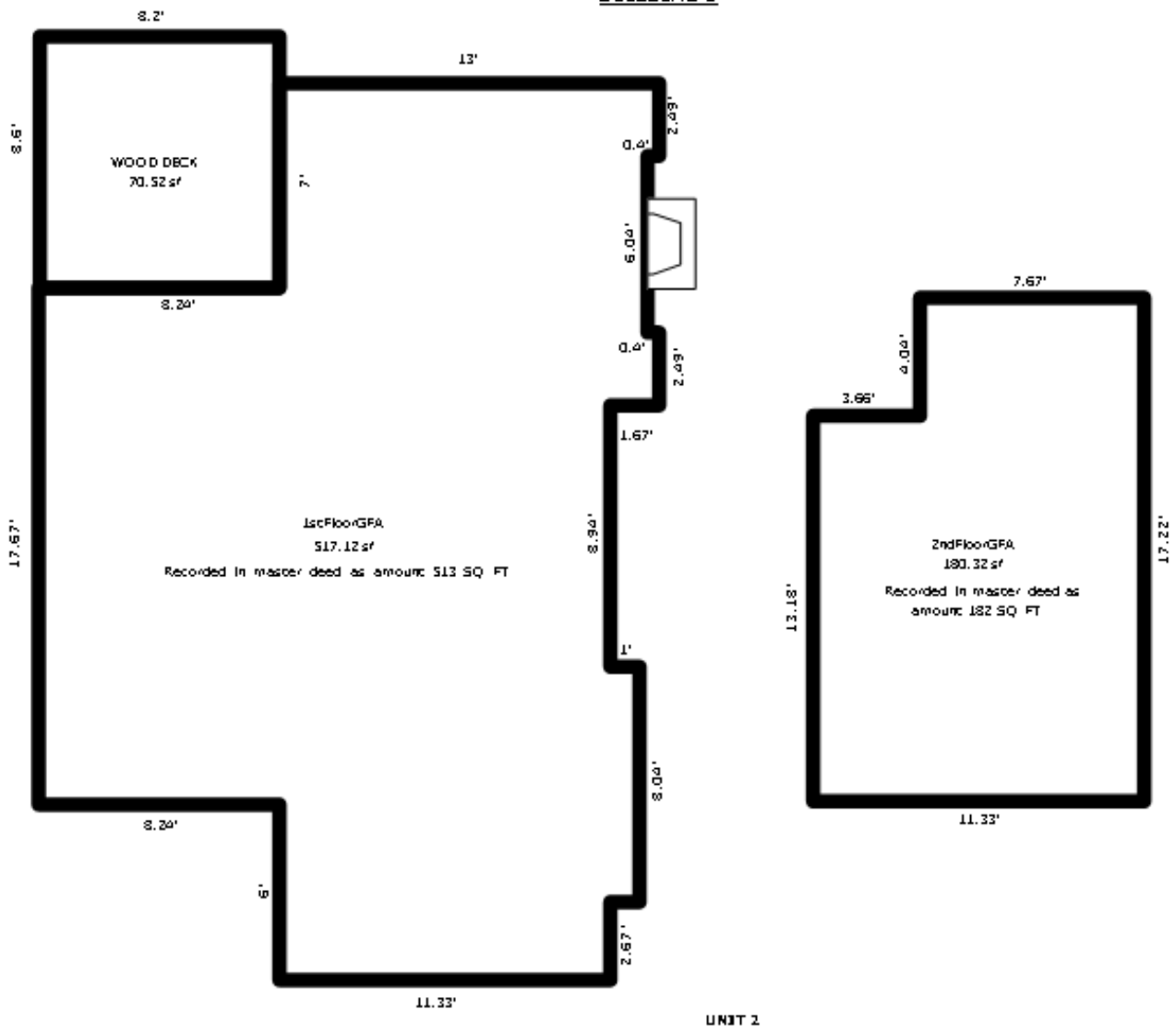
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
Deck			
Treated Wood	70	2,129	1,703
Water/Sewer			
Public Water	1	1,505	1,204
Public Sewer	1	1,505	1,204
Built-Ins			
Appliance Allow.	1	2,786	2,229
Fireplaces			
Interior 2 Story	1	6,694	5,355
	Totals:	94,201	75,360

Notes: BLDG 2, 1ST FL & LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 143,184

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

BUILDING 1



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

Parcel Number: 45-006-802-003-00 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
3 SOUTH VLG	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 21					
DELBUSTO RAMON & NORA 5460 LANE LAKE RD BLOOMFIELD HILLS MI 48302	2025 Est TCV 342,259 TCV/TFA: 492.46					

Tax Description

L258 P707/85 UNIT 3 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG1, 1STFL & LOFT
BLDG1, 1STFL513 & LOFT 182

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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units		200000.00000	100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	71,100	171,100			66,763C
2024	50,000	72,600	122,600			64,756C
2023	40,000	56,900	96,900			61,673C
2022	20,000	67,500	87,500			58,737C

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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
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 513 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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

	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
Effec. Age: 20
Floor Area: 695
Total Base New : 93,592 E.C.F.
Total Depr Cost: 74,873 X 1.900
Estimated T.C.V: 142,259

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 513 SF Floor Area = 695 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	513		
1 Story	Siding	Overhang	182		
			Total:	78,096	62,476
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	93,592	74,873

Notes:
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 142,259

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

Parcel Number: 45-006-802-004-00 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.
GILLER THOMAS A & SUSAN A	GILLER THOMAS A TRUST	0	11/20/2015	WD	09-FAMILY	1249P780	PROPERTY TRANSFER	0.0
WORSLEY	GILLER	105,000	09/29/1995	WD	03-ARM'S LENGTH	411:144	OTHER	100.0

Property Address
4 SOUTH VLG

Owner's Name/Address
GILLER THOMAS A TRUST
13879 LUCCA FOREST DR
BLOOMINGTON IL 61705

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 345,246 TCV/TFA: 496.76

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Tax Description
L227 P673 L263 P855 L411 P144/95 UNIT 4 SOUTH VILLAGE CONDOMINIUM REC L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
BLDG1, 1ST & LOFT
BLDG1, 1ST 513SQFT & LOFT 182 SQFT

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

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

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	72,600	172,600			71,644C
2024	50,000	74,200	124,200			69,490C
2023	40,000	58,100	98,100			66,181C
2022	20,000	69,000	89,000			63,030C

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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
1980	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: 513 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 695
Total Base New : 95,557 E.C.F.
Total Depr Cost: 76,445 X 1.900
Estimated T.C.V: 145,246

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 513 SF Floor Area = 695 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	513		
1 Story	Siding	Overhang	182		
			Total:	80,061	64,048
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	95,557	76,445

Notes:
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 145,246

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

Parcel Number: 45-006-802-005-00 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.
CORDILEONE JOE B & DIANA	CORDILEONE JOE B & DIANA	0	09/17/2024	QC	09-FAMILY	2024004498	DEED	0.0
TER HAAR DOUGLAS & KAREN	CORDILEONE JOE B & DIANA	385,000	07/11/2024	WD	03-ARM'S LENGTH	2024003548	DEED	100.0
TER HAAR DOUGLAS & KAREN	TER HAAR DOUGLAS & KAREN	0	11/10/2022	WD	09-FAMILY	2022006472	PROPERTY TRANSFER	0.0
BROWN ANGELA M	TER HAAR DOUGLAS & KAREN	130,000	01/08/2016	WD	03-ARM'S LENGTH	1249P999	PROPERTY TRANSFER	100.0

Property Address

5 SOUTH VLG 66

Owner's Name/Address

CORDILEONE JOE B & DIANA
2465 CURLEW ST
SAN DIEGO CA 92101

Tax Description

L275 P237 L391 P478/94 L691 P852/02 UNIT 5 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG 3 LOWER

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 329,903 TCV/TFA: 653.27

Building Permit(s)	Date	Number	Status
REMODEL	04/16/2013	2013-0416	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/19/2024	INSPECTED
TPC	04/16/2013	INSPECTED
WAS	11/30/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	65,000	165,000			165,000S
2024	50,000	64,400	114,400			70,739C
2023	40,000	50,500	90,500			67,371C
2022	20,000	59,900	79,900			64,163C

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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
1980 201	2024

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: 505 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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

	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
Effec. Age: 16
Floor Area: 505
Total Base New : 81,394 E.C.F.
Total Depr Cost: 68,370 X 1.900
Estimated T.C.V: 129,903

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

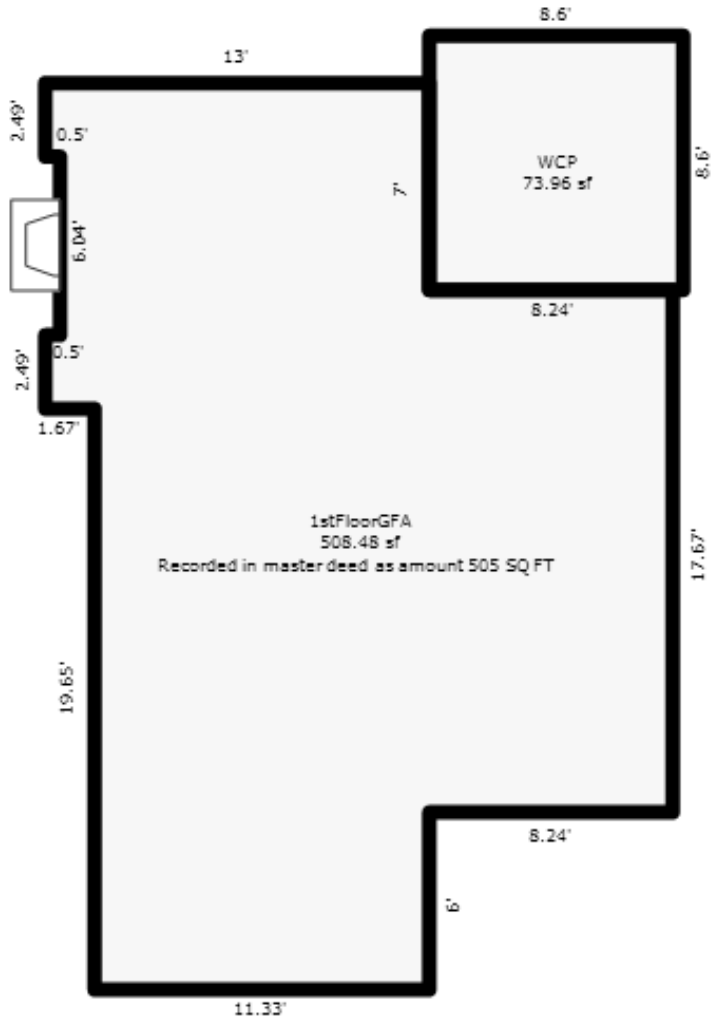
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	65,898	55,354
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,248
Deck					
Treated Wood			36	1,520	1,277
Water/Sewer					
Public Water			1	1,505	1,264
Public Sewer			1	1,505	1,264
Built-Ins					
Appliance Allow.			1	2,786	2,340
Fireplaces					
Interior 2 Story			1	6,694	5,623
			Totals:	81,394	68,370

Notes: GROUND LEVEL

2024 FULLY REMODELED
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 129,903

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

BUILDING 3



UNIT 5

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

Parcel Number: 45-006-802-006-00 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.
GIERAK JOHN L & TRACEY DO	STUART DANIEL W & TIFFANY	138,000	03/06/2017	WD	03-ARM'S LENGTH	1288P933	PROPERTY TRANSFER	100.0
BURKE	GIERAK	105,000	02/14/1997	WD	03-ARM'S LENGTH	439:226	OTHER	0.0

Property Address
6 SOUTH VLG

Owner's Name/Address
STUART DANIEL W & TIFFANY N
8550 PLEASANT MEADOWS DR NE
ROCKFORD MI 49341

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 342,586 TCV/TFA: 491.52

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Tax Description
L247 P245 L439 P226/97 UNIT 6 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
BLDG3 UPPER 515SQFT & LOFT 182 SQFT

Public Improvements

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

Topography of Site

X	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	100,000	71,300	171,300			80,072C
2024	50,000	72,800	122,800			77,665C
2023	40,000	57,100	97,100			73,967C
2022	20,000	67,700	87,700			70,445C

Who	When	What
TPC	04/13/2017	INSPECTED
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	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
1980	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: 515 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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

	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
Effec. Age: 20
Floor Area: 697
Total Base New : 93,806 E.C.F.
Total Depr Cost: 75,045 X 1.900
Estimated T.C.V: 142,586

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 515 SF Floor Area = 697 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	515		
1 Story	Siding	Overhang	182		
			Total:	78,310	62,648

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
Deck			
Treated Wood	36	1,520	1,216
Water/Sewer			
Public Water	1	1,505	1,204
Public Sewer	1	1,505	1,204
Built-Ins			
Appliance Allow.	1	2,786	2,229
Fireplaces			
Interior 2 Story	1	6,694	5,355
	Totals:	93,806	75,045

Notes: BLDG3 UPPER & LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 142,586

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

Parcel Number: 45-006-802-007-00 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.
LYSINGER PROPERTIES LLC	SOUTH VILLAGE 7 LLC	145,000	01/15/2020	WD	03-ARM'S LENGTH	2020000407	PROPERTY TRANSFER	100.0
LYSINGER CLETUS K & ELIZA	LYSINGER PROPERTIES LLC	0	08/02/2011	QC	09-FAMILY	1175P535	DEED	0.0

Property Address
7 SOUTH VLG

Owner's Name/Address
SOUTH VILLAGE 7 LLC
1542 RIVER RD
TRAVERSE CITY MI 49696

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 316,759 TCV/TFA: 627.25

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Tax Description
L239 P564/83 L281 P824/87 UNIT 7 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
1BED/1BATH

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	58,400	158,400			83,014C
2024	50,000	59,600	109,600			80,518C
2023	40,000	46,700	86,700			76,684C
2022	20,000	55,400	75,400			73,033C

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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
1980 1BE	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: 505 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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

	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
Effec. Age: 20
Floor Area: 505
Total Base New : 76,814 E.C.F.
Total Depr Cost: 61,452 X 1.900
Estimated T.C.V: 116,759

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 505 SF Floor Area = 505 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	505		
			Total:	61,318	49,055
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	76,814	61,452

Notes:
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 116,759

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

Parcel Number: 45-006-802-008-00 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.
BEACHGLASS LLC	GEORGE BONNIE & EDWARD	135,000	12/05/2014	WD	03-ARM'S LENGTH	1216P186	PROPERTY TRANSFER	100.0
JORDAN	BROWN	100,000	05/07/1998	WD	03-ARM'S LENGTH	474:964	OTHER	0.0

Property Address
8 SOUTH VLG

Owner's Name/Address
GEORGE BONNIE & EDWARD
1164 NORTHPORT DR
COLUMBUS OH 43235

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 345,584 TCV/TFA: 495.82

Building Permit(s)	Date	Number	Status
Mechanical	06/17/2019	PM19-0423	100% FINIS

Tax Description
L247 P238 L474 P964/98 L700 P87/03 UNIT 8 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
BLDG3, UPPER & LOFT

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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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/21/2019	INSPECTED
WAS	11/09/2007	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1	Units	200000.00000	100		200,0
			0.00	Total Acres			Total Est. Land Value =	200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	72,800	172,800			81,380C
2024	50,000	74,300	124,300			78,934C
2023	40,000	58,300	98,300			75,176C
2022	20,000	69,100	89,100			71,597C

*** 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
1980	2019

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 515 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 697
Total Base New : 95,778 E.C.F.
Total Depr Cost: 76,623 X 1.900
Estimated T.C.V: 145,584

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 697 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	515		
1 Story	Siding	Overhang	182		
			Total:	80,282	64,226
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	95,778	76,623

Notes: BLDG3 UPPER & LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 145,584

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

Parcel Number: 45-006-802-009-00 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.
NINOTTI	MURAWKA	70,000	12/19/1995	WD	03-ARM'S LENGTH	415:349	OTHER	0.0

Property Address

9 SOUTH VLG

Owner's Name/Address

MURAWKA MICHAEL C & AMY T
1217 ANDANTE CT
OXFORD MI 48370-2525

Tax Description

L277 P397 L409 P41 L415 P349-350/95 UNIT 9 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG4

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 319,698 TCV/TFA: 633.07

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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	59,800	159,800			66,145C
2024	50,000	61,100	111,100			64,157C
2023	40,000	47,900	87,900			61,102C
2022	20,000	56,800	76,800			58,193C

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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
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 505 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 505
Total Base New : 78,748 E.C.F.
Total Depr Cost: 62,999 X 1.900
Estimated T.C.V: 119,698

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 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	505		
			Total:	63,252	50,602
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	78,748	62,999

Notes: BLDG9, LOWER
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 119,698

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

Parcel Number: 45-006-802-010-00 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.
HANNIGAN DON R & MARY LOU	HANNIGAN MARY LOU TRUST	0	02/14/2019	QC	09-FAMILY	2020003854	PROPERTY TRANSFER	0.0

Property Address
10 SOUTH VLG

Owner's Name/Address
HANNIGAN MARY LOU TRUST
88 N PLUM ST
HART MI 49420

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 345,584 TCV/TFA: 495.82

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units		200000.00000	100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Tax Description
L275 P839/87 UNIT 10 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
BLDG4 UPPER & LOFT
BLDG4 UPPER 515SQFT & LOFT 182 SQFT OVER UNIT 9.

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	72,800	172,800			61,632C
2024	50,000	74,300	124,300			59,779C
2023	40,000	58,300	98,300			56,933C
2022	20,000	69,100	89,100			54,222C

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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
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 515 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 697
Total Base New : 95,778 E.C.F.
Total Depr Cost: 76,623 X 1.900
Estimated T.C.V: 145,584

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 697 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	515		
1 Story	Siding	Overhang	182		
			Total:	80,282	64,226

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
Deck			
Treated Wood	36	1,520	1,216
Water/Sewer			
Public Water	1	1,505	1,204
Public Sewer	1	1,505	1,204
Built-Ins			
Appliance Allow.	1	2,786	2,229
Fireplaces			
Interior 2 Story	1	6,694	5,355
	Totals:	95,778	76,623

Notes:
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 145,584

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

Parcel Number: 45-006-802-011-00 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.
ESSIAN THOMAS JAMES & CAR	MITCHEL THOMSON S & ELIZA	180,000	09/18/2020	WD	03-ARM'S LENGTH	2020006482	PROPERTY TRANSFER	100.0
ESSIAN THOMAS JAMES & CAR	ESSIAN THOMAS JAMES & CAR	0	10/08/2016	WD	09-FAMILY	1275P693	DEED	0.0
GUTOWSKI GERALD S & DEBOR	ESSIAN THOMAS JAMES & CAR	121,000	09/08/2016	WD	03-ARM'S LENGTH	1272P22	PROPERTY TRANSFER	100.0
BARLOW	GUTOWSKI	65,000	05/01/1992	WD	03-ARM'S LENGTH	341:148	PROPERTY TRANSFER	0.0

Property Address

11 SOUTH VLG

Owner's Name/Address

MITCHEL THOMSON S & ELIZABETH A
6269 PALMA DEL MAR BLVD S #112
SAINT PETERSBURG FL 33715

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 326,536 TCV/TFA: 646.61

Building Permit(s)	Date	Number	Status
Plumbing	01/24/2017	PP17-0016	
Electrical	01/13/2017	PE17-0024	
DECK/PORCH	10/11/2007	2007-LE	100% FINIS
Res. Add/Alter/Repair	09/24/2007	PB07-0443	100% FINIS

Tax Description

L282 P598 L341 P148/92 UNIT 11 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG4, FLAT,LOWER, 1BDRM 1BATH

X	Improved		Vacant	Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD				

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

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

Who	When	What
TPC	07/30/2019	INSPECTED
TPC	06/25/2015	INSPECTED
TPC	04/16/2013	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	63,300	163,300			91,233C
2024	50,000	67,100	117,100			88,490C
2023	40,000	52,600	92,600			84,277C
2022	20,000	62,400	82,400			80,264C

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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
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 505 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
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

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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
Effec. Age: 20
Floor Area: 505
Total Base New : 83,247 E.C.F.
Total Depr Cost: 66,598 X 1.900
Estimated T.C.V: 126,536

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 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	505		
			Total:	63,252	50,602
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
2 Fixture Bath			1	3,130	2,504
Separate Shower			1	1,369	1,095
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	83,247	66,598

Notes: BLDG4 LOWER
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 126,536

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

Parcel Number: 45-006-802-012-00 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.
SILKWORTH JEFFREY T & MEL	FORMICOLA JOSEPH & LEIGH	259,000	01/19/2022	WD	03-ARM'S LENGTH	2022000412	REALTOR	100.0
ALLEN JASON B & MERRIE JO	SILKWORTH JEFFREY T & MEL	170,000	07/30/2020	WD	03-ARM'S LENGTH	2020004705	PROPERTY TRANSFER	100.0
ALLEN JASON B	ALLEN JASON B & MERRIE JO	0	05/16/2017	QC	09-FAMILY	1295P664	OTHER	0.0
MULLKOFF BRUCE & JANE	ALLEN JASON B	140,000	07/31/2015	WD	03-ARM'S LENGTH	1235P615	PROPERTY TRANSFER	100.0

Property Address

12 SOUTH VLG

Owner's Name/Address

FORMICOLA JOSEPH & LEIGH
921 ROBIN RD
ANN ARBOR MI 48103

Tax Description

L288 P343 L343 P142-144 L392 P69/94 L815 P424/04 UNIT 12 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG4 UPPER&LOFT
1BED/1BATH
LOFT
STACKED TOWNSHOUSE

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Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 347,664 TCV/TFA: 498.80

Building Permit(s)	Date	Number	Status
Commercial, Add/Alter/Repa	10/23/2015	PB15-0419	100% FINIS
Electrical	10/23/2015	PE15-0543	
DECK/PORCH	10/11/2007	070444	100% FINIS
Res. Add/Alter/Repair	09/24/2007	PB07-0444	INSPECTED

X Improved Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	12/23/2021	INSPECTED
TPC	05/25/2020	INSPECTED
TPC	12/17/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	73,800	173,800			109,445C
2024	50,000	77,900	127,900			106,155C
2023	40,000	61,100	101,100			101,100S
2022	20,000	72,400	92,400			90,697C

*** 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
1980	2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 515 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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
Effec. Age: 20
Floor Area: 697
Total Base New : 97,147 E.C.F.
Total Depr Cost: 77,718 X 1.900
Estimated T.C.V: 147,664

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 697 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	515		
1 Story	Siding	Overhang	182		
			Total:	80,282	64,226

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
Separate Shower	1	1,369	1,095
Deck			
Treated Wood	36	1,520	1,216
Water/Sewer			
Public Water	1	1,505	1,204
Public Sewer	1	1,505	1,204
Built-Ins			
Appliance Allow.	1	2,786	2,229
Fireplaces			
Interior 2 Story	1	6,694	5,355
	Totals:	97,147	77,718

Notes: BLDG4 UPPER&LOFT

ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 147,664

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

Parcel Number: 45-006-802-013-00 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.
HAMILTON JILL	BAHR DAVID & KASSANDRA	280,000	06/01/2023	WD	03-ARM'S LENGTH	2023002440	PROPERTY TRANSFER	100.0
BORODYCHUCK CHAD A & LISA	HAMILTON JILL	259,000	12/03/2021	WD	03-ARM'S LENGTH	2021009486	PROPERTY TRANSFER	100.0
LEVINE MICHAEL C & MARY P	BORODYCHUCK CHAD A & LISA	163,000	03/29/2021	WD	03-ARM'S LENGTH	2021003130	PROPERTY TRANSFER	100.0
WISE TRUST	LEVINE	153,450	02/20/2002	WD	03-ARM'S LENGTH	631:885	OTHER	0.0

Property Address

13 SOUTH VLG

Owner's Name/Address

BAHR DAVID & KASSANDRA
2394 S LINDA DR
BELLBROOK OH 45305

Tax Description

L287 P646 L330 P1 L514 P834 DC L514 P833L631 P885/02 UNIT 13 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

RENTAL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 334,573 TCV/TFA: 662.52

Building Permit(s)	Date	Number	Status
Plumbing	03/08/2018	PP18-0066	100% FINIS
Electrical	03/05/2018	PE18-0092	100% FINIS
Mechanical	10/19/2011	PM11-0339	
Res. Add/Alter/Repair	09/24/2007	PB07-0445	100% FINIS

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
X	Standard Utilities
	Underground Utils.

Topography of Site

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

Who	When	What
TPC	02/03/2021	INSPECTED
TPC	01/21/2019	INSPECTED
TPC	04/16/2013	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres			Total Est. Land Value =		200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	67,300	167,300			137,226C
2024	50,000	83,100	133,100			133,100S
2023	40,000	65,100	105,100			102,060C
2022	20,000	77,200	97,200			97,200S

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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
1980 201	2021

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: 505 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 15
Floor Area: 505
Total Base New : 83,328 E.C.F.
Total Depr Cost: 70,828 X 1.900
Estimated T.C.V: 134,573

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

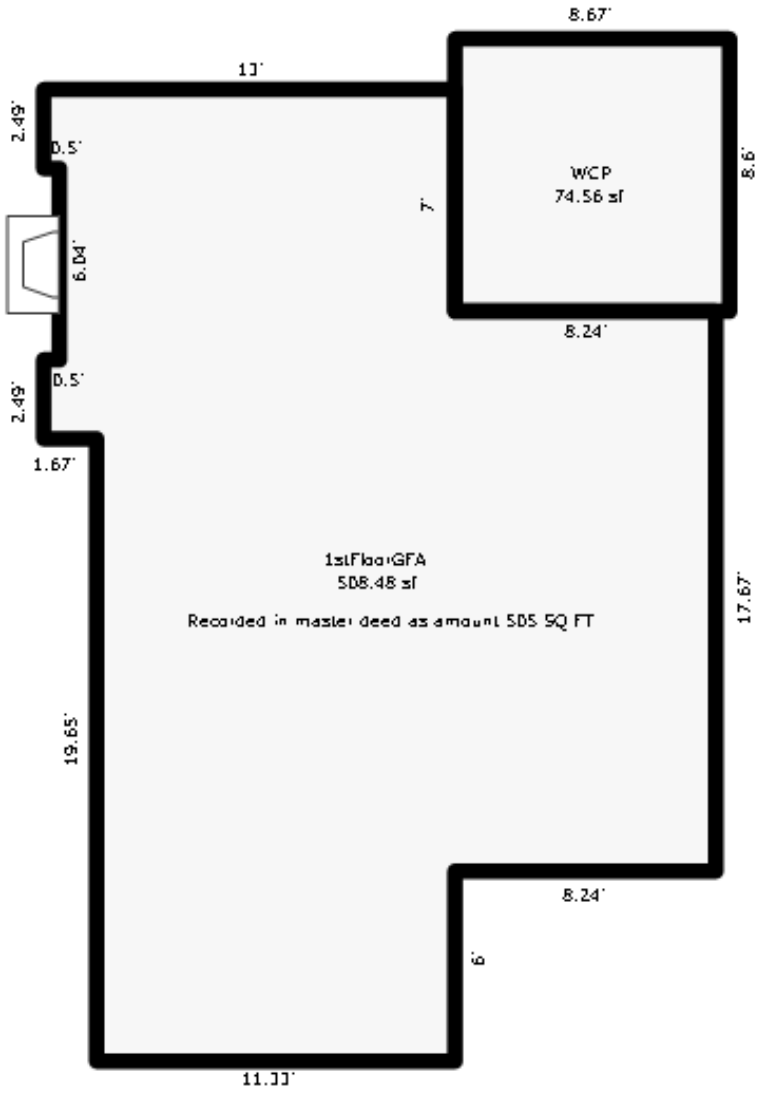
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	67,832	57,657
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
Deck					
Treated Wood			36	1,520	1,292
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Interior 2 Story			1	6,694	5,690
			Totals:	83,328	70,828

Notes: BLDG5 LOWER FLAT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 134,573

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

BUILDING 5



UNIT 13

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

Parcel Number: 45-006-802-014-00 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.
GLEN ARBOR STATE STREET L	SHEFFER CAROLYNE G	123,500	06/15/2016	WD	03-ARM'S LENGTH	1263P562	PROPERTY TRANSFER	100.0
SOUTH VILLAGE REAL ESTATE	GLEN ARBOR STATE STREET L	1	12/28/2012	WD	03-ARM'S LENGTH	1149P471	PROPERTY TRANSFER	0.0

Property Address
14 SOUTH VLG

Owner's Name/Address
SHEFFER CAROLYNE G
PO BOX 682
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 06/22/2016
MAP #: 21
2025 Est TCV 332,147 TCV/TFA: 644.95

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/29/2016	PB16-0516	100% FINIS
Electrical	11/21/2016	PE16-0633	
Plumbing	11/21/2016	PP16-0260	
Mechanical	10/19/2011	PM11-0340	

Tax Description
L377 P464/93 DC L458 P733 L701 P602/03 UNIT 14 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
BLDG 5 UPPER
2ND FLOOR 1 BDRM 1 BATH, NO LOFT

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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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	12/28/2016	INSPECTED
TPC	06/22/2016	INSPECTED
TPC	04/16/2013	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units		200000.00000	100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	66,100	166,100			74,793C
2024	50,000	67,500	117,500			72,545C
2023	40,000	52,900	92,900			69,091C
2022	20,000	62,700	82,700			65,801C

*** 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
1980 201	2017

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: 515 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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
Effec. Age: 15
Floor Area: 515
Total Base New : 81,826 E.C.F.
Total Depr Cost: 69,551 X 1.900
Estimated T.C.V: 132,147

(16) Porches/Decks

Area	Type
70	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

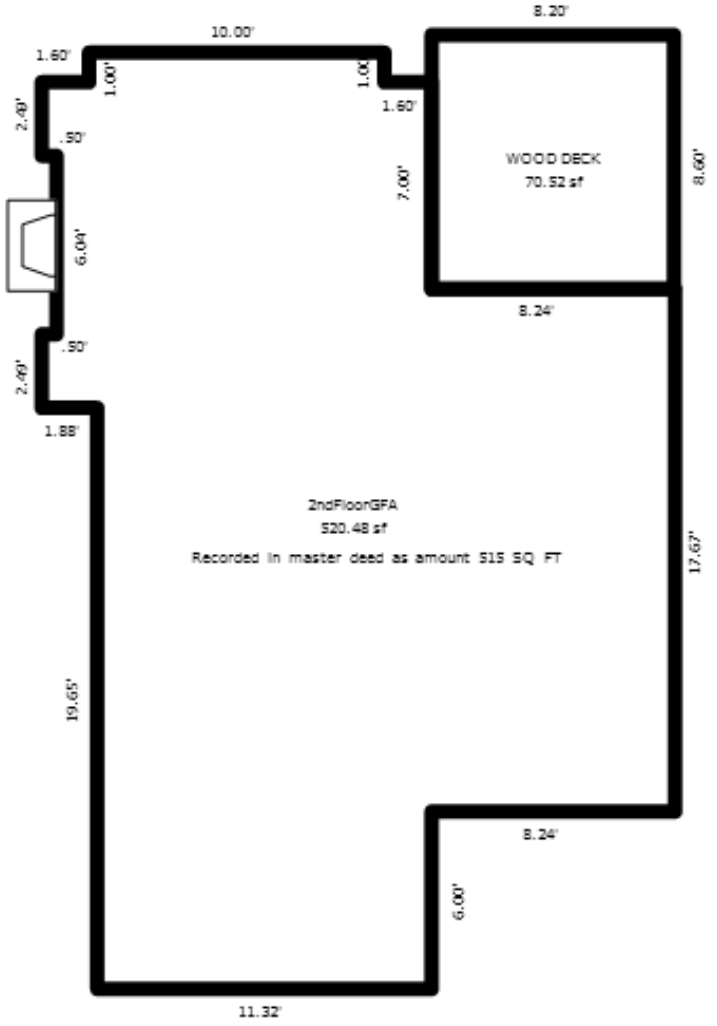
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 515 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	515		
			Total:	64,352	54,698
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
Separate Shower			1	1,369	1,164
Deck					
Treated Wood			70	2,129	1,810
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Fireplaces					
Interior 2 Story			1	6,694	5,690
			Totals:	81,826	69,551

Notes: BLDG5, UPPER, 1 BDRM 1 BATH, NO LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 132,147

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

BUILDING 5



UNIT 14

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

Parcel Number: 45-006-802-015-00 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.
BUFFA GASPER JR TRUST	DAVIS K ROGER & DEBROAH N	120,000	11/20/2015	WD	03-ARM'S LENGTH	1246P251	PROPERTY TRANSFER	100.0
MERRITT	BUFFA	169,000	09/23/2002	WD	03-ARM'S LENGTH	668:518	PROPERTY TRANSFER	0.0
MATYSZEWSKI	MERRITT	114,500	09/08/2000	WD	03-ARM'S LENGTH	554:75	PROPERTY TRANSFER	0.0

Property Address
15 SOUTH VLG

Owner's Name/Address
DAVIS K ROGER & DEBROAH N
3500 MICHIGAN AVE UNIT 21
CINCINNATI OH 45208

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 321,779 TCV/TFA: 637.19

Building Permit(s)	Date	Number	Status
Mechanical	10/19/2011	PM11-0338	
Res. Add/Alter/Repair	09/24/2007	PB07-0447	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres			Total Est. Land Value =		200,000

Tax Description
L393 P655/94 L554 P75/00 L668 P518/02
UNIT 15 SOUTH VILLAGE CONDOMINIUM REC IN
L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
LOWER FLAT, 1BDRM, 1BATH
2008-
SOUTH VILLAGE 15
$197,500

NEW LISTING
WHOLE OWNERSHIP CONDOMINIUM
FOREST/GOLF/SKI VIEW
ONE BEDROOM AND ONE BATH, GROUND LEVEL

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

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

Who	When	What
TPC	06/25/2015	INSPECTED
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	60,900	160,900			72,553C
2024	50,000	64,600	114,600			70,372C
2023	40,000	50,700	90,700			67,021C
2022	20,000	60,100	80,100			63,830C

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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
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 505 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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
Effec. Age: 20
Floor Area: 505
Total Base New : 80,117 E.C.F.
Total Depr Cost: 64,094 X 1.900
Estimated T.C.V: 121,779

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 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	505		
			Total:	63,252	50,602
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Separate Shower			1	1,369	1,095
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	80,117	64,094

Notes: BLDG5, LOWER FLAT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 121,779

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

Parcel Number: 45-006-802-016-00 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.
JOHNSTONE SANDRA C	JOHNSTONE SANDRA REV L TR	1	11/30/2012	QC	09-FAMILY	1148P446	DEED	0.0
RAMEY	JOHNSTONE	63,000	11/10/1993	WD	03-ARM'S LENGTH	374:858	OTHER	0.0

Property Address
16 SOUTH VLG

Owner's Name/Address
JOHNSTONE SANDRA REV L TRUST
22 DEVONSHIRE RD
PLEASANT RIDGE MI 48069

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 352,684 TCV/TFA: 506.00

Building Permit(s)	Date	Number	Status
Plumbing	12/18/2017	PP17-0327	100% FINIS
Mechanical	10/19/2011	PM11-0341	100% FINIS
Res. Add/Alter/Repair	09/24/2007	PB07-0448	100% FINIS

Tax Description
L271 P324 L374 P858/93 UNIT 16 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences
BLDG5 UPPER & LOFT

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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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	76,300	176,300			62,289C
2024	50,000	78,000	128,000			60,417C
2023	40,000	61,100	101,100			57,540C
2022	20,000	72,500	92,500			54,800C

*** 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
1980	2017

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: 515 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 697
Total Base New : 100,449 E.C.F.
Total Depr Cost: 80,360 X 1.900
Estimated T.C.V: 152,684

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 697 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	515		
1 Story	Siding	Overhang	182		
			Total:	84,953	67,963
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	100,449	80,360

Notes: BLDG5 UPPER & LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 152,684

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

Parcel Number: 45-006-802-017-00 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.
CAPEHART CRAIG EARL &	DEWITT ANGELA M	259,000	01/28/2022	WD	03-ARM'S LENGTH	2022000616	PROPERTY TRANSFER	100.0
HATHAWAY JOHN A & LORRI A	CAPEHART CRAIG EARL &	189,000	06/30/2006	WD	03-ARM'S LENGTH	906:942	OTHER	100.0
HENDRICKS	HATHAWAY	175,000	12/05/2002	WD	03-ARM'S LENGTH	689:353	OTHER	0.0
GALLAGHER	HENDRICKS	84,000	04/07/1998	WD	03-ARM'S LENGTH	471:492	PROPERTY TRANSFER	0.0

Property Address

17 SOUTH VLG

Owner's Name/Address

DEWITT ANGELA M
PO BOX 154
GLEN ARBOR MI 49636

Tax Description

L270 P754 L471 P492/98 L689 P353/02 L906 P942/06 UNIT 17 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

TOP OF SUB, SINGLE UNIT

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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% 01/28/2022
MAP #: 21
2025 Est TCV 354,320 TCV/TFA: 509.81

Building Permit(s)	Date	Number	Status
Mechanical	05/11/2018	PM18-0274	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	01/28/2022	INSPECTED
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	77,200	177,200			114,642C
2024	50,000	84,100	134,100			111,195C
2023	40,000	65,900	105,900			105,900S
2022	20,000	69,000	89,000			71,971C

*** 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
1980	2020

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: 513 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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
Effec. Age: 15
Floor Area: 695
Total Base New : 95,557 E.C.F.
Total Depr Cost: 81,221 X 1.900
Estimated T.C.V: 154,320

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 513 SF Floor Area = 695 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	513		
1 Story	Siding	Overhang	182		
			Total:	80,061	68,050

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,263
Deck			
Treated Wood	36	1,520	1,292
Water/Sewer			
Public Water	1	1,505	1,279
Public Sewer	1	1,505	1,279
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Interior 2 Story	1	6,694	5,690
Lump Sum Items			
STAND ALONG CONDO		0	0
	Totals:	95,557	81,221

Notes: STAND ALONE
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 154,320

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

Parcel Number: 45-006-802-027-00 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.
SMITH VON R & CAROLYN K	SMITH VON & CAROLYN IRR T	0	02/26/2024	QC	09-FAMILY	2024001871	DEED	0.0
BAYBERRY PROP	SMITH	79,900	05/04/1990	WD	03-ARM'S LENGTH	310:819	OTHER	0.0

Property Address

18 SOUTH VLG

Owner's Name/Address

SMITH VON & CAROLYN IRR TRUST
11 RA-MAR DR
PICKERINGTON OH 43147

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 319,698 TCV/TFA: 633.07

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units		200000.00000	100		200,0

0.00 Total Acres Total Est. Land Value = 200,000

Tax Description

L310 P234/90 L310 P819/90 UNIT 27 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	59,800	159,800			61,632C
2024	50,000	61,100	111,100			59,779C
2023	40,000	47,900	87,900			56,933C
2022	20,000	56,800	76,800			54,222C

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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
1980	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: 505 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 505
Total Base New : 78,748 E.C.F.
Total Depr Cost: 62,999 X 1.900
Estimated T.C.V: 119,698

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 505 SF Floor Area = 505 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	505		
			Total:	63,252	50,602
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	78,748	62,999

Notes:
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 119,698

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

Parcel Number: 45-006-802-028-00 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.
CREAN WILLIAM R & PATRICI	CREAN WILLIAM R & PATRICI	0	05/03/2011	WD	09-FAMILY	138P945	PROPERTY TRANSFER	0.0
CLEMETSON ERIC A & HELEN	CREAN WILLIAM R & PATRICI	176,500	01/31/2003	WD	03-ARM'S LENGTH	704:574	OTHER	100.0
BAYBERRY PROP	CLEMETSEN	74,900	12/28/1993	WD	03-ARM'S LENGTH	310:234	OTHER	0.0

Property Address

19 SOUTH VLG

Owner's Name/Address

CREAN WILLIAM R & PATRICIA K TRUST
14130 N TERRITORIAL RD
CHELSEA MI 48118

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 342,586 TCV/TFA: 491.52

Building Permit(s)	Date	Number	Status
Mechanical	10/19/2011	PM11-0342	

X Improved Vacant

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Tax Description

L310 P234 L378 P725/94 L704 P574/03 UNIT 28 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG9 UPPER & LOFT

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	71,300	171,300			80,072C
2024	50,000	72,800	122,800			77,665C
2023	40,000	57,100	97,100			73,967C
2022	20,000	67,700	87,700			70,445C

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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
1980	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: 515 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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

	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
Effec. Age: 20
Floor Area: 697
Total Base New : 93,806 E.C.F.
Total Depr Cost: 75,045 X 1.900
Estimated T.C.V: 142,586

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 515 SF Floor Area = 697 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	515		
1 Story	Siding	Overhang	182		
			Total:	78,310	62,648

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
Deck			
Treated Wood	36	1,520	1,216
Water/Sewer			
Public Water	1	1,505	1,204
Public Sewer	1	1,505	1,204
Built-Ins			
Appliance Allow.	1	2,786	2,229
Fireplaces			
Interior 2 Story	1	6,694	5,355
	Totals:	93,806	75,045

Notes: UPPER & LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 142,586

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

Parcel Number: 45-006-802-029-00 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.
BEAUDOIN	GALARDI	79,000	05/19/1999	WD	03-ARM'S LENGTH	512:914	PROPERTY TRANSFER	0.0
BAYBERRY PROP	BEAUDOIN	69,900	09/27/1993	WD	03-ARM'S LENGTH	371:927	OTHER	0.0

Property Address

20 SOUTH VLG

Owner's Name/Address

GALARDI DON E & DIEDRE L
5145 HICKORY HOLLOW LANE
OWOSSO MI 48867

Tax Description

L310 P234 L371 P927 L512 P914/99 UNIT 29 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

BLDG9, LOWER FLAT

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 319,677 TCV/TFA: 633.02

Building Permit(s)	Date	Number	Status
Plumbing	03/08/2018	PP18-0065	100% FINIS
Mechanical	03/08/2018	PM18-0162	100% FINIS
Electrical	03/05/2018	PE18-0091	100% FINIS
Res. Add/Alter/Repair	03/01/2018	PB18-0083	100% FINIS

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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/12/2018	INSPECTED
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1	Units	200000.00000	100		200,0
			0.00	Total Acres		Total Est. Land Value =		200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	59,800	159,800			69,451C
2024	50,000	61,100	111,100			67,363C
2023	40,000	47,900	87,900			64,156C
2022	20,000	56,800	76,800			61,101C

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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
1980	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: 505 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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

	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
Effec. Age: 18
Floor Area: 505
Total Base New : 76,814 E.C.F.
Total Depr Cost: 62,988 X 1.900
Estimated T.C.V: 119,677

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 505 SF Floor Area = 505 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	505		
			Total:	61,318	50,281
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,219
Deck					
Treated Wood			36	1,520	1,246
Water/Sewer					
Public Water			1	1,505	1,234
Public Sewer			1	1,505	1,234
Built-Ins					
Appliance Allow.			1	2,786	2,285
Fireplaces					
Interior 2 Story			1	6,694	5,489
			Totals:	76,814	62,988

Notes:
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 119,677

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

Parcel Number: 45-006-802-030-00 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.
SCHWARTZ THOMAS J & IVY A	DOOLITTLE JAMES E SUZETTE	129,000	07/06/2015	WD	03-ARM'S LENGTH	1233P232	PROPERTY TRANSFER	100.0
BOICOURT EVA M TRUST	SCHWARTZ THOMAS J & IVY A	80,000	06/12/2015	WD	03-ARM'S LENGTH	1231P228	PROPERTY TRANSFER	50.0
BOICOURT EVA M	BOICOURT EVA M REV TRUST	0	11/20/2013	CD	07-DEATH CERTIFICATE	DEATH OF PRESE	DEED	0.0
BOICOURT EVA M	BOICOURT EVA M REV TRUST	0	10/10/2012	QC	09-FAMILY	1140P239	PROPERTY TRANSFER	0.0

Property Address

21 SOUTH VLG

Owner's Name/Address

DOOLITTLE JAMES E SUZETTE M
17821 ASHMONT CT
SOUTH BEND IN 46635

Tax Description

L306 P591 L411 P614/95 UNIT 30 SOUTH VILLAGE CONDOMINIUM REC IN L227 P192-250 SEC 14 T29N R14W.

Comments/Influences

NO LOFT IN THIS UNIT
NO LOFT
2008- SOUTH VILLAGE 21
$200,000
ACTIVE
WHOLE OWNERSHIP CONDOMINIUM
FOREST/GOLF/SKI VIEW
ENJOY THE CONVENIENCE OF THIS CENTRALLY LOCATED ONE BEDROOM CONDOMINIUM, CLOSE TO

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 330,551 TCV/TFA: 641.85

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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/25/2015	INSPECTED
TPC	04/16/2013	INSPECTED
WAS	11/09/2007	INSPECTED

Land Value Estimates for Land Table H802.H802 SOUTH VILLAGE CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H802 SOUTH SOUTH VILLAGE			1 Units	200000.00000		100		200,0
			0.00 Total Acres		Total Est. Land Value =			200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	100,000	65,300	165,300			73,185C
2024	50,000	69,300	119,300			70,985C
2023	40,000	54,400	94,400			67,605C
2022	20,000	64,500	84,500			64,386C

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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
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 515 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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
Effec. Age: 20
Floor Area: 515
Total Base New : 85,888 E.C.F.
Total Depr Cost: 68,711 X 1.900
Estimated T.C.V: 130,551

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C Blt 1980
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 515 SF Floor Area = 515 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	515		
			Total:	69,023	55,219
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,189
Separate Shower			1	1,369	1,095
Deck					
Treated Wood			36	1,520	1,216
Water/Sewer					
Public Water			1	1,505	1,204
Public Sewer			1	1,505	1,204
Built-Ins					
Appliance Allow.			1	2,786	2,229
Fireplaces					
Interior 2 Story			1	6,694	5,355
			Totals:	85,888	68,711

Notes: UPPER & NO LOFT
ECF (H802 SOUTH VILLAGE CONDO HOMESTEAD) 1.900 => TCV: 130,551

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

Parcel Number: 45-006-803-001-00 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.
JOHNSON CLARK CUMINGS	JOHNSON CLARK CUMINGS	0	07/19/2023	QC	15-LADY BIRD	2023003043	DEED	0.0
JOHNSON CLARK CUMINGS	JOHNSON CLARK CUMINGS	0	06/21/2022	QC	09-FAMILY	2022003569	DEED	0.0
JOHNSON CLARK CUMINGS	JOHNSON CLARK CUMINGS	0	12/22/2020	QC	09-FAMILY	2020008899	DEED	0.0
SCHULD MARY JO TRUST	JOHNSON CLARK CUMINGS	210,000	11/11/2020	WD	03-ARM'S LENGTH	2020007668	PROPERTY TRANSFER	100.0

Property Address

1 STONY BROOK LODGE

Owner's Name/Address

JOHNSON CLARK CUMINGS
PO BOX 258
GLEN ARBOR MI 49636

Tax Description

L523 P498 L527 P543/99 UNIT 1 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)

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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% 11/11/2020

MAP #: 21

2025 Est TCV 408,766 TCV/TFA: 450.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			1	Units	130000.00000	100		130,0
			0.00	Total Acres		Total Est. Land Value =		130,000

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

Who	When	What
TPC	06/26/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	139,400	204,400			128,220C
2024	25,000	142,300	167,300			124,365C
2023	25,000	118,600	143,600			118,443C
2022	5,000	119,800	124,800			112,803C

*** 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
1998	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: 907 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 907
Total Base New : 172,610 E.C.F.
Total Depr Cost: 146,719 X 1.900
Estimated T.C.V: 278,766

(16) Porches/Decks

Area	Type
28	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:

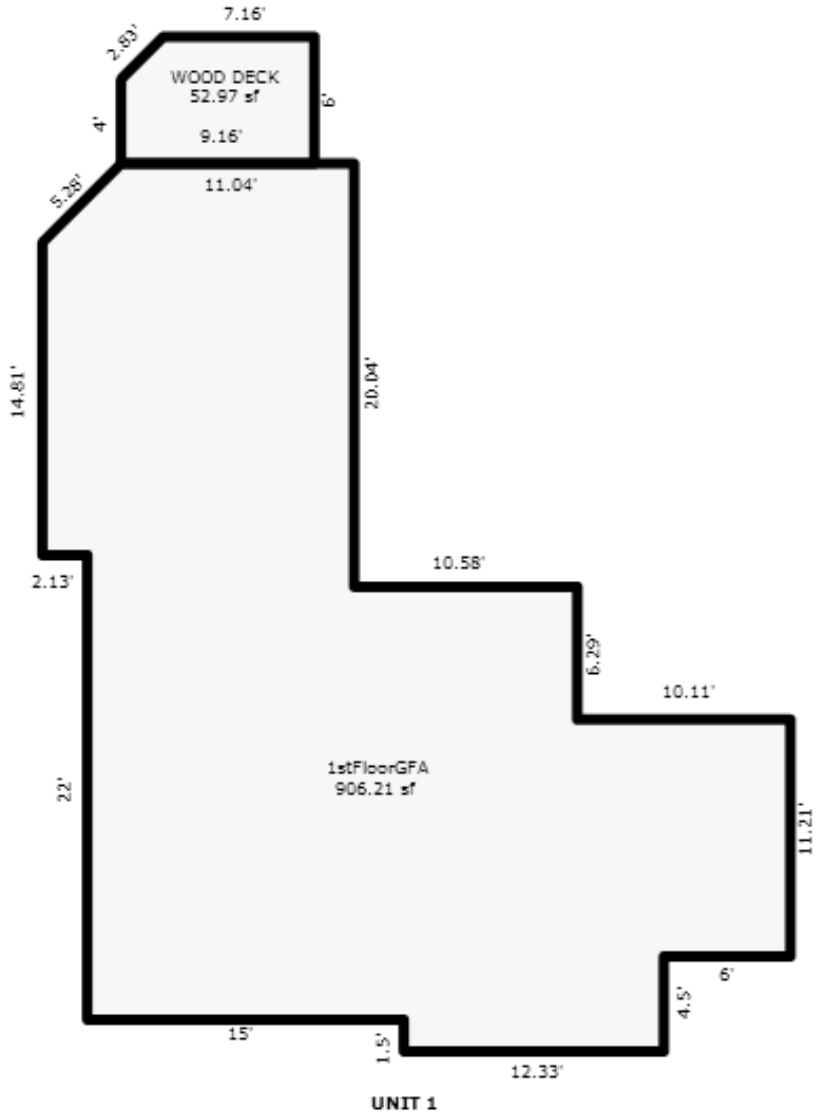
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 907 SF Floor Area = 907 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	907		
			Total:	147,353	125,250
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			28	1,367	1,162
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:	172,610	146,719

Notes: 1ST FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 278,766

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

Parcel Number: 45-006-803-001-00, Residential Building 1 Printed on 01/20/2025



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

Parcel Number: 45-006-803-002-00 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

3 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498/99 UNIT 2 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

1BDRM
ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 318,168 TCV/TFA: 541.10

Building Permit(s)	Date	Number	Status
Electrical	10/18/2022	PE22-0792	100% FINIS
Mechanical	04/25/2014	PM14-0182	100% FINIS
Plumbing	04/25/2014	PP14-0066	100% FINIS
Electrical	04/15/2014	PE14-0095	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	08/20/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	94,100	159,100			46,714C
2024	25,000	96,100	121,100			45,310C
2023	25,000	80,000	105,000			43,153C
2022	10,000	80,800	90,800			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
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: 15
Floor Area: 588
Total Base New : 116,512 E.C.F.
Total Depr Cost: 99,036 X 1.900
Estimated T.C.V: 188,168

(16) Porches/Decks

Area	Type
28	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:

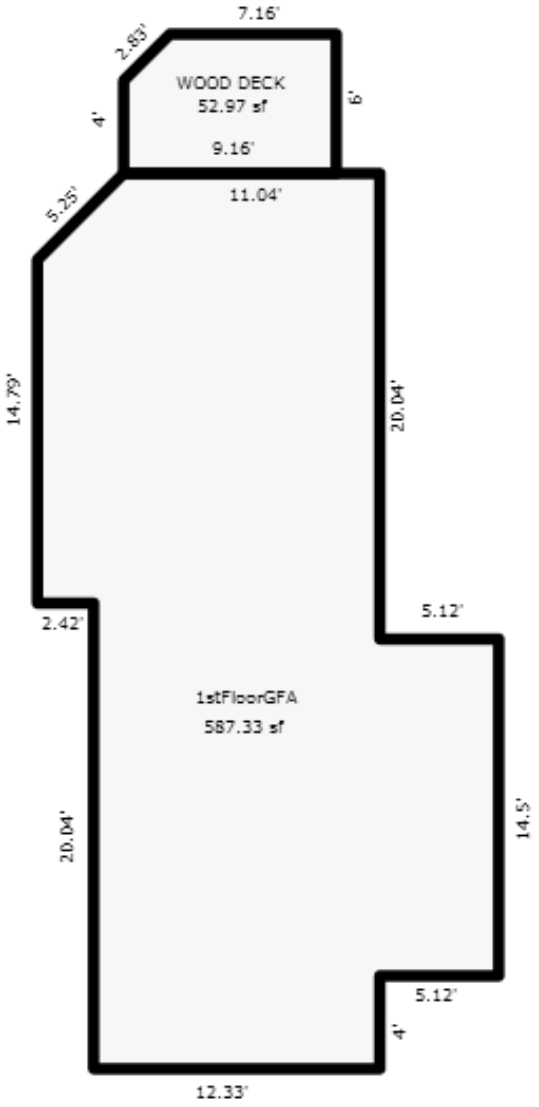
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 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	588		
			Total:	98,135	83,415
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	116,512	99,036

Notes: 1ST FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,168

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



UNIT 2

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

Parcel Number: 45-006-803-003-00 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.
THOMAS & ANDREW	ARI	165,900	04/14/2000	WD	03-ARM'S LENGTH	540:510	OTHER	0.0

Property Address

4 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498 L540 P510/00 L584 P083/01 UNIT 3 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

1BDRM
ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 318,168 TCV/TFA: 541.10

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0183	
Plumbing	04/25/2014	PP14-0067	
Electrical	04/15/2014	PE14-0096	
Res. Multi-Family	04/07/2014	PB14-0057	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	94,100	159,100			61,736C
2024	25,000	96,100	121,100			59,880C
2023	25,000	80,000	105,000			57,029C
2022	10,000	80,800	90,800			54,314C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	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: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 588
Total Base New : 116,512 E.C.F.
Total Depr Cost: 99,036 X 1.900
Estimated T.C.V: 188,168

(16) Porches/Decks

Area	Type
28	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:

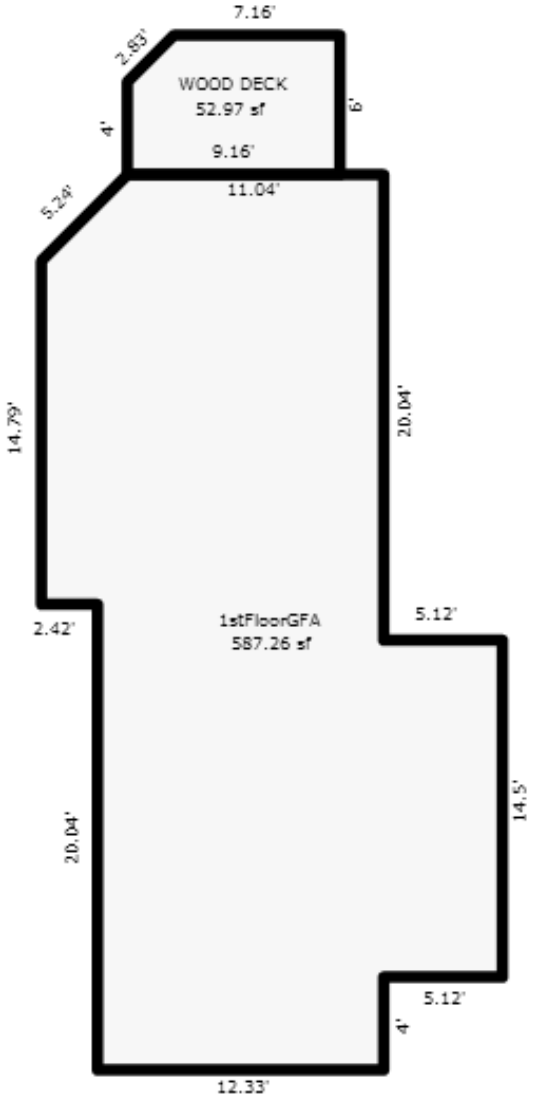
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 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	588		
			Total:	98,135	83,415
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	116,512	99,036

Notes: 1ST FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,168

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



UNIT 3

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

Parcel Number: 45-006-803-004-00 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

5 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498/99 UNIT 4 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

1BDRM
ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 310,587 TCV/TFA: 556.61

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0184	
Plumbing	04/25/2014	PP14-0068	
Electrical	04/15/2014	PE14-0097	
Res. Multi-Family	04/07/2014	PB14-0058	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	90,300	155,300			46,714C
2024	25,000	92,200	117,200			45,310C
2023	25,000	76,800	101,800			43,153C
2022	10,000	77,600	87,600			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 558 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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

0	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: 15
Floor Area: 558
Total Base New : 111,817 E.C.F.
Total Depr Cost: 95,046 X 1.900
Estimated T.C.V: 180,587

(16) Porches/Decks

Area	Type
28	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:

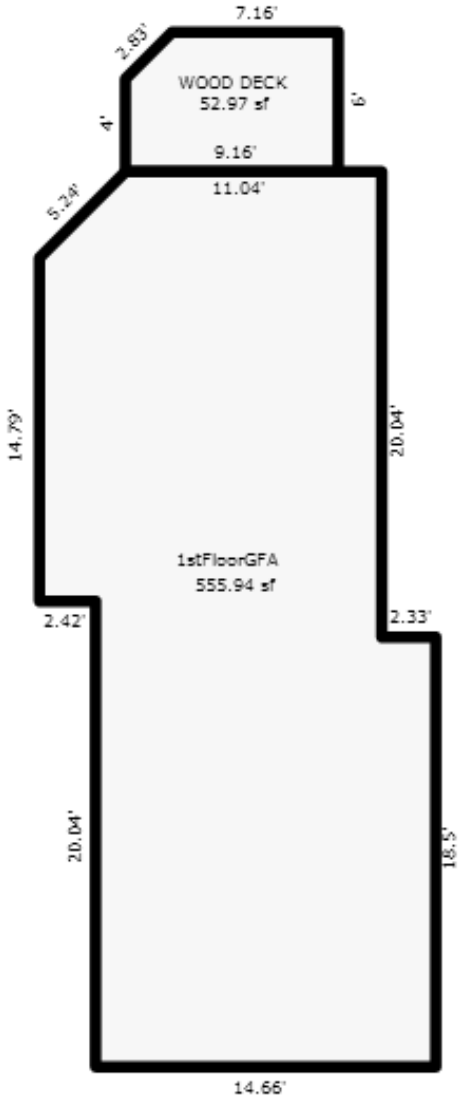
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 558 SF Floor Area = 558 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	558		
			Total:	93,440	79,425
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	111,817	95,046

Notes: 1ST FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 180,587

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



UNIT 4

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

Parcel Number: 45-006-803-005-00 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.
SCHULD MARY JO TRUST	SUDDENDORF RICHARD J &	215,000	04/09/2021	WD	03-ARM'S LENGTH	2021003037	PROPERTY TRANSFER	100.0
SCHULD MARY JO TRUST	SCHULD MARY JO TRUST	0	11/11/2020	WD	07-DEATH CERTIFICATE	2020007666	OTHER	100.0
BAIBAK GEORGE K & PATRICI	SCHULD MARY JO TRUST	236,000	06/04/2013	WD	03-ARM'S LENGTH	1167P475	PROPERTY TRANSFER	100.0
THOMAS & ANDREW LLC	BAIBAK	163,900	07/02/1998	WD	03-ARM'S LENGTH	483:670	OTHER	0.0

Property Address

6 STONY BROOK LODGE

Owner's Name/Address

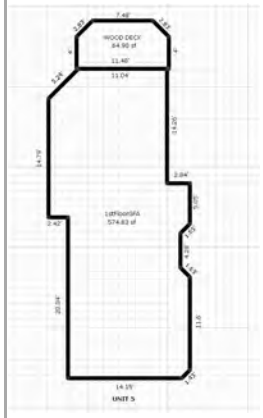
SUDDENDORF RICHARD J &
DECOKER PAMELA
2549 PISCES CT
DUBLIN OH 43016

Tax Description

L483 P670/98 UNIT 5 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T28N R14W.

Comments/Influences

ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)



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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 #: 21

2025 Est TCV 314,857 TCV/TFA: 547.58

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

Who	When	What
TPC	12/21/2024	INSPECTED
TPC	04/09/2020	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	92,400	157,400			101,618C
2024	25,000	94,400	119,400			98,563C
2023	25,000	78,600	103,600			93,870C
2022	10,000	79,400	89,400			89,400S

*** 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
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 575 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
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: 15
Floor Area: 575
Total Base New : 114,462 E.C.F.
Total Depr Cost: 97,293 X 1.900
Estimated T.C.V: 184,857

(16) Porches/Decks

Area	Type
28	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:

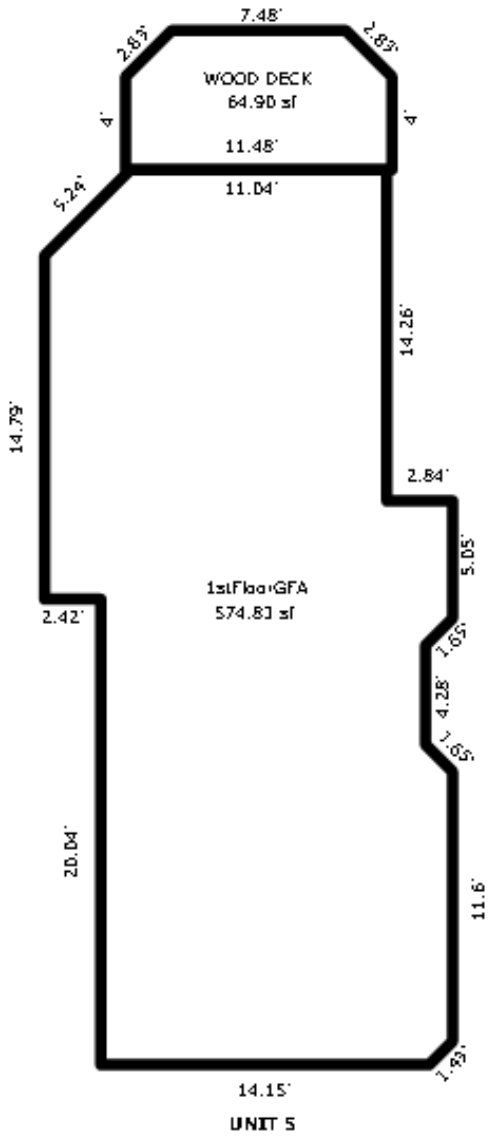
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 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	575		
			Total:	96,085	81,672
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	114,462	97,293

Notes: 1ST FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 184,857

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



UNIT 5

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

Parcel Number: 45-006-803-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

7 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498/99 UNIT 6 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T28N R14W.

Comments/Influences

1BDRM
ONE BEDROOM WATER VIEW SUITE: KING SIZE BED, KITCHENETTE, TWO-PERSON STEAM SHOWER FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 4 PEOPLE)

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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 #: 21
2025 Est TCV 314,857 TCV/TFA: 547.58

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0185	
Plumbing	04/25/2014	PP14-0069	
Electrical	04/15/2014	PE14-0098	
Res. Multi-Family	04/07/2014	PB14-0059	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	92,400	157,400			46,714C
2024	25,000	94,400	119,400			45,310C
2023	25,000	78,600	103,600			43,153C
2022	10,000	79,400	89,400			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 575 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
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: 15
Floor Area: 575
Total Base New : 114,462 E.C.F.
Total Depr Cost: 97,293 X 1.900
Estimated T.C.V: 184,857

(16) Porches/Decks

Area	Type
28	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:

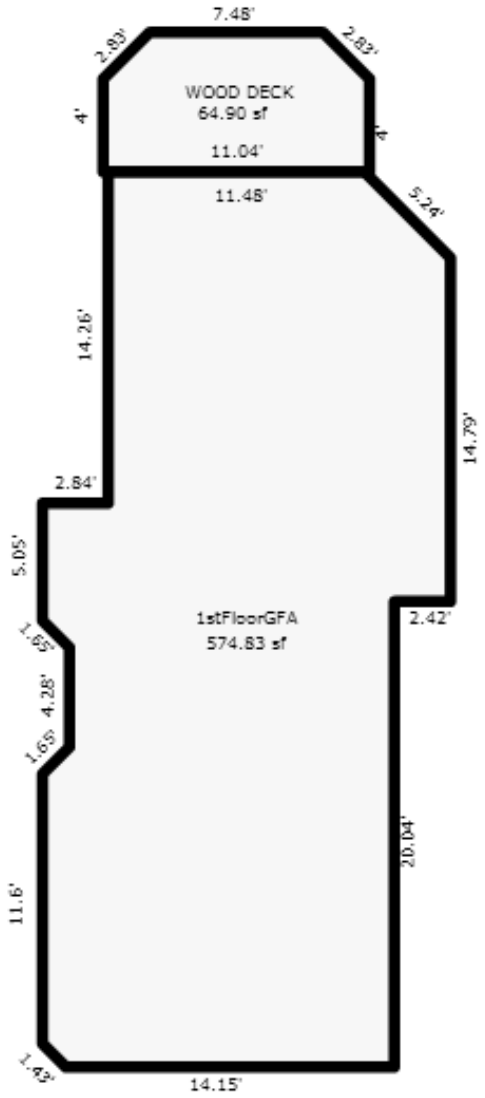
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 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	575		
			Total:	96,085	81,672
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	114,462	97,293

Notes: 1ST FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 184,857

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



UNIT 6

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

Parcel Number: 45-006-803-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

8 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498/99 UNIT 7 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T28N R14W.

Comments/Influences

1BDRM
1BDRM VIEW: WEST & NORTH

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 309,039 TCV/TFA: 559.85

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0186	
Plumbing	04/25/2014	PP14-0070	
Electrical	04/15/2014	PE14-0099	
Res. Multi-Family	04/07/2014	PB14-0060	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	89,500	154,500			46,714C
2024	25,000	91,400	116,400			45,310C
2023	25,000	76,100	101,100			43,153C
2022	10,000	76,900	86,900			41,099C

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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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 552 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 552
Total Base New : 110,860 E.C.F.
Total Depr Cost: 94,231 X 1.900
Estimated T.C.V: 179,039

(16) Porches/Decks

Area	Type
28	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:

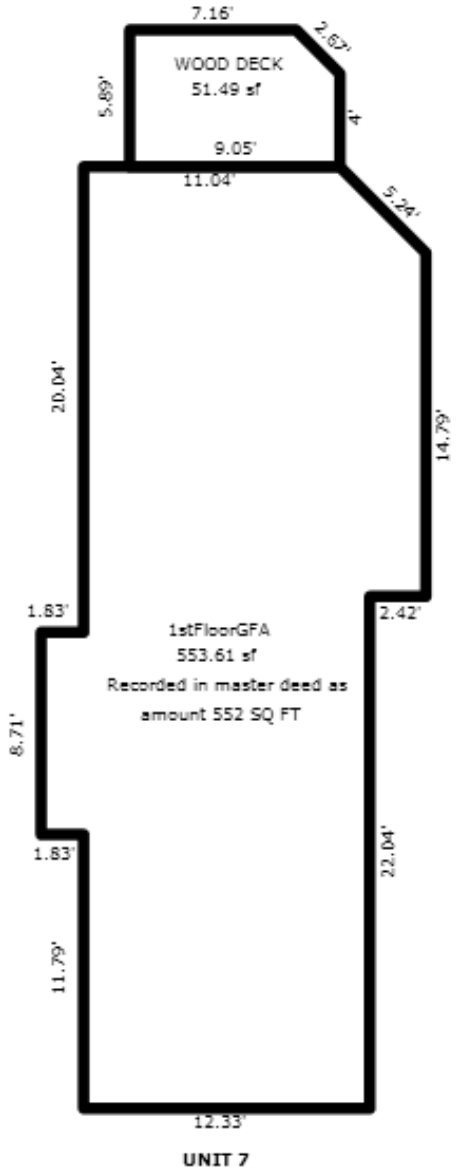
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 552 SF Floor Area = 552 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	552		
			Total:	92,483	78,610
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	110,860	94,231

Notes: 1ST FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 179,039

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



UNIT 7

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

Parcel Number: 45-006-803-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

9 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 405,743 TCV/TFA: 453.85

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0187	
Plumbing	04/25/2014	PP14-0071	
Electrical	04/15/2014	PE14-0100	
Res. Multi-Family	04/07/2014	PB14-0061	100% FINIS

Tax Description

L523 P498/99 UNIT 8 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH END UNIT VIEW WEST&NORTH TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)

X	Improved	
	Vacant	

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			1	Units	130000.00000	100		130,0
			0.00	Total Acres		Total Est. Land Value =		130,000

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

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED
WAS	02/02/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	137,900	202,900			46,714C
2024	25,000	140,800	165,800			45,310C
2023	25,000	117,300	142,300			43,153C
2022	5,000	118,500	123,500			41,099C

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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
1998	2014

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: 894 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 894
Total Base New : 170,738 E.C.F.
Total Depr Cost: 145,128 X 1.900
Estimated T.C.V: 275,743

(16) Porches/Decks

Area	Type
28	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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 894 SF Floor Area = 894 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	894		
			Total:	145,481	123,659

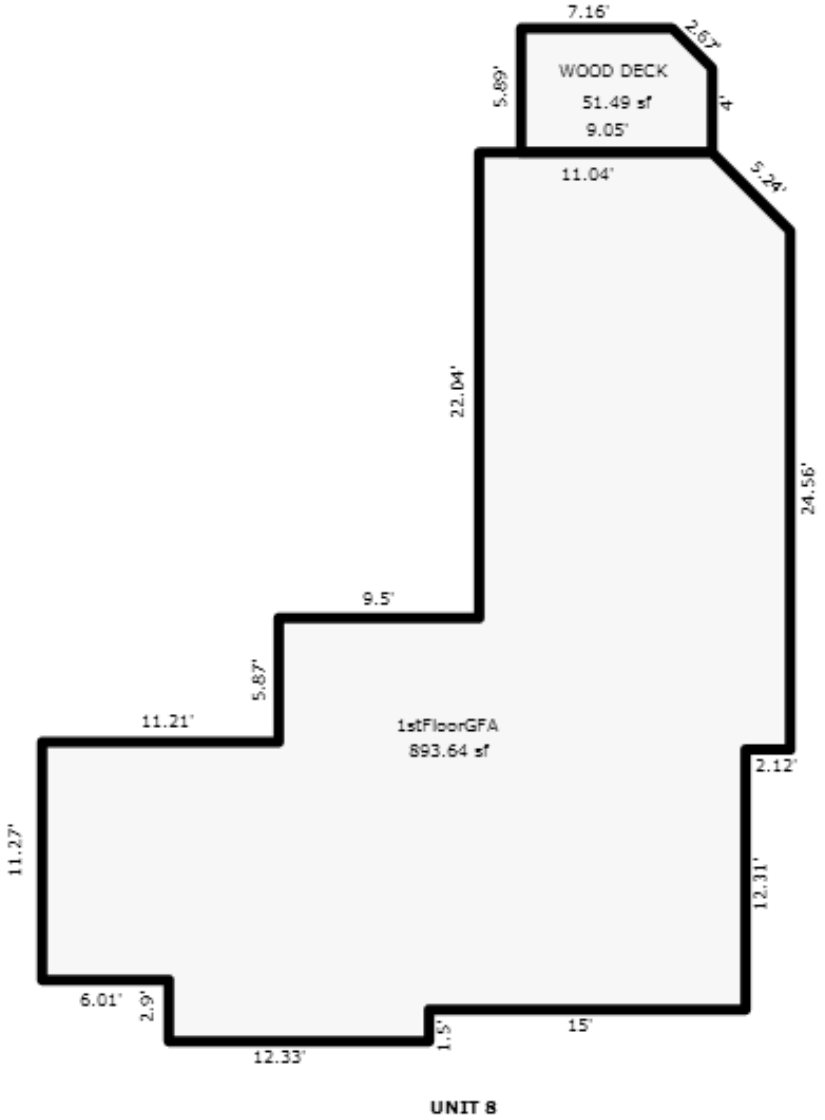
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
Deck			
Treated Wood	28	1,367	1,162
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:	170,738	145,128

Notes:
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 275,743

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

Parcel Number: 45-006-803-008-00, Residential Building 1 Printed on 01/20/2025



UNIT 8

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

Parcel Number: 45-006-803-009-00 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.
NUCCIO JAMES & FELL NUCCI	JORDAN-TANK ANNA TRUST &	305,000	05/20/2021	WD	03-ARM'S LENGTH	2021004464	PROPERTY TRANSFER	100.0
FAUT ROBERT A & SUSAN G	NUCCIO JAMES & FELL-NUCCI	385,000	08/22/2005	WD	03-ARM'S LENGTH	867:994	OTHER	100.0
EQUITY EXCH	FAUT	330,000	11/01/2002	MLC	33-TO BE DETERMINED	680:257	PROPERTY TRANSFER	0.0
WASSINK	EQUITY EXCH	330,000	10/11/2002	WD	03-ARM'S LENGTH	680:257	OTHER	0.0

Property Address

11 STONY BROOK LODGE

Owner's Name/Address

JORDAN-TANK ANNA TRUST &
JORDAN-TANK MATTHEW TRUST
1026 STATE ST
TRAVERSE CITY MI 49686

Tax Description

L523 P498 L538 P594/00 L616 P432/01 L676 P370/02 L680 P257/02 L867 P994/05 UNIT 9 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH,END UNIT 2ND FL VIEW WEST&S
2BDRM, 2BATH, 2ND FLOOR VIEW WEST&SOUTH

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 408,766 TCV/TFA: 450.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			1	Units130000.00000		100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

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

Who	When	What
TPC	04/11/2021	INSPECTED
TPC	06/26/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	139,400	204,400			141,857C
2024	25,000	142,300	167,300			137,592C
2023	25,000	118,600	143,600			131,040C
2022	5,000	119,800	124,800			124,800S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1998	2014

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: 907 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 907
Total Base New : 172,610 E.C.F.
Total Depr Cost: 146,719 X 1.900
Estimated T.C.V: 278,766

(16) Porches/Decks

Area	Type
28	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:

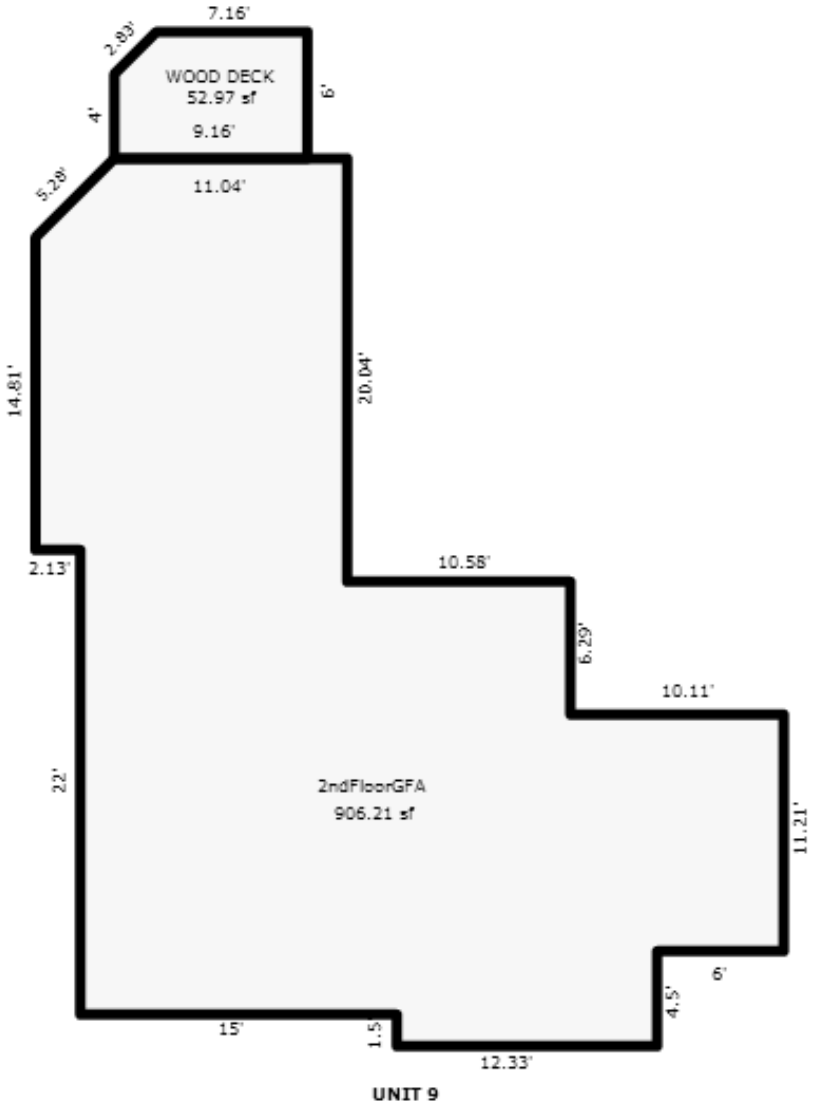
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 907 SF Floor Area = 907 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	907		
			Total:	147,353	125,250
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			28	1,367	1,162
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:	172,610	146,719

Notes: 2ND FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 278,766

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



UNIT 9

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

Parcel Number: 45-006-803-010-00 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 CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
13 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/18/2022	PE22-0793	100% FINIS
	P.R.E. 0%		Mechanical	04/25/2014	PM14-0188	100% FINIS
Owner's Name/Address	MAP #: 21		Plumbing	04/25/2014	PP14-0072	100% FINIS
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 318,168 TCV/TFA: 541.10		Electrical	04/15/2014	PE14-0101	100% FINIS

Tax Description

L523 P498/99 UNIT 10 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

1BDRM, 2ND FLOOR
1BDRM, 2ND FLOOR, VIEW IS WEST & SOUTH

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County of Leelanau, Michigan

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

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	94,100	159,100			46,714C
2024	25,000	96,100	121,100			45,310C
2023	25,000	80,000	105,000			43,153C
2022	10,000	80,800	90,800			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 588
Total Base New : 116,512 E.C.F.
Total Depr Cost: 99,036 X 1.900
Estimated T.C.V: 188,168

(16) Porches/Decks

Area	Type
28	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:

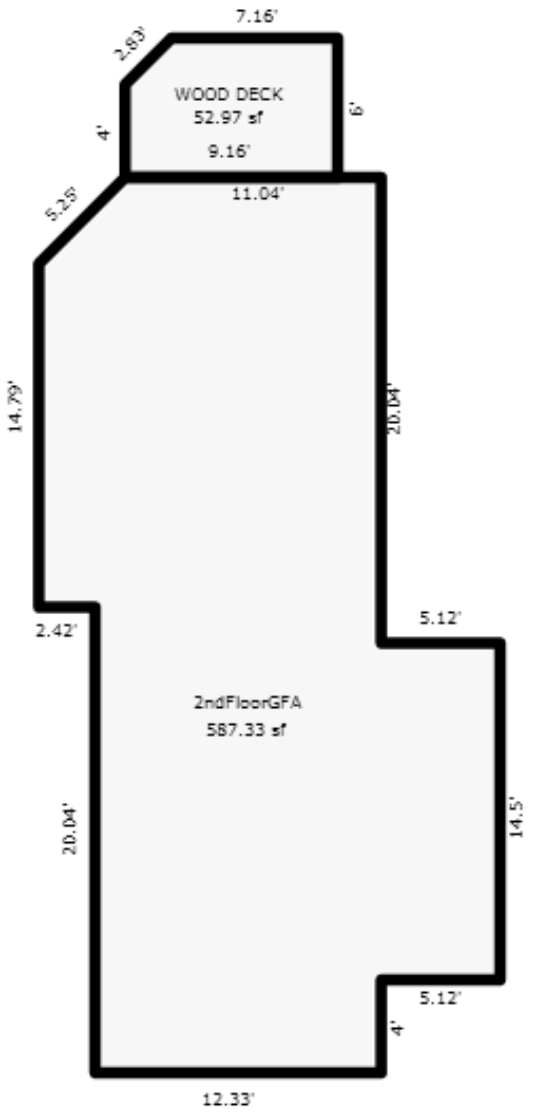
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 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	588		
			Total:	98,135	83,415
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	116,512	99,036

Notes: 2ND FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,168

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



UNIT 10

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

Parcel Number: 45-006-803-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
14 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0189	
	P.R.E. 0%		Plumbing	04/25/2014	PP14-0073	
Owner's Name/Address	MAP #: 21		Electrical	04/15/2014	PE14-0102	
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 318,168 TCV/TFA: 541.10		Res. Multi-Family	04/07/2014	PB14-0063	100% FINIS

Tax Description

L523 P498/99 UNIT 11 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

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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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/26/2019	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	94,100	159,100			46,714C
2024	25,000	96,100	121,100			45,310C
2023	25,000	80,000	105,000			43,153C
2022	10,000	80,800	90,800			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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

0	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: 15
Floor Area: 588
Total Base New : 116,512 E.C.F.
Total Depr Cost: 99,036 X 1.900
Estimated T.C.V: 188,168

(16) Porches/Decks

Area	Type
28	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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 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	588		
			Total:	98,135	83,415

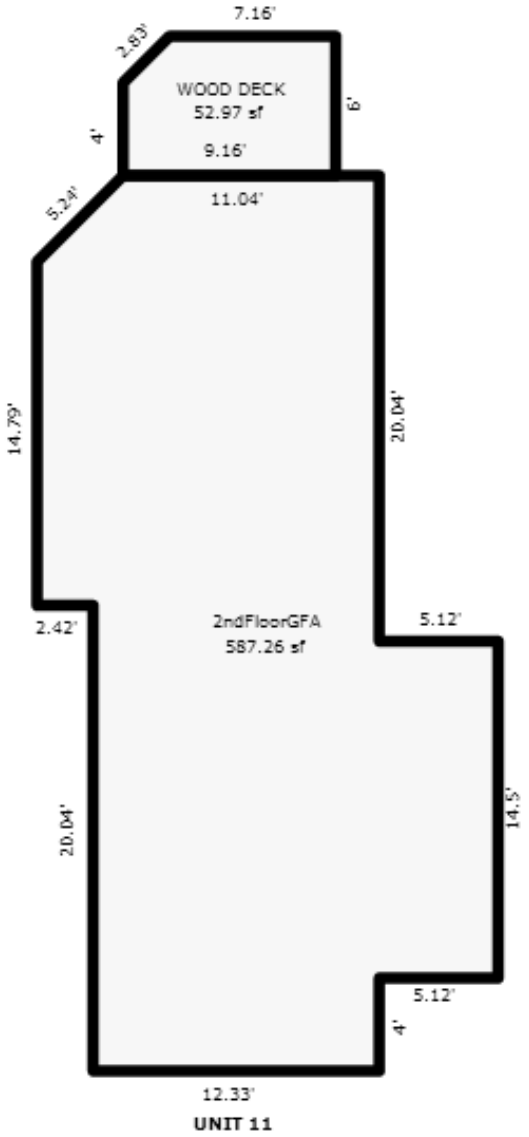
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
Deck			
Treated Wood	28	1,367	1,162
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:	116,512	99,036

Notes: 2ND FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,168

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

Parcel Number: 45-006-803-011-00, Residential Building 1 Printed on 01/20/2025



UNIT 11

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

Parcel Number: 45-006-803-012-00 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.

Property Address

15 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498/99 UNIT 12 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 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 #: 21

2025 Est TCV 310,061 TCV/TFA: 557.66

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0190	
Plumbing	04/25/2014	PP14-0074	
Electrical	04/15/2014	PE14-0103	
Res. Multi-Family	04/07/2014	PB14-0064	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/26/2019	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	90,000	155,000			46,714C
2024	25,000	91,900	116,900			45,310C
2023	25,000	76,600	101,600			43,153C
2022	10,000	77,400	87,400			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 556 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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

0	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: 15
Floor Area: 556
Total Base New : 111,493 E.C.F.
Total Depr Cost: 94,769 X 1.900
Estimated T.C.V: 180,061

(16) Porches/Decks

Area	Type
28	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:

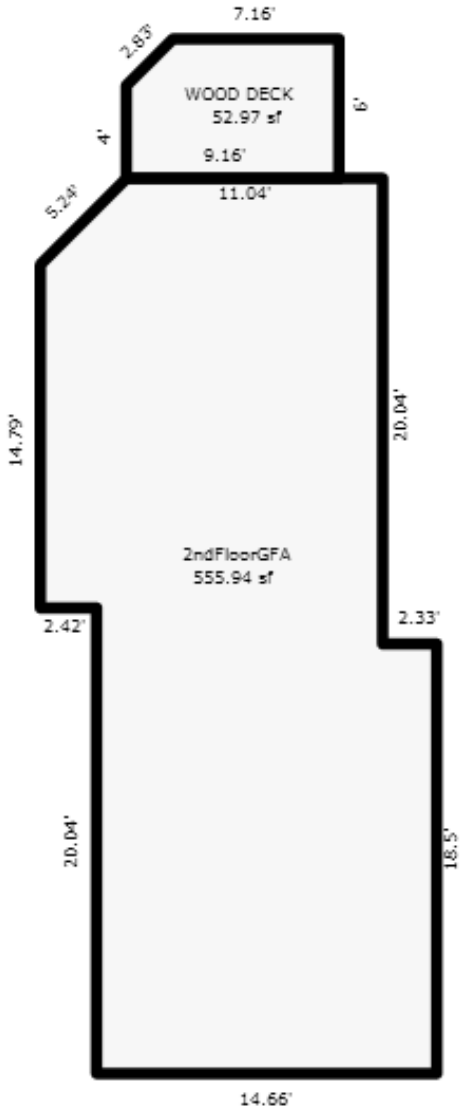
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 556 SF Floor Area = 556 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	556		
			Total:	93,116	79,148
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	111,493	94,769

Notes: 2ND FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 180,061

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

Parcel Number: 45-006-803-012-00, Residential Building 1 Printed on 01/20/2025



UNIT 12

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

Parcel Number: 45-006-803-013-00 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.
GARDHOUSE	KONOP	310,000	11/01/2002	WD	03-ARM'S LENGTH	679:537	PROPERTY TRANSFER	0.0
THOMAS & ANDREW LLC	GARDHOUSE	224,900	07/02/1998	WD	03-ARM'S LENGTH	483:22	PROPERTY TRANSFER	0.0

Property Address
16 STONY BROOK LODGE

Owner's Name/Address
KONOP SUSAN E TRUST
26685 YORK RD
HUNTINGTON WOODS MI 48070

Tax Description
L483 P022/98 L679 P537/02 UNIT 13 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 361,245 TCV/TFA: 477.21

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

Who	When	What
TPC	06/26/2019	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			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	115,600	180,600			107,318C
2024	25,000	118,100	143,100			104,092C
2023	25,000	98,300	123,300			99,136C
2022	5,000	99,300	104,300			94,416C

*** 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
1998	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: 757 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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

0	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: 15
Floor Area: 757
Total Base New : 143,186 E.C.F.
Total Depr Cost: 121,708 X 1.900
Estimated T.C.V: 231,245

(16) Porches/Decks

Area	Type
28	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:

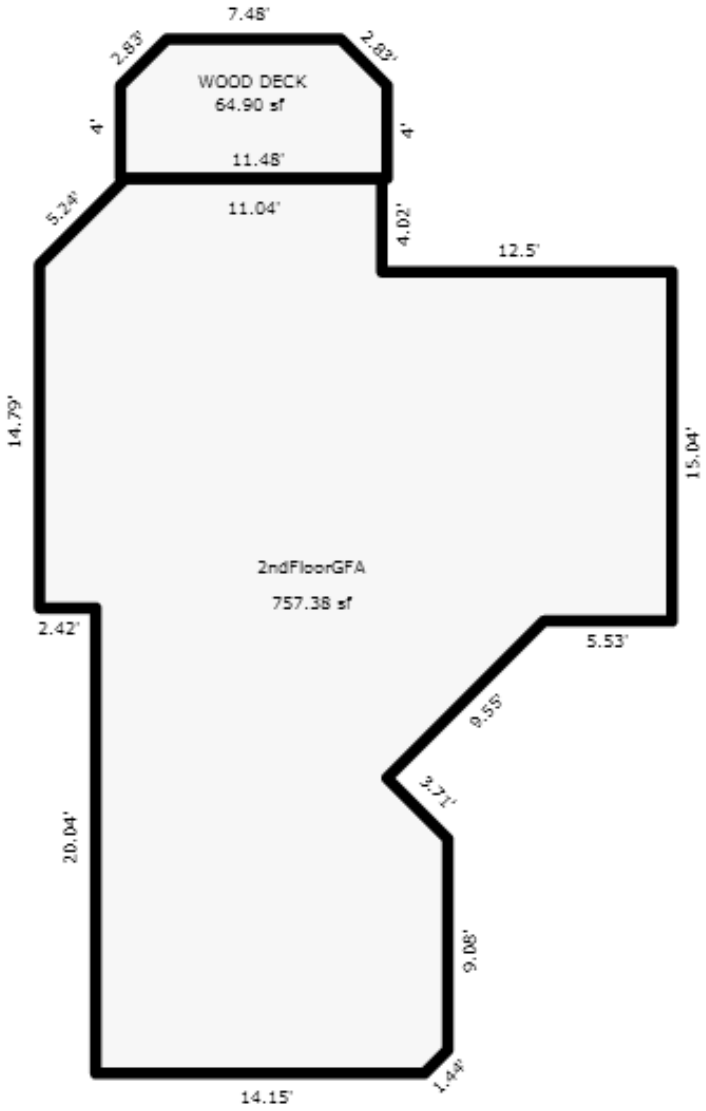
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 757 SF Floor Area = 757 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	757		
			Total:	124,809	106,087
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	143,186	121,708

Notes: 2ND FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 231,245

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



UNIT 13

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

Parcel Number: 45-006-803-014-00 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.
DILLON WILLIAM P & RITA A	DILLION RITA A TRUST	0	08/13/2024	WD	09-FAMILY	2024004375	PROPERTY TRANSFER	0.0
DUNCAN BRUCE H & HELEN LE	DILLON WILLIAM P & RITA A	256,900	07/29/2004	WD	03-ARM'S LENGTH	815:291	OTHER	100.0
GARDHOUSE RONALD J & CHRI	DUNCAN BRUCE H & HELEN LE	230,000	07/03/2003	WD	03-ARM'S LENGTH	745:378	OTHER	100.0
THOMAS & ANDREW LLC	GARDHOUSE	165,900	07/02/1998	WD	03-ARM'S LENGTH	782:981	PROPERTY TRANSFER	0.0

Property Address
17 STONY BROOK LODGE

Owner's Name/Address
DILLION RITA A TRUST
1562 WATERS EDGE CT
WIXOM MI 48393

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 314,857 TCV/TFA: 547.58

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			1	Units130000.00000		100		130,0

0.00 Total Acres Total Est. Land Value = 130,000

Tax Description
L482 P981/98 L745 P378/03 L815 P291/04 UNIT 14 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

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

Who	When	What
TPC	06/26/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	92,400	157,400			87,006C
2024	25,000	94,400	119,400			84,390C
2023	25,000	78,600	103,600			80,372C
2022	10,000	79,400	89,400			76,545C

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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
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 575 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 575
Total Base New : 114,462 E.C.F.
Total Depr Cost: 97,293 X 1.900
Estimated T.C.V: 184,857

(16) Porches/Decks

Area	Type
28	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:

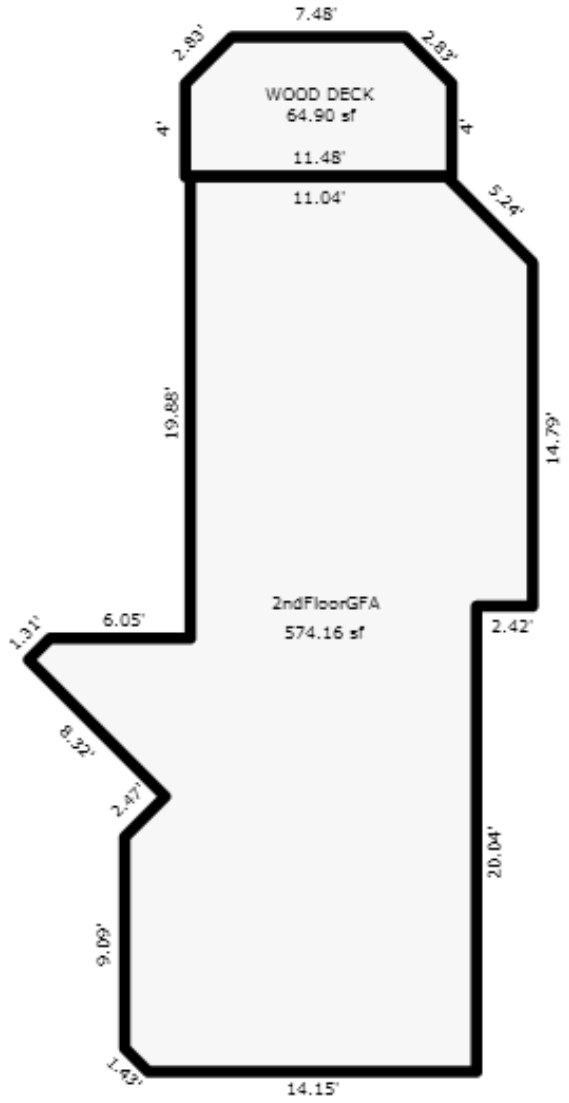
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 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	575		
			Total:	96,085	81,672
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	114,462	97,293

Notes: 2ND FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 184,857

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



UNIT 14

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

Parcel Number: 45-006-803-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

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

Property Address

18 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498/99 UNIT 15 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 309,039 TCV/TFA: 559.85

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0191	
Plumbing	04/25/2014	PP14-0075	
Electrical	04/15/2014	PE14-0104	
Res. Multi-Family	04/07/2014	PB14-0065	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	89,500	154,500			46,714C
2024	25,000	91,400	116,400			45,310C
2023	25,000	76,100	101,100			43,153C
2022	10,000	76,900	86,900			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 552 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 552
Total Base New : 110,860 E.C.F.
Total Depr Cost: 94,231 X 1.900
Estimated T.C.V: 179,039

(16) Porches/Decks

Area	Type
28	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:

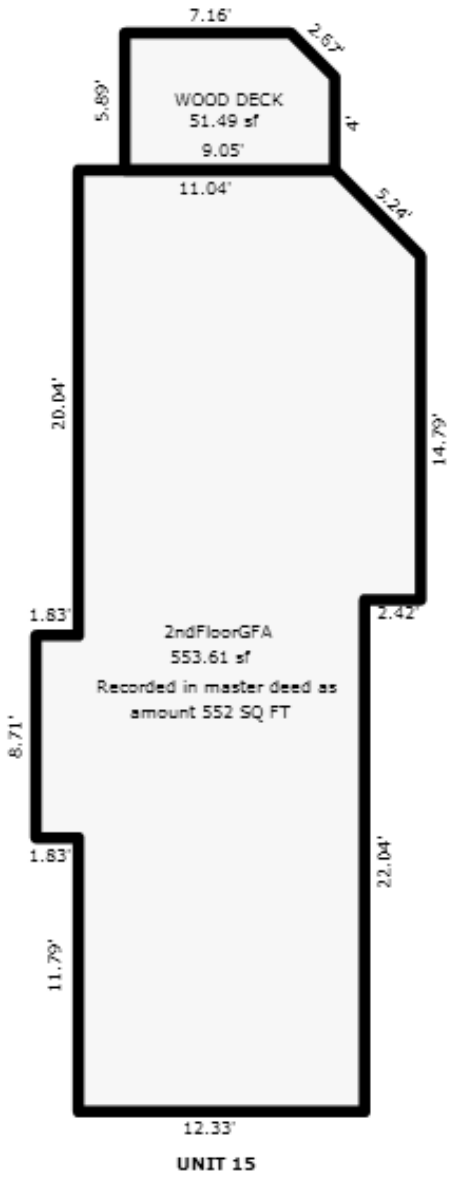
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
			Total:	92,483	78,610
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	110,860	94,231

Notes: 2ND FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 179,039

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

Parcel Number: 45-006-803-015-00, Residential Building 1 Printed on 01/20/2025



UNIT 15

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

Parcel Number: 45-006-803-016-00 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.
CRAIG ROBERT G & MONICA A	STONY BROOK LODGE 1920 LL	1	03/15/2019	QC	09-FAMILY	1355P736	PROPERTY TRANSFER	0.0
SCHULD MARY JO TRUST	CRAIG ROBERT G & MONICA A	235,000	03/08/2019	WD	03-ARM'S LENGTH	1354P252	PROPERTY TRANSFER	100.0
HOBART CAROLYN B	SCHULD MARY JO TRUST	255,000	05/01/2015	WD	03-ARM'S LENGTH	1228P138	PROPERTY TRANSFER	100.0
HOBART CHARLES C & CAROLY	HOBART CAROLYN B	0	11/17/2006	QC	09-FAMILY	923:674	OTHER	0.0

Property Address

19 STONY BROOK LODGE

Owner's Name/Address

STONY BROOK LODGE 1920 LLC
812 W PARK ST
SAINT JOHNS MI 48879

Tax Description

L481 P865/98 L923 P674/06 UNIT 16 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

2008-
STONY BROOK 19/20
$425,000

ACTIVE
WHOLE OWNERSHIP CONDOMINIUM
WATER VIEW
TWO BEDROOM, TWO BATH UNIT IN STONY BROOK

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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 #: 21

2025 Est TCV 400,798 TCV/TFA: 459.10

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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	06/10/2015	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			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	135,400	200,400			124,697C
2024	25,000	138,300	163,300			120,948C
2023	25,000	115,200	140,200			115,189C
2022	5,000	116,300	121,300			109,704C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1998	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: 873 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 873
Total Base New : 167,677 E.C.F.
Total Depr Cost: 142,525 X 1.900
Estimated T.C.V: 270,798

(16) Porches/Decks

Area	Type
28	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:

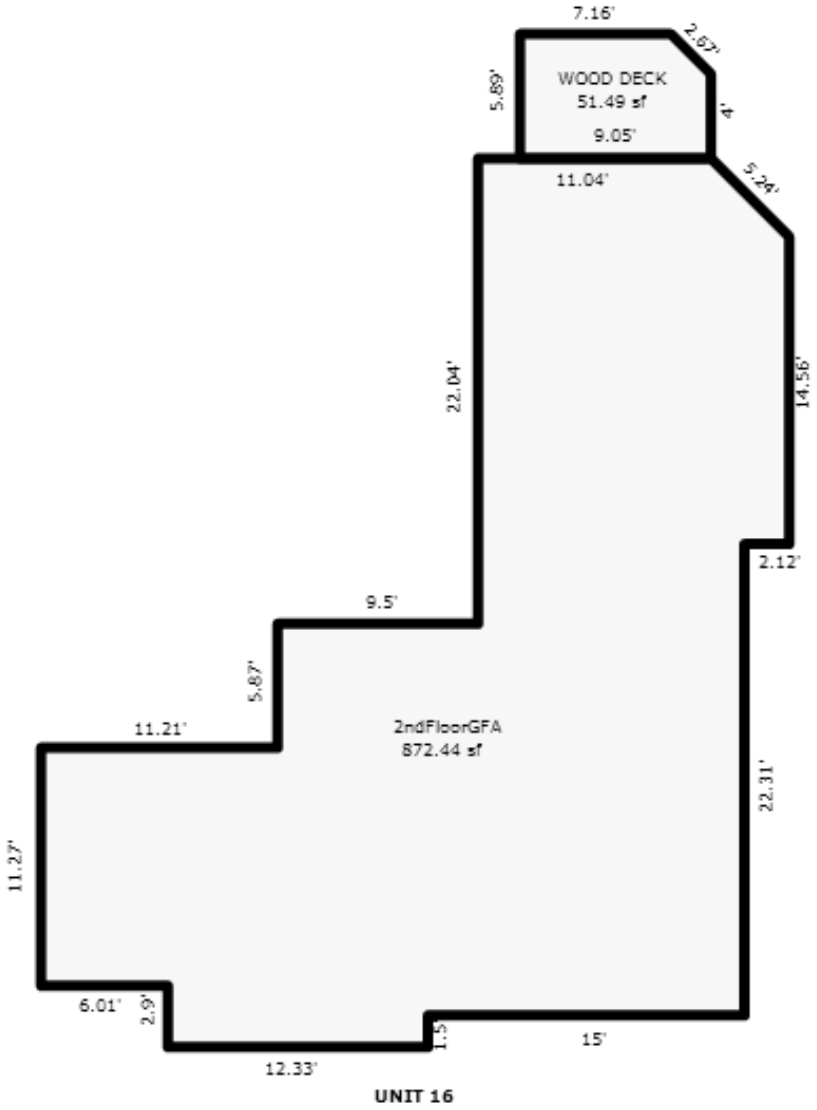
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 873 SF Floor Area = 873 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	873		
			Total:	142,420	121,056
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			28	1,367	1,162
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:	167,677	142,525

Notes:
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 270,798

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



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

Parcel Number: 45-006-803-017-00 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.
DUNCAN BRUCE & LEEANN	GORDON HARVEY C TRUST	325,000	09/30/2023	WD	03-ARM'S LENGTH	2023004297	PROPERTY TRANSFER	100.0
MCKENZIE HARRIET ANNE REV	DUNCAN BRUCE & LEEANN	210,000	04/16/2021	WD	03-ARM'S LENGTH	2021003498	PROPERTY TRANSFER	100.0
MATTSON STEVEN W & BRENDA	MCKENZIE HARRIET ANNE REV	245,000	08/29/2003	WD	03-ARM'S LENGTH	760:194	OTHER	100.0
THOMAS & ANDREW LLC	MATTSON	165,900	07/02/1998	WD	03-ARM'S LENGTH	482:822	PROPERTY TRANSFER	0.0

Property Address

21 STONY BROOK LODGE

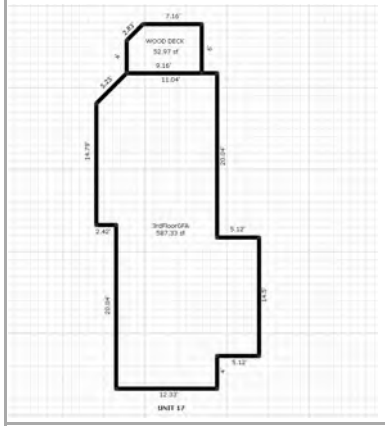
Owner's Name/Address

GORDON HARVEY C TRUST
PO BOX 361
GLEN ARBOR MI 49636

Tax Description

L482 P822/98 L760 P194/03 UNIT 17 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 318,168 TCV/TFA: 541.10

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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	08/22/2023	INSPECTED
TPC	10/11/2020	INSPECTED
TPC	06/26/2019	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	94,100	159,100			124,854C
2024	25,000	96,100	121,100			121,100S
2023	25,000	80,000	105,000			95,340C
2022	10,000	80,800	90,800			90,800S

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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: CONDOMINIUM

Yr Built	Remodeled
1998	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: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 588
Total Base New : 116,512 E.C.F.
Total Depr Cost: 99,036 X 1.900
Estimated T.C.V: 188,168

(16) Porches/Decks

Area	Type
28	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:

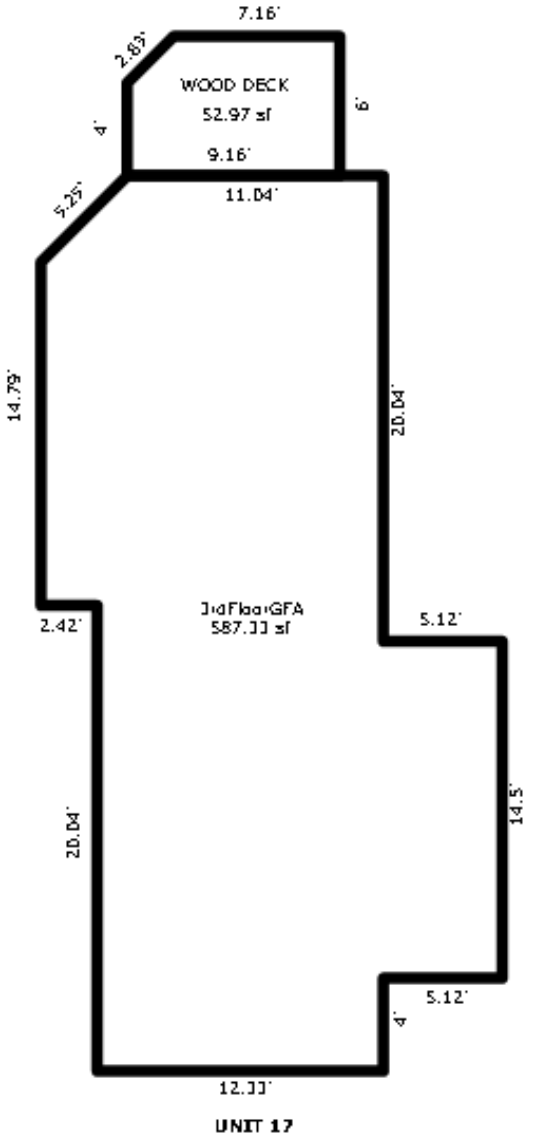
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	98,135	83,415
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	116,512	99,036

Notes: 3RD FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,168

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

Parcel Number: 45-006-803-017-00, Residential Building 1 Printed on 01/20/2025



UNIT 17

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

Parcel Number: 45-006-803-018-00 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.
SCHRIEMER DALE R & MARY W	VEENSTRA ROBERT B & SUSAN	205,200	03/19/2021	WD	03-ARM'S LENGTH	2021002342	PROPERTY TRANSFER	100.0
THOMAS & ANDREW	SCHRIEMER	165,900	12/12/1998	WD	03-ARM'S LENGTH	507:698	PROPERTY TRANSFER	0.0

Property Address
22 STONY BROOK LODGE

Owner's Name/Address
VEENSTRA ROBERT B & SUSAN E
16617 GREEN PINES DR
WILDWOOD MO 63011-1871

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 318,168 TCV/TFA: 541.10

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			1	Units130000.00000		100		130,0
			0.00	Total Acres		Total Est. Land Value =		130,000

Tax Description
L507 P698/99 UNIT 18 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences
2013 HOMESTEAD REALTY$259,000

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

Who	When	What
TPC	02/17/2021	INSPECTED
TPC	06/26/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,000	94,100	159,100			103,210C
2024	25,000	96,100	121,100			100,107C
2023	25,000	80,000	105,000			95,340C
2022	10,000	80,800	90,800			90,800S

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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
1998	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 588
Total Base New : 116,512 E.C.F.
Total Depr Cost: 99,036 X 1.900
Estimated T.C.V: 188,168

(16) Porches/Decks

Area	Type
28	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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

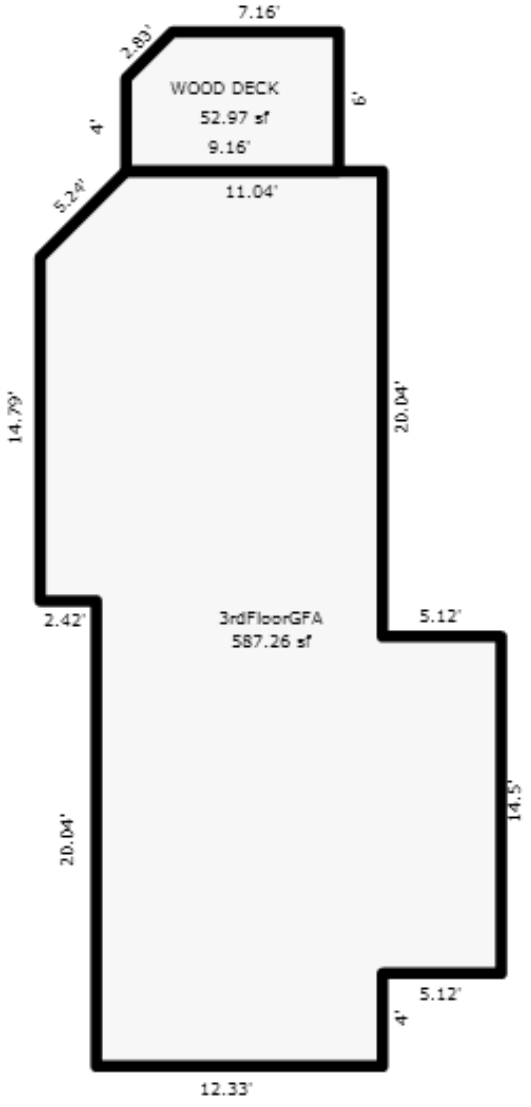
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	98,135	83,415

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
Deck			
Treated Wood	28	1,367	1,162
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:	116,512	99,036

Notes: 3RD FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 188,168

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



UNIT 18

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

Parcel Number: 45-006-803-019-00 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.
ZUBIK JOHN V & SANDRA J	FISHMAN COMMERCE LLC	233,000	03/19/2021	WD	03-ARM'S LENGTH	2021002343	PROPERTY TRANSFER	100.0
BOWMAN RICHARD R & JUDITH	ZUBIK JOHN V & SANDRA J	350,000	01/14/2004	WD	03-ARM'S LENGTH	784:522	OTHER	100.0
ARI KHALED & COLLEEN	BOWMAN RICHARD R & JUDITH	330,000	01/02/2003	WD	03-ARM'S LENGTH	695:926	OTHER	100.0

Property Address

23 STONY BROOK LODGE

Owner's Name/Address

FISHMAN COMMERCE LLC
3060 S COMMERCE RD
COMMERCE TOWNSHIP MI 48390

Tax Description

L523 P498/99 L584 P084/01 L695 P926/02
L784 P522/04 UNIT 19 STONY BROOK LODGE
CONDOMINIUM REC IN L455 P42-97/2ND AMEND
L863 P182-193 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 #: 21

2025 Est TCV 363,814 TCV/TFA: 474.33

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

Who	When	What
TPC	06/29/2020	INSPECTED
TPC	06/26/2019	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			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	116,900	181,900			119,805C
2024	25,000	119,400	144,400			116,203C
2023	25,000	99,400	124,400			110,670C
2022	5,000	100,400	105,400			105,400S

*** 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
1998	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: 767 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 767
Total Base New : 144,776 E.C.F.
Total Depr Cost: 123,060 X 1.900
Estimated T.C.V: 233,814

(16) Porches/Decks

Area	Type
28	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:

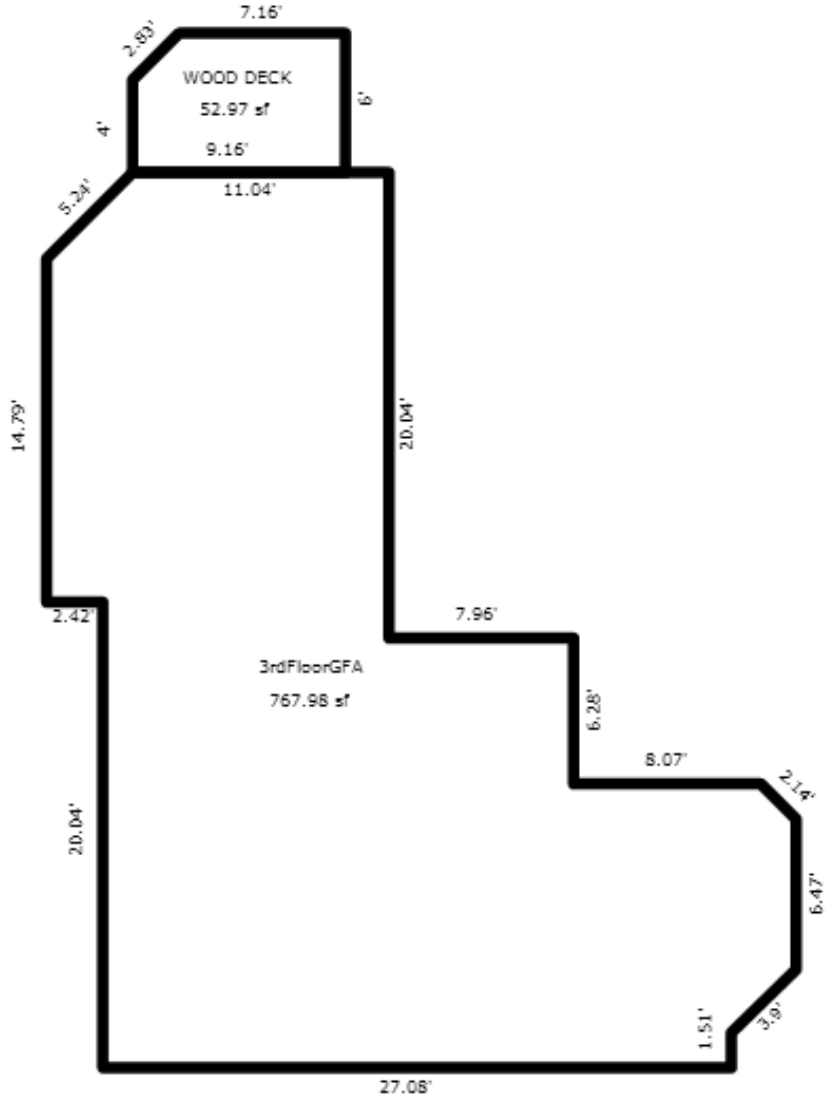
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 767 SF Floor Area = 767 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	767		
			Total:	126,399	107,439
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	144,776	123,060

Notes: 3RD FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 233,814

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



UNIT 19

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

Parcel Number: 45-006-803-020-00 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.
MCKENZIE HARRIET ANNE TRU	FISHMAN COMMERCE LLC	235,000	03/08/2021	WD	03-ARM'S LENGTH	2021002055	PROPERTY TRANSFER	100.0
THOMAS & ANDREW LLC	MCKENZIE	229,900	07/02/1998	WD	03-ARM'S LENGTH	480:140	OTHER	0.0

Property Address

24 STONY BROOK LODGE

Owner's Name/Address

FISHMAN COMMERCE LLC
3060 S COMMERCE RD
COMMERCE TOWNSHIP MI 48390

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21

2025 Est TCV 361,245 TCV/TFA: 477.21

Building Permit(s)	Date	Number	Status

Tax Description

L480 P139&140 L541 P998/00 UNIT 20 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

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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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/26/2019	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			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	115,600	180,600			118,554C
2024	25,000	118,100	143,100			114,990C
2023	25,000	98,300	123,300			109,515C
2022	5,000	99,300	104,300			104,300S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1998	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: 757 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 757
Total Base New : 143,186 E.C.F.
Total Depr Cost: 121,708 X 1.900
Estimated T.C.V: 231,245

(16) Porches/Decks

Area	Type
28	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:

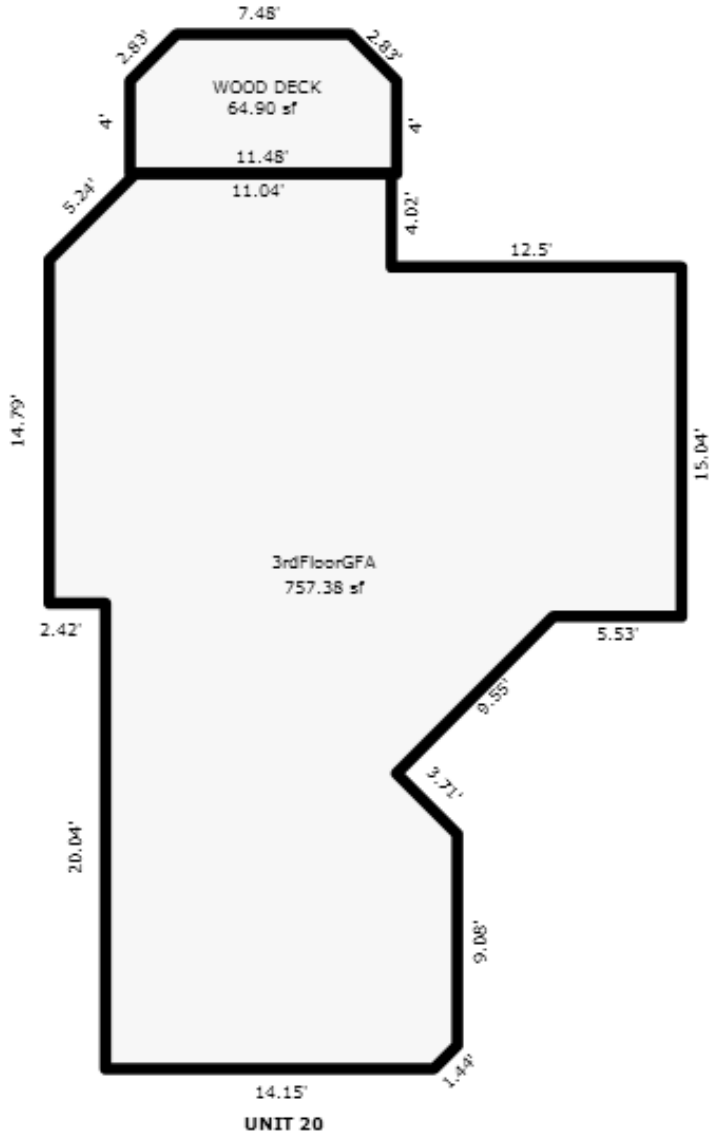
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 757 SF Floor Area = 757 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	757		
			Total:	124,809	106,087
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	143,186	121,708

Notes: 3RD FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 231,245

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

Parcel Number: 45-006-803-020-00, Residential Building 1 Printed on 01/20/2025



UNIT 20

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

Parcel Number: 45-006-803-021-00 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.

Property Address	Class: RESIDENTIAL CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
25 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0192	
	P.R.E. 0%		Plumbing	04/25/2014	PP14-0076	
Owner's Name/Address	MAP #: 21		Electrical	04/15/2014	PE14-0105	
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 314,857 TCV/TFA: 547.58		Res. Multi-Family	04/07/2014	PB14-0066	100% FINIS

Tax Description

L523 P498/99 UNIT 21 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 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
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	92,400	157,400			46,714C
2024	25,000	94,400	119,400			45,310C
2023	25,000	78,600	103,600			43,153C
2022	10,000	79,400	89,400			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 575 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 575
Total Base New : 114,462 E.C.F.
Total Depr Cost: 97,293 X 1.900
Estimated T.C.V: 184,857

(16) Porches/Decks

Area	Type
28	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:

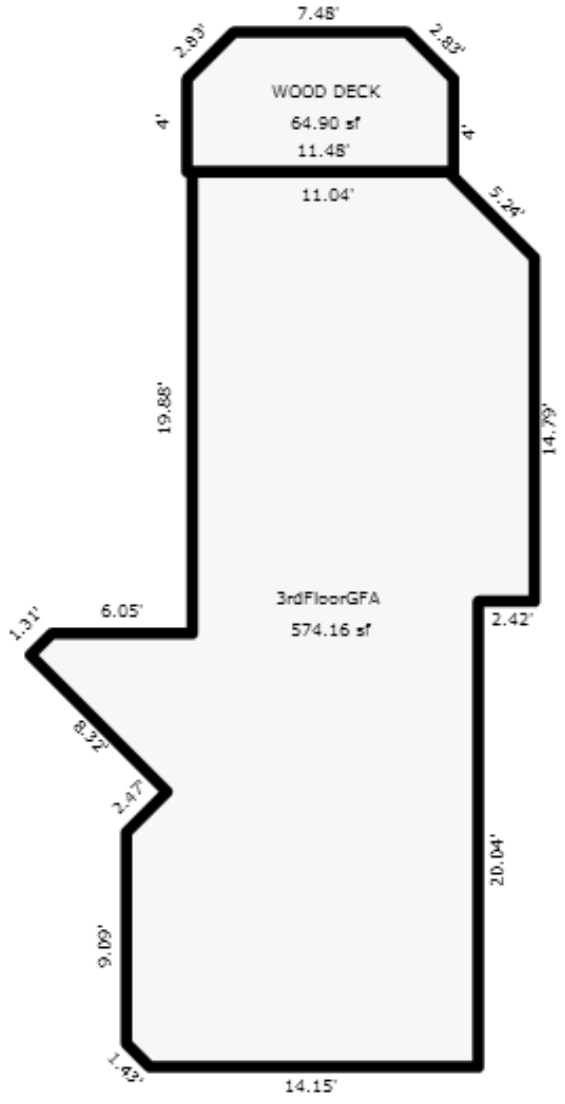
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 575 SF Floor Area = 575 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	575		
			Total:	96,085	81,672
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	114,462	97,293

Notes: 3RD FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 184,857

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



UNIT 21

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

Parcel Number: 45-006-803-022-00 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 CONDO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
26 STONY BROOK LODGE	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/25/2014	PM14-0193	
	P.R.E. 0%		Plumbing	04/25/2014	PP14-0077	
Owner's Name/Address	MAP #: 21		Electrical	04/15/2014	PE14-0106	
THOMAS & ANDREW LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636	2025 Est TCV 309,039 TCV/TFA: 559.85		Res. Multi-Family	04/07/2014	PB14-0067	100% FINIS

Tax Description

L523 P498/99 UNIT 22 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

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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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	89,500	154,500			46,714C
2024	25,000	91,400	116,400			45,310C
2023	25,000	76,100	101,100			43,153C
2022	10,000	76,900	86,900			41,099C

*** 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
1998	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 552 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: 15
Floor Area: 552
Total Base New : 110,860 E.C.F.
Total Depr Cost: 94,231 X 1.900
Estimated T.C.V: 179,039

(16) Porches/Decks

Area	Type
28	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:

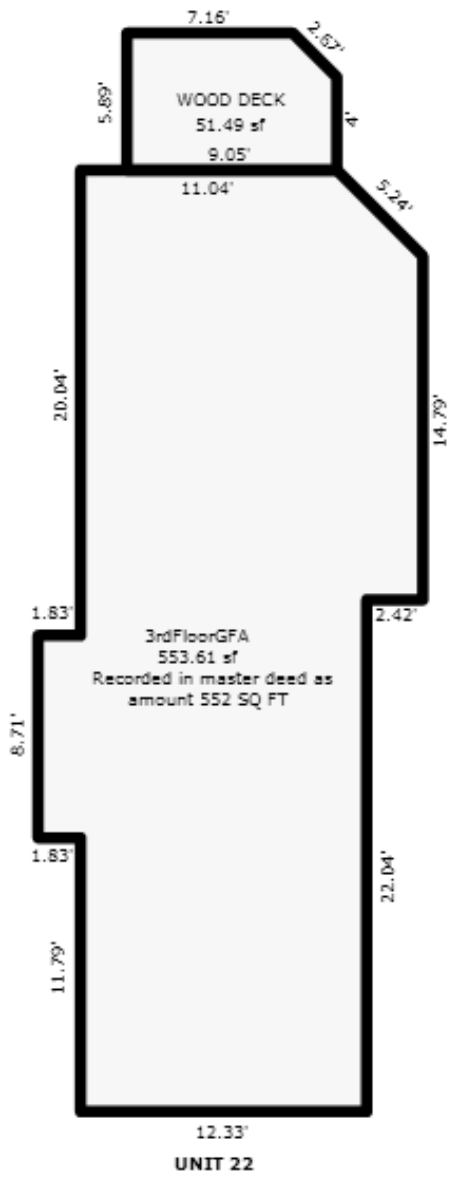
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 552 SF Floor Area = 552 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	552		
			Total:	92,483	78,610
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
Deck					
Treated Wood			28	1,367	1,162
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:	110,860	94,231

Notes: 3RD FLR
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 179,039

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



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

Parcel Number: 45-006-803-023-00 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

27 STONY BROOK LODGE

Owner's Name/Address

THOMAS & ANDREW LLC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Tax Description

L523 P498/99 UNIT 23 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences

2BDRM
TWO BEDROOM WATER VIEW SUITE: MASTER BEDROOM HAS ONE KING SIZE BED, SECOND BEDROOM OFFERS TWO TWIN BEDS. AMENITIES INCLUDE KITCHENETTE, TWO-PERSON STEAM SHOWER, FIREPLACE, FULL LIVING ROOM AND PRIVATE DECK. (MAX 6 PEOPLE)

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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 #: 21
2025 Est TCV 400,798 TCV/TFA: 459.10

Building Permit(s)	Date	Number	Status
Mechanical	04/25/2014	PM14-0194	
Plumbing	04/25/2014	PP14-0078	
Electrical	04/15/2014	PE14-0107	
Res. Multi-Family	04/07/2014	PB14-0068	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
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/26/2019	INSPECTED
TPC	05/29/2014	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK >700 SQFT			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	135,400	200,400			46,714C
2024	25,000	138,300	163,300			45,310C
2023	25,000	115,200	140,200			43,153C
2022	5,000	116,300	121,300			41,099C

*** 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
1998	2014

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: 873 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 873
Total Base New : 167,677 E.C.F.
Total Depr Cost: 142,525 X 1.900
Estimated T.C.V: 270,798

(16) Porches/Decks

Area	Type
28	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:

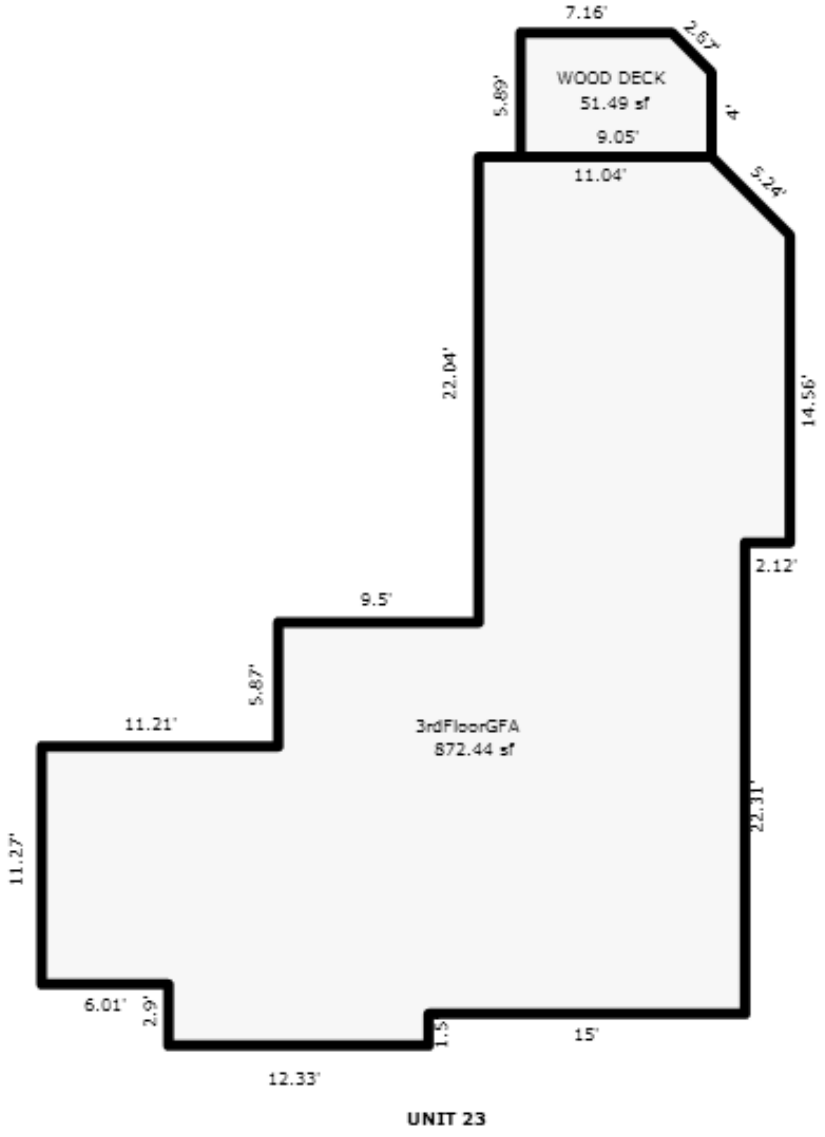
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 873 SF Floor Area = 873 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	873		
			Total:	142,420	121,056
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Deck					
Treated Wood			28	1,367	1,162
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:	167,677	142,525

Notes:
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 270,798

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



UNIT 23

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

Parcel Number: 45-006-803-024-00 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.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address
STONY BROOK MTG CENTER

Owner's Name/Address
BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2025 Est TCV 967,569 TCV/TFA: 250.34

Building Permit(s)	Date	Number	Status
Plumbing	02/01/2024	PP24-0026	100% FINIS
Electrical	10/03/2014	PE14-0447	100% FINIS

Tax Description
UNIT 24 STONY BROOK LODGE CONDOMINIUM REC IN L455 P42-97/2ND AMEND L863 P182-193 SEC 14 T29N R14W.

Comments/Influences
UNIT 24 - NOT A COMMON ELEMENT
UNIT 24 - NOT A COMMON ELEMENT PER MASTER DEED - MEETING ROOM POOL & FITNESS AREA

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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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	06/26/2019	INSPECTED

Land Value Estimates for Land Table H803.H803 STONY BROOK CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STONYBROOK < 600SQFT			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	418,800	483,800			46,714C
2024	25,000	427,600	452,600			45,310C
2023	25,000	356,200	381,200			43,153C
2022	10,000	359,800	369,800			41,099C

*** 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
1998	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: 3865 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 3,865
Total Base New : 551,035 E.C.F.
Total Depr Cost: 440,826 X 1.900
Estimated T.C.V: 837,569

(16) Porches/Decks

Area	Type
28	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 1998
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 3865 SF Floor Area = 3865 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

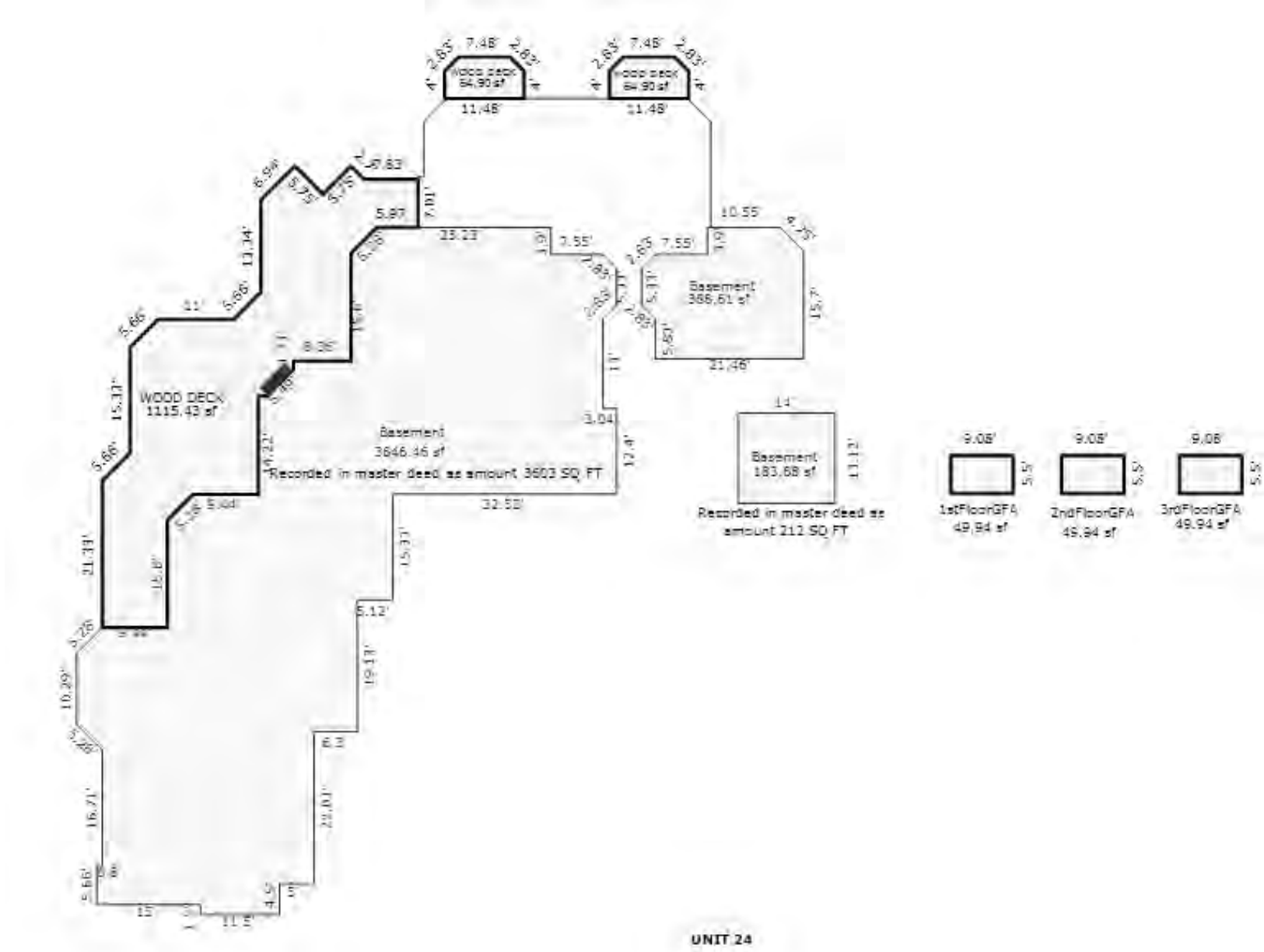
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	50		
1 Story	Siding	Slab	212		
1 Story	Siding	Slab	3,603		
			Total:	525,778	420,620

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Deck			
Treated Wood	28	1,367	1,094
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:	551,035	440,826

Notes: LOBBY AREA
ECF (H803 STONY BROOK CONDO) 1.900 => TCV: 837,569

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



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

Parcel Number: 45-006-805-001-00 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.
FABER PETE	WADSWORTH ERIC & TRACI	585,000	03/06/2020	WD	03-ARM'S LENGTH	2020001476	PROPERTY TRANSFER	100.0
COWAN JON P & WANDA J TRU	FABER PETE	775,000	06/17/2019	WD	03-ARM'S LENGTH	1363P58	PROPERTY TRANSFER	100.0
COWAN JON PHILIP & WANDA	COWAN JON P & WANDA J TRU	0	03/22/2019	QC	09-FAMILY	1356P750	PROPERTY TRANSFER	0.0
MALCOLM	COWAN	537,500	10/08/2002	WD	03-ARM'S LENGTH	673:74	PROPERTY TRANSFER	0.0

Property Address

1 SUN DANCE

Owner's Name/Address

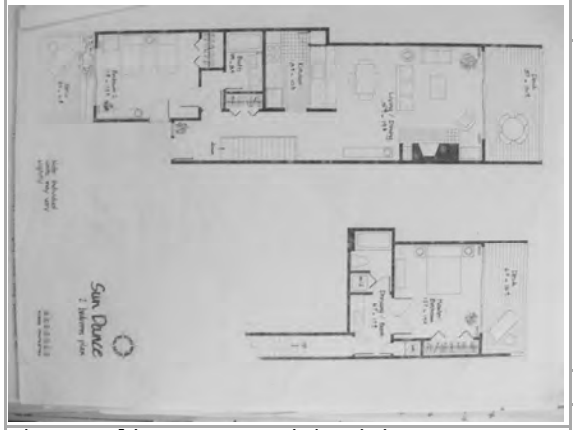
WADSWORTH ERIC & TRACI
767 FIR CT
YORKVILLE IL 60560

Tax Description

L269 P735 L673 P71 L673 P74/02 UNIT 1 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences

LOWER & 1ST FL 2 BDRM 2 BATH, NORTH END 2BED/2BATH
LOWER & GROUND LEVELS
INTERIOR STAIRS TO UNIT 805-002-00



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 930,303 TCV/TFA: 650.56

Building Permit(s)	Date	Number	Status
Mechanical	01/17/2020	PM20-0048	100% FINIS
Plumbing	01/10/2020	PP20-0013	100% FINIS
Electrical	01/07/2020	PE20-0005	100% FINIS
Res. Add/Alter/Repair	12/20/2019	PB19-0564	100% FINIS

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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	03/03/2020	INSPECTED
TPC	12/04/2019	INSPECTED
TPC	11/16/2016	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	300,200	465,200			321,138C
2024	150,000	266,900	416,900			311,483C
2023	100,000	239,300	339,300			296,651C
2022	75,000	208,000	283,000			282,525C

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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
1982 200	2020

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: 715 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 15
Floor Area: 1,430
Total Base New : 227,818 E.C.F.
Total Depr Cost: 193,646 X 3.100
Estimated T.C.V: 600,303

(16) Porches/Decks

Area	Type
127	Treated Wood
90	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:

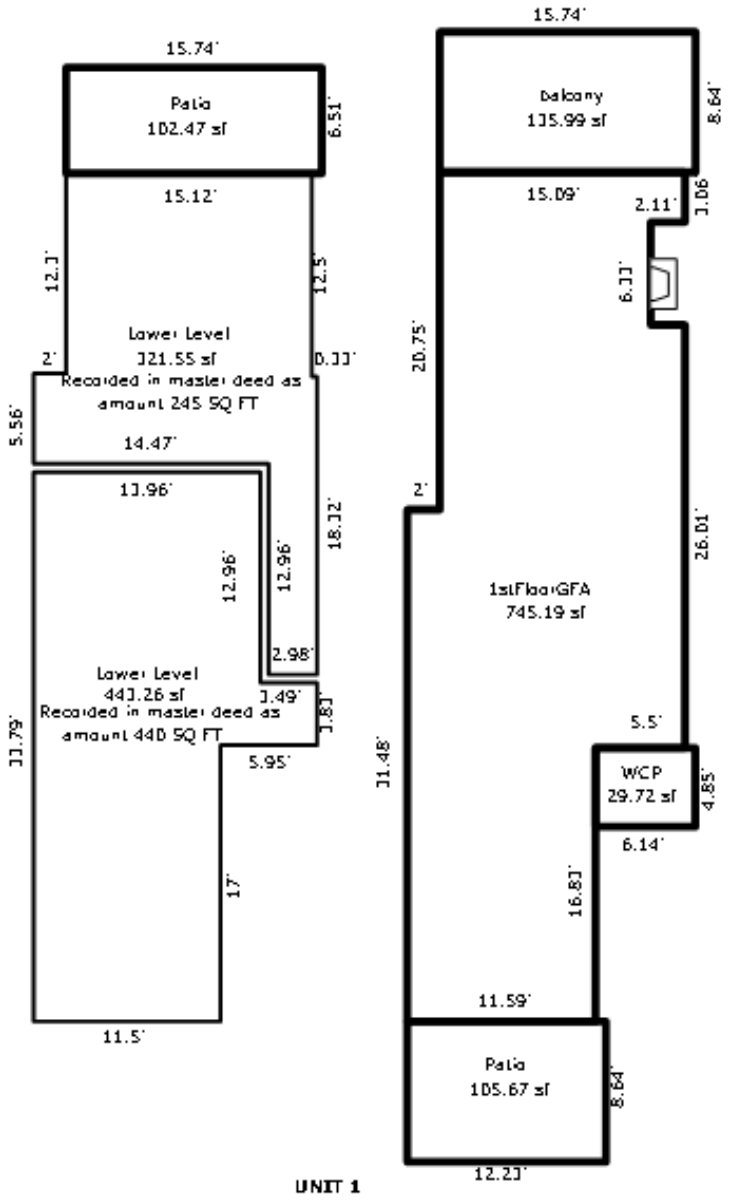
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 715 SF Floor Area = 1430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	715		
			Total:	192,564	163,680
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			2	13,760	11,696
Deck					
Treated Wood			127	3,277	2,785
Balcony					
Wood Balcony			90	4,480	3,808
Water/Sewer					
Public Water			1	1,927	1,638
Public Sewer			1	1,927	1,638
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Prefab 1 Story			1	3,692	3,138
			Totals:	227,818	193,646

Notes: LOWER & MAIN 3 BR
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 600,303

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



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

Parcel Number: 45-006-805-002-00 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.
FABER PETE	DRAGONFLY IDEAS LLC	585,000	09/28/2020	WD	03-ARM'S LENGTH	2020006521	PROPERTY TRANSFER	100.0
COWAN JON P & WANDA J TRU	FABER PETE	775,000	06/17/2019	WD	19-MULTI PARCEL ARM'S LE	1363P58	PROPERTY TRANSFER	100.0
COWAN JON P & WANDA J	COWAN JON P & WANDA J TRU	1	03/22/2019	QC	09-FAMILY	1356P748	PROPERTY TRANSFER	0.0

Property Address

3 SUN DANCE

Owner's Name/Address

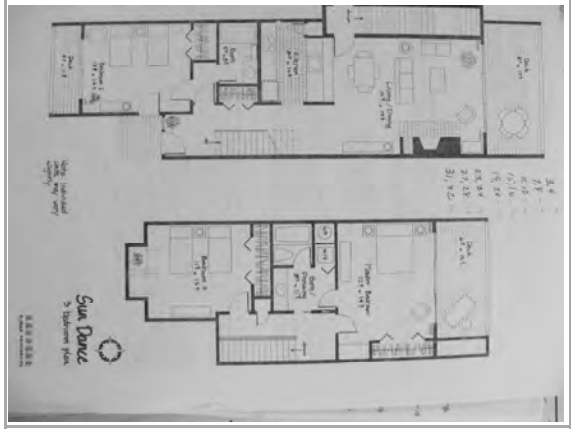
DRAGONFLY IDEAS LLC
620 A WOODMERE
TRAVERSE CITY MI 49686

Tax Description

L249 P687/84 L591 P308&312 L595 P191/01
L676 P977/02 UNIT 2 SUN DANCE CONDOMINIUM
REC IN L220 P854-891 & L317 P249-278/2ND
AMEND REC IN L637 P922-926 SEC 14 T29N
R14W. 2023000210 AFF

Comments/Influences

3BDRM 2BA 2ND & 3RD FLOOR
WITH INTERIOR STAIRS TO UNIT 805-001-00



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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 929,106 TCV/TFA: 711.41

Building Permit(s)	Date	Number	Status
Plumbing	01/10/2020	PP20-0014	100% FINIS
Electrical	01/07/2020	PE20-0007	100% FINIS
Res. Add/Alter/Repair	12/20/2019	PB19-0565	100% FINIS
ADDITION/ALTERATION	11/12/2019	LU19-39	100% FINIS

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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	12/04/2019	INSPECTED
TPC	11/17/2016	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	299,600	464,600			314,915C
2024	150,000	266,300	416,300			305,447C
2023	100,000	239,100	339,100			290,902C
2022	75,000	208,300	283,300			277,050C

*** 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
1982 REM	2020

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: 653 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 15
Floor Area: 1,306
Total Base New : 227,364 E.C.F.
Total Depr Cost: 193,260 X 3.100
Estimated T.C.V: 599,106

(16) Porches/Decks

Area	Type
135	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:

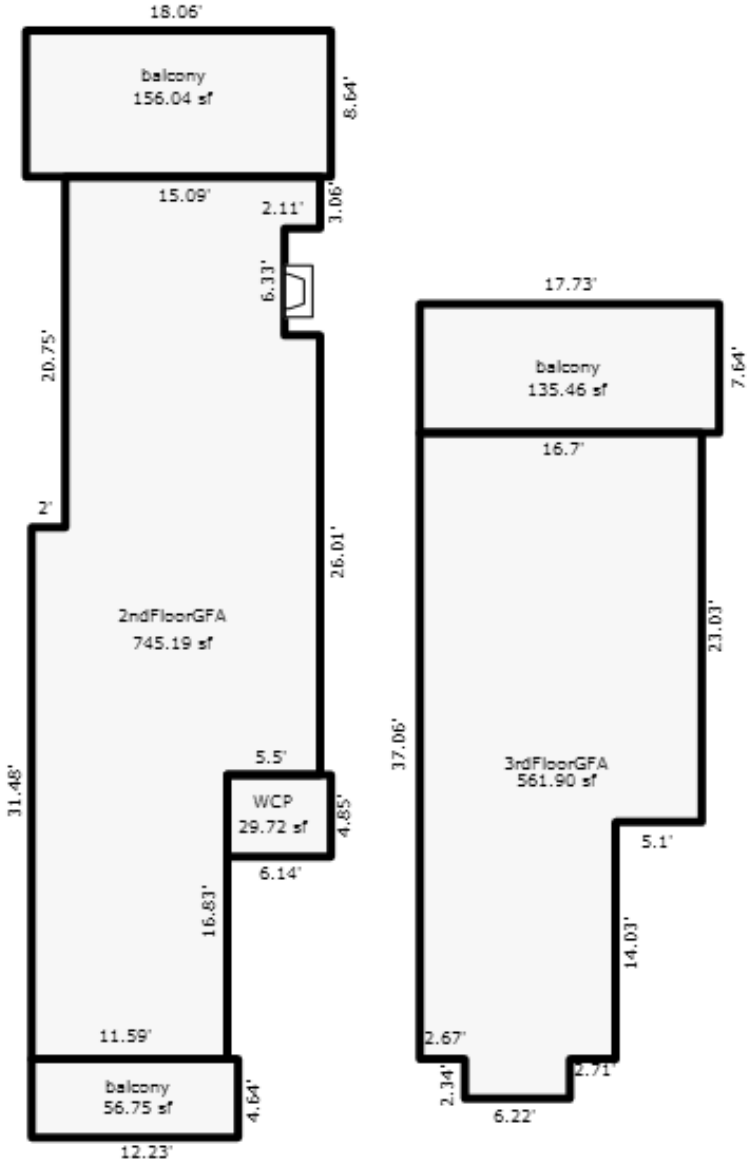
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 653 SF Floor Area = 1306 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	653		
			Total:	184,474	156,803
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Balcony					
Wood Balcony			212	10,553	8,970
Wood Balcony			135	6,720	5,712
Water/Sewer					
Public Water			1	1,927	1,638
Public Sewer			1	1,927	1,638
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Prefab 1 Story			1	3,692	3,138
Lump Sum Items					
END UNIT UPPER				5,000	4,250
			Totals:	227,364	193,260

Notes: UPPER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 599,106

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



UNIT 2

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

Parcel Number: 45-006-805-003-00 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.
ZOELLER SHERYL B REVOC LI	KAASA MAK A & TARA LUZOD	490,000	08/28/2020	WD	03-ARM'S LENGTH	2020005581	PROPERTY TRANSFER	100.0
ZOELLER JOHN M & SHERYL B	ZOELLER SHERYL B REVOC LI	0	05/04/2004	QC	09-FAMILY	807:62	OTHER	0.0
STROEBEL JOANNE H TRUST	ZOELLER JOHN M & SHERYL B	640,000	11/17/2003	WD	03-ARM'S LENGTH	776:532	OTHER	100.0

Property Address

5 SUN DANCE

Owner's Name/Address

KAASA MAK A & TARA LUZOD TRUST
175 SHOAL CVESHL DR
ROSWELL GA 30075

Tax Description

L225 P943 L292 P384 L306 P324 L507 P207 L776 P532/03 L807 P62/04 UNIT 3 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278/2ND AMEND REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences

4BED/3BATH LOWER LEVEL W EGRESS
4BED/3BATH LOWER LEVEL, EGRESS

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 878,463 TCV/TFA: 588.78

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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/05/2019	INSPECTED
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	274,200	439,200			301,061C
2024	150,000	243,900	393,900			292,009C
2023	100,000	218,700	318,700			278,104C
2022	75,000	190,000	265,000			264,861C

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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
1982	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: 746 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
455	Living	SF
	Walkout Doors	(B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,492
Total Base New : 235,903 E.C.F.
Total Depr Cost: 176,924 X 3.100
Estimated T.C.V: 548,463

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
99	Treated Wood
105	Treated Wood
134	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:

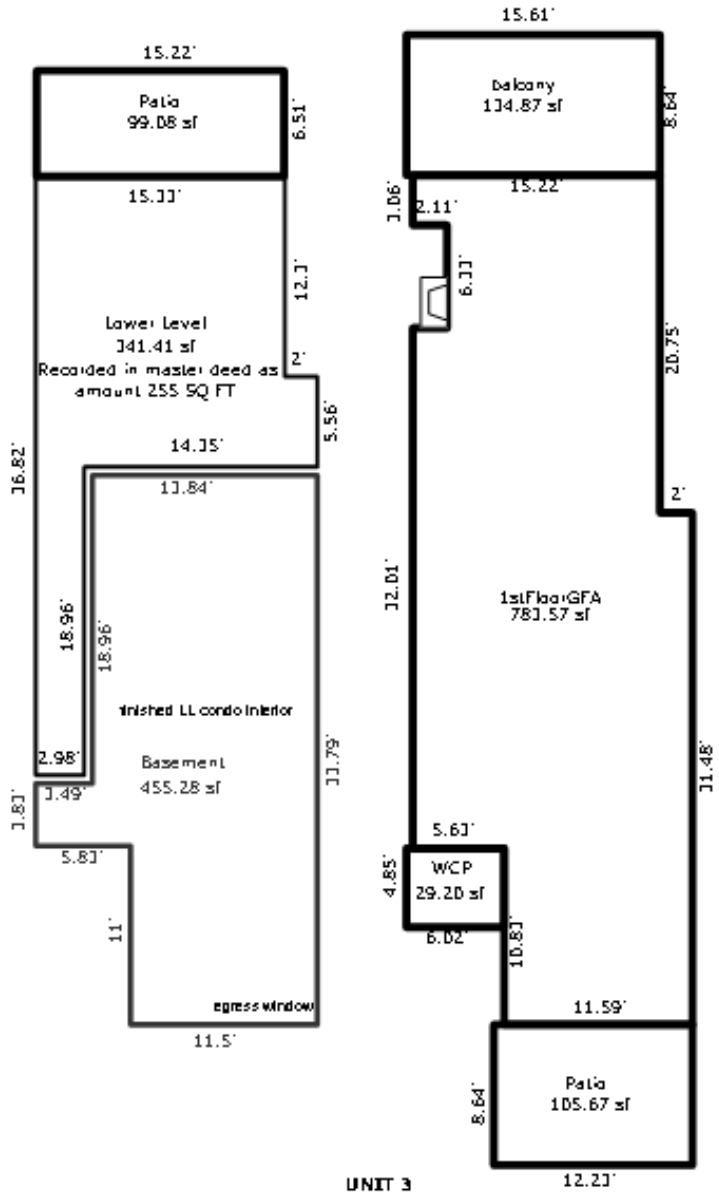
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat
Ground Area = 746 SF Floor Area = 1492 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	746		
			Total:	193,617	145,211
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			2	13,760	10,320
Porches					
WCP (1 Story)			29	2,558	1,918
Deck					
Treated Wood			99	2,720	2,040
Treated Wood			105	2,840	2,130
Balcony					
Wood Balcony			134	6,671	5,003
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:	235,903	176,924

Notes: LOWER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 548,463

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



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

Parcel Number: 45-006-805-004-00 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.
LANGNAS SHARI B A SINGLE	LANGNAS ALAN N A SINGLE M	10	08/21/2012	QC	09-FAMILY	1135P377	DEED	50.0
HANNIFORD	LANGNAS ALAN N & SHARI I	162,500	07/29/1992	WD	03-ARM'S LENGTH	346:292	OTHER	0.0

Property Address

7 SUN DANCE

Owner's Name/Address

LANGNAS ALAN N
11434 FRANCES ST
OMAHA NE 68144

Tax Description

L250 P435 L343 P119-120 L346
P292-293/92UNIT 4 SUN DANCE CONDOMINIUM
REC IN L220 P854-891 & L317 P249-278 2ND
AMENDMENT REC IN L637 P922-926 SEC 14
T29N R14W. 2023000210 AFF

Comments/Influences

3BED/2BATH UPPER
3BED/2BATH UPPER LEVEL

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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 #: 17,16					
2025 Est TCV 859,362 TCV/TFA: 620.03					

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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	264,700	429,700			270,515C
2024	150,000	235,400	385,400			262,382C
2023	100,000	211,000	311,000			249,888C
2022	75,000	183,400	258,400			237,989C

*** 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
1982	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: 693 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,386
Total Base New : 227,685 E.C.F.
Total Depr Cost: 170,762 X 3.100
Estimated T.C.V: 529,362

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
212	Wood Balcony
131	Wood Balcony

(17) Garage

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

Bsmnt Garage:

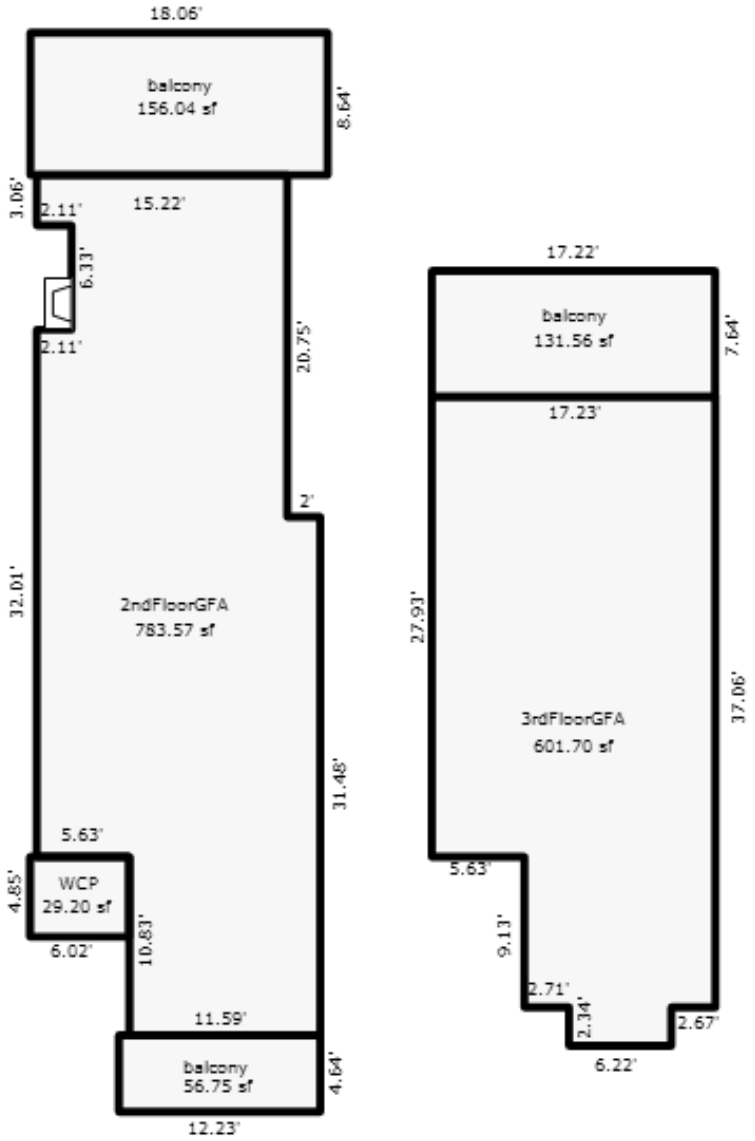
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 693 SF Floor Area = 1386 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	693		
			Total:	187,436	140,576
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Balcony					
Wood Balcony			212	10,553	7,915
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 1 Story			1	3,692	2,769
			Totals:	227,685	170,762

Notes: UPPER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 529,362

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



UNIT 4

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

Parcel Number: 45-006-805-005-00 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.
ROSSITER KATHERINE C	ROSSITER KATHERINE C TRUS	0	04/01/2017	WD	09-FAMILY	1297P359	OTHER	0.0
SOLBERG	ROSSITER	285,000	09/09/1998	WD	03-ARM'S LENGTH	486:937	OTHER	0.0

Property Address
9 SUN DANCE

Owner's Name/Address
ROSSITER KATHERINE C TRUST
785 VALLEY RD
GLENCOE IL 60022

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 846,401 TCV/TFA: 591.89

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 SF			1 Units	330000.00000		100		330,0

0.00 Total Acres Total Est. Land Value = 330,000

Tax Description
L221 P600 L417 P93 L486 P937/98 UNIT 5 SUN DANCE CONDOMINIUM REC IN L220 P854-891 L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences
DOOR #9 & 10 2 BDRM 2BA LOWER & 1ST FL 4BED/3BATH LOWER UNIT EGRESS WINDOW

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	07/12/2017	INSPECTED
WAS	12/07/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	258,200	423,200			160,998C
2024	150,000	229,600	379,600			156,158C
2023	100,000	205,900	305,900			148,722C
2022	75,000	178,900	253,900			141,640C

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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
1982	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: 715 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
442	Living	SF
	Walkout Doors (B)	
	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)
X	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: 1,430
Total Base New : 222,114 E.C.F.
Total Depr Cost: 166,581 X 3.100
Estimated T.C.V: 516,401

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
99	Treated Wood
105	Treated Wood
134	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:

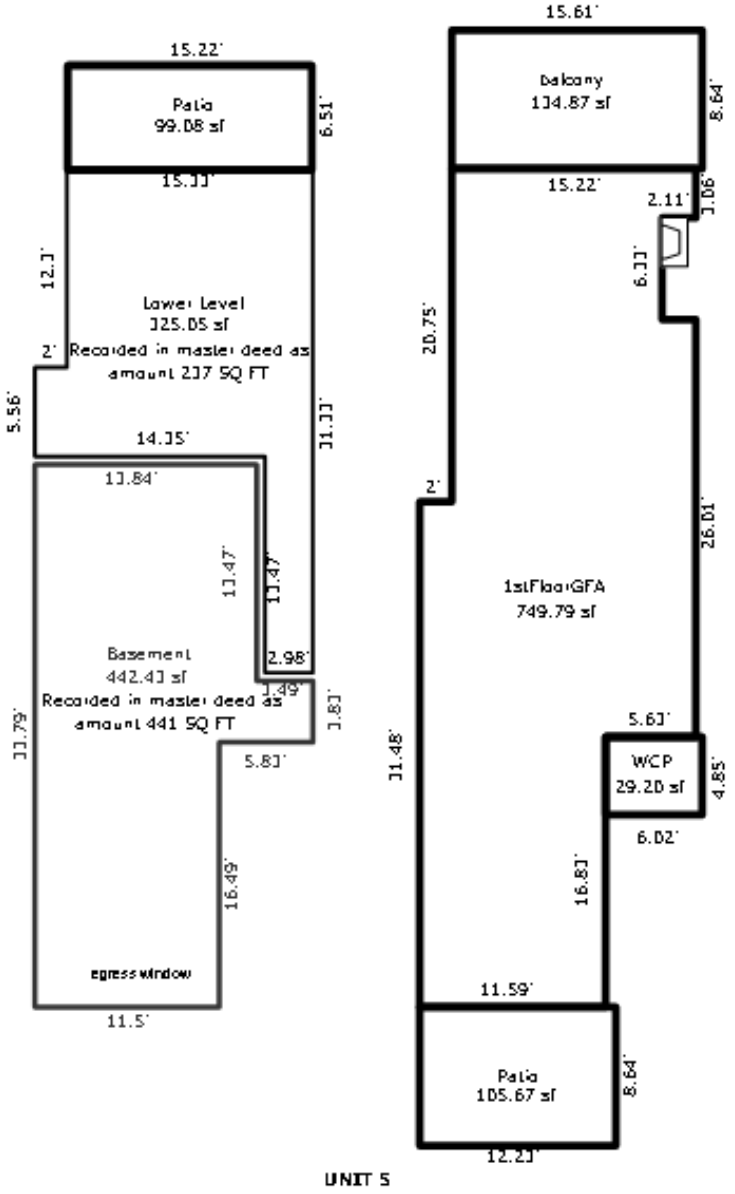
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat
Ground Area = 715 SF Floor Area = 1430 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	715		
			Total:	186,708	140,028
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Deck					
Treated Wood			99	2,720	2,040
Treated Wood			105	2,840	2,130
Balcony					
Wood Balcony			134	6,671	5,003
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:	222,114	166,581

Notes: LOWER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 516,401

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



UNIT 5

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

Parcel Number: 45-006-805-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

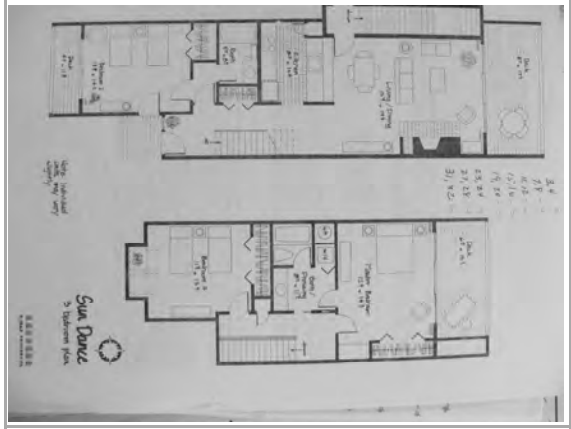
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINDLAY DAVID M	FINDLAY SUSAN S	0	03/31/2023	QC	06-COURT JUDGEMENT	2023001645	PROPERTY TRANSFER	0.0
HERZOG DONALD J & MARY LU	FINDLAY DAVID M & SUSAN S	480,000	11/01/2016	WD	03-ARM'S LENGTH	1277P845	PROPERTY TRANSFER	100.0
CARPENTER	HERZOG	175,000	05/08/1993	WD	03-ARM'S LENGTH	362:584	OTHER	0.0
KLYM	CARPENTER	155,000	09/06/1990	WD	03-ARM'S LENGTH	315:132	OTHER	0.0

Property Address
11 SUN DANCE

Owner's Name/Address
FINDLAY SUSAN S
2828 EAST PRESTWICK RD
WINONA LAKE IN 46590

Tax Description
L380 P753-756 L411 P526 & 535/95 UNIT 6
SUN DANCE CONDOMINIUM REC IN L220
P854-891 & L317 P249-278 2ND AMENDMENT
REC IN L637 P922-926 SEC 14 T29N R14W.
2023000210 AFF

Comments/Influences
3BED/2BATH UPPER
3BED/2BATH UPPER LEVEL



Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 856,346 TCV/TFA: 648.75

Building Permit(s)	Date	Number	Status
Plumbing	01/25/2017	PP17-0017	
Electrical	01/20/2017	PE17-0036	
Commercial/Residential	12/13/2016	PB16-0540	100% FINIS
Mechanical	12/12/2016	PM16-0771	

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
X	Standard Utilities
	Underground Utils.

Topography of Site

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

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	263,200	428,200			292,466C
2024	150,000	234,100	384,100			283,673C
2023	100,000	209,800	309,800			270,165C
2022	75,000	182,300	257,300			257,300S

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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
1982	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 660 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,320
Total Base New : 226,388 E.C.F.
Total Depr Cost: 169,789 X 3.100
Estimated T.C.V: 526,346

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
211	Wood Balcony
131	Wood Balcony

(17) Garage

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

Bsmnt Garage:

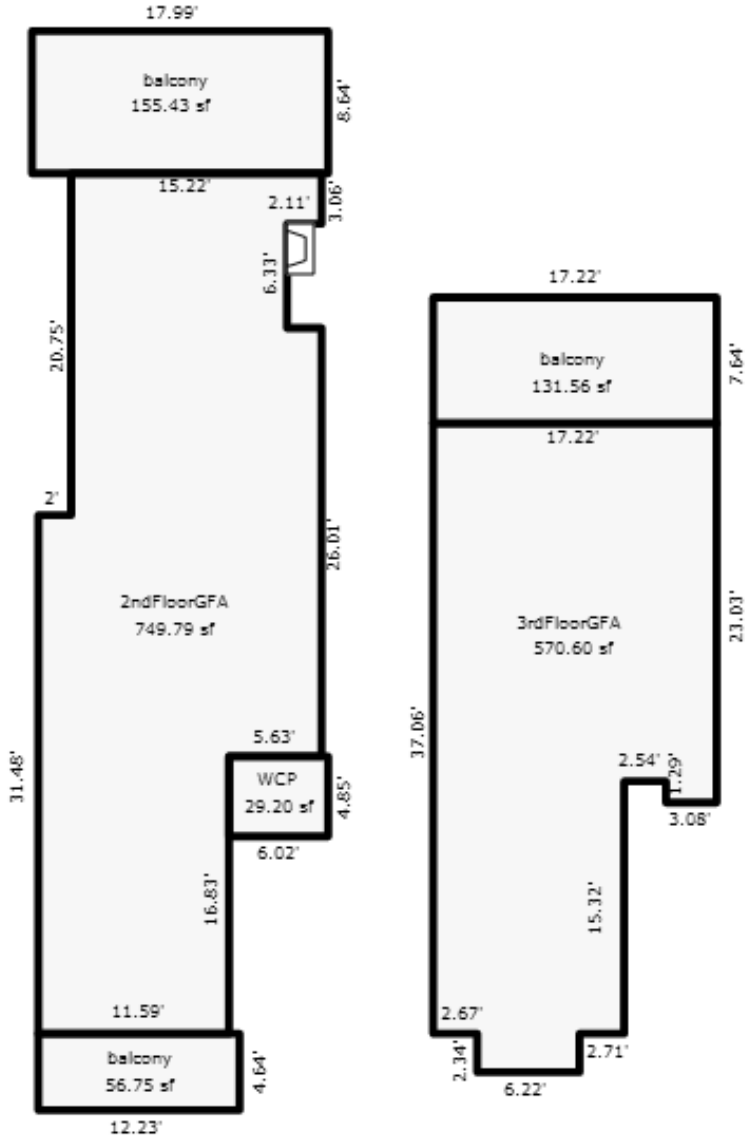
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 660 SF Floor Area = 1320 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	660		
			Total:	186,188	139,640
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Balcony					
Wood Balcony			211	10,504	7,878
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 1 Story			1	3,692	2,769
			Totals:	226,388	169,789

Notes: UPPER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 526,346

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



UNIT 6

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

Parcel Number: 45-006-805-007-00 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.
TANIS MARGO L TRUST	BERGMAN CHRIS E & DEVLIN	535,000	10/25/2017	WD	03-ARM'S LENGTH	1311P536	PROPERTY TRANSFER	100.0

Property Address
13 SUN DANCE

Owner's Name/Address
BERGMAN CHRIS E & DEVLIN STACEY L
3055 SPENCER HILL DR
CINCINNATI OH 45226

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 880,329 TCV/TFA: 616.48

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 SF			1 Units	330000.00000		100		330,0
0.00 Total Acres					Total Est. Land Value =			330,000

Tax Description
L226 P307/81 L605 P165/01 UNIT 7 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 REC 14 T29N R14W. 2023000210 AFF

Comments/Influences
DOORS #13 & 14 4BDRM 3 BA LOWER W/EGRESS 4BED/3BATH LOWER LEVEL & GROUND FLOOR W/ EGRESS WINDOW

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/16/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	275,200	440,200			262,888C
2024	150,000	244,700	394,700			254,984C
2023	100,000	219,400	319,400			242,842C
2022	75,000	190,700	265,700			231,279C

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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
1982	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: 714 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
441	Living	SF
	Walkout Doors (B)	
	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)
X	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: 1,428
Total Base New : 221,907 E.C.F.
Total Depr Cost: 177,526 X 3.100
Estimated T.C.V: 550,329

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
99	Treated Wood
105	Treated Wood
134	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:

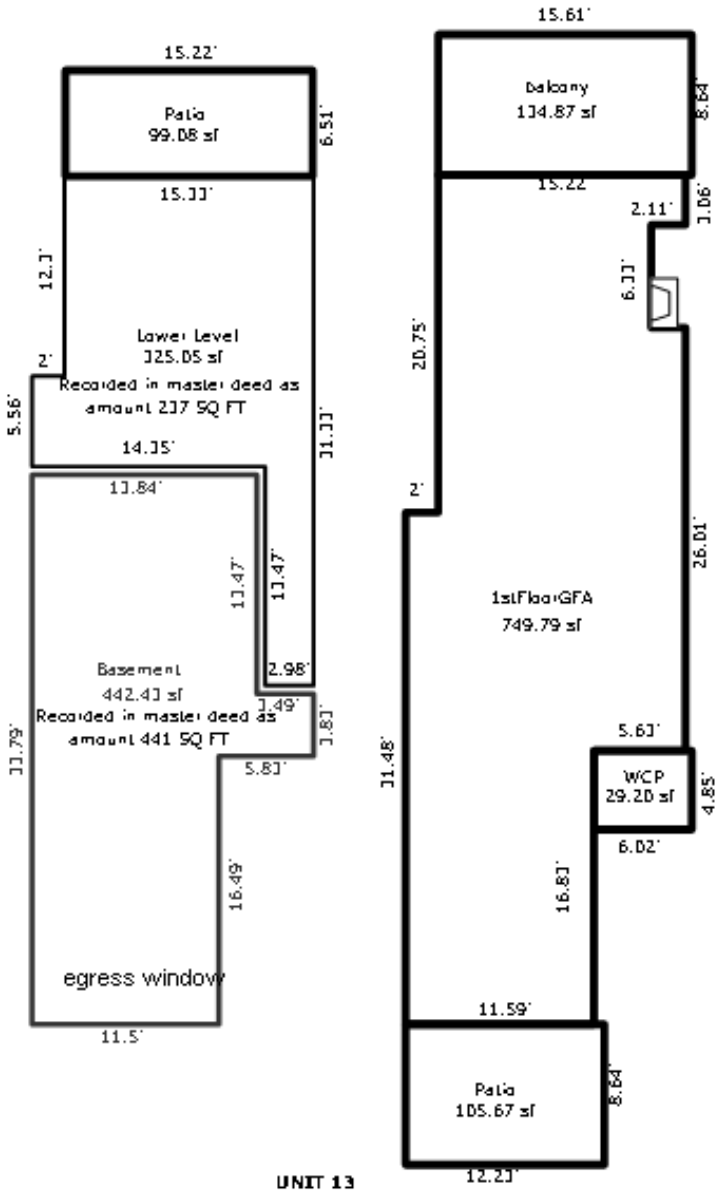
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat
Ground Area = 714 SF Floor Area = 1428 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	714		
			Total:	186,501	149,201
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			29	2,558	2,046
Deck					
Treated Wood			99	2,720	2,176
Treated Wood			105	2,840	2,272
Balcony					
Wood Balcony			134	6,671	5,337
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:	221,907	177,526

Notes: LOWER & 1ST WITH EGRESS WINDOW / COMPLETED LOWER LEVEL
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 550,329

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



UNIT 13

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

Parcel Number: 45-006-805-008-00 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.
MARTIN THOMAS P & MARY M	DUNE R THING LLC	500,000	08/27/2018	WD	03-ARM'S LENGTH	1339P518	PROPERTY TRANSFER	100.0
MATSON FAMILY LLC	MARTIN THOMAS P & MARY M	447,500	08/01/2014	WD	03-ARM'S LENGTH	1205P412	PROPERTY TRANSFER	100.0
SUNDANCE INN	MATSON FAMILY LLC	1	01/31/2007	QC	09-FAMILY	930:379	OTHER	0.0
MATSON FAMILY LLC		0	11/17/2006	QC	09-FAMILY	922:380	REALTOR	0.0

Property Address

15 SUN DANCE

Owner's Name/Address

DUNE R THING LLC
2S003 TREE TOPS LN
WHEATON IL 60189

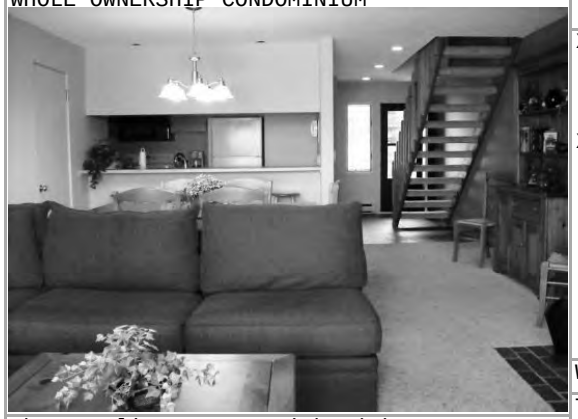
Tax Description

L408 P663/95 L645 P748/02 L922 P380/06
L930 P379/07 UNIT 8 SUN DANCE CONDOMINIUM
REC IN L220 P854-891 & L317 P249-278 2ND
AMENDMENT REC IN L637 P922-926 SEC 14
T29N R14W. 2023000210 AFF

Comments/Influences

3BDRM 2 BATH UPPER
2008-
SUNDANCE15/16
$699,000

ACTIVE
WHOLE OWNERSHIP CONDOMINIUM



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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 #: 17,16
2025 Est TCV 840,102 TCV/TFA: 636.44

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	255,100	420,100			286,101C
2024	150,000	226,800	376,800			277,499C
2023	100,000	203,400	303,400			264,285C
2022	75,000	176,700	251,700			251,700S

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1982	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: 660 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,320
Total Base New : 219,402 E.C.F.
Total Depr Cost: 164,549 X 3.100
Estimated T.C.V: 510,102

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
201	Wood Balcony
131	Wood Balcony

(17) Garage

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

Bsmnt Garage:

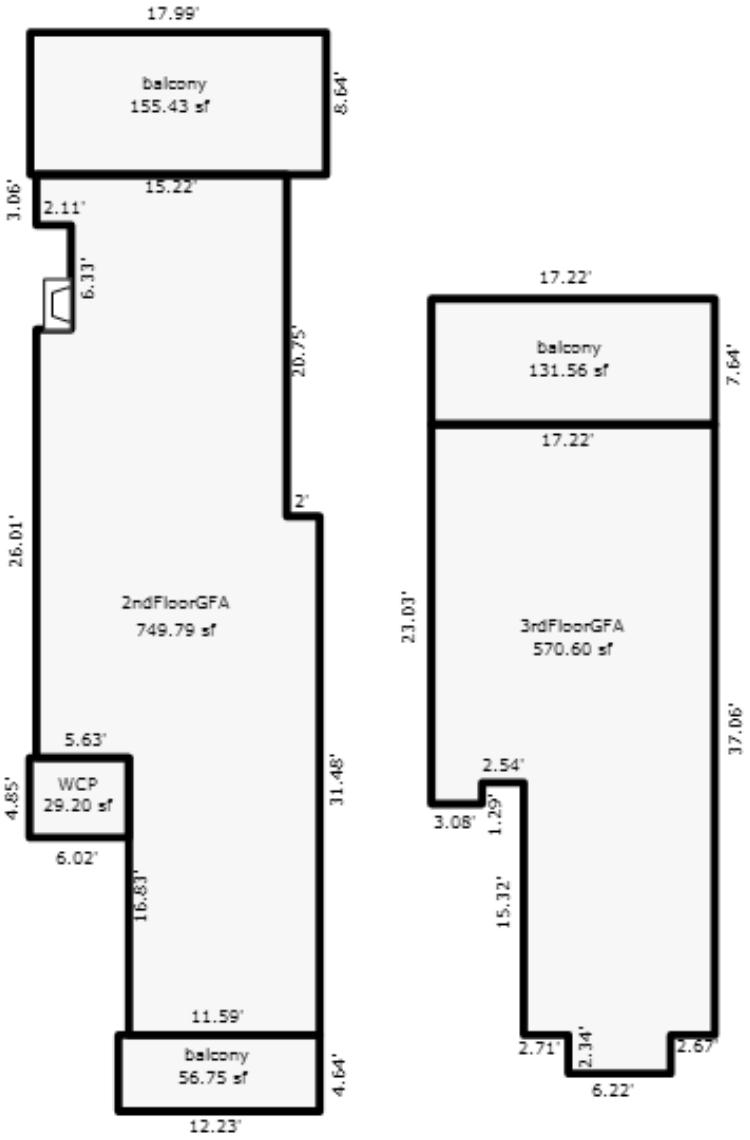
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 1320 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	660		
			Total:	179,700	134,774
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Balcony					
Wood Balcony			201	10,006	7,504
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 1 Story			1	3,692	2,769
			Totals:	219,402	164,549

Notes: UPPER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 510,102

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



UNIT 8

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

Parcel Number: 45-006-805-009-00 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.
HOLT STEVEN C & JO ELLYN	HOLT STEVEN C & JO ELLYN	0	07/29/2021	QC	09-FAMILY	2021006455	PROPERTY TRANSFER	0.0

Property Address
17 SUN DANCE

Owner's Name/Address
HOLT STEVEN C & JO ELLYN TRUSTS
4362 HONEYSUCKLE DR
STERLING HEIGHTS MI 48314

Tax Description
L233 P976/82 L281 P723/88 UNIT 9 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences
4BED/3BATH LOWER LEVEL W/ EGRESS WINDOW
4BED/3BATH LOWER LEVEL W/ EGRESS WINDOW

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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 #: 17.16

2025 Est TCV 862,467 TCV/TFA: 578.06

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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	266,200	431,200			160,998C
2024	150,000	236,800	386,800			156,158C
2023	100,000	212,300	312,300			148,722C
2022	75,000	184,500	259,500			141,640C

*** 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
1982	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: 746 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
455	Living	SF
	Walkout Doors (B)	
	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)
X	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: 1,492
Total Base New : 229,023 E.C.F.
Total Depr Cost: 171,764 X 3.100
Estimated T.C.V: 532,467

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
99	Treated Wood
105	Treated Wood
134	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:

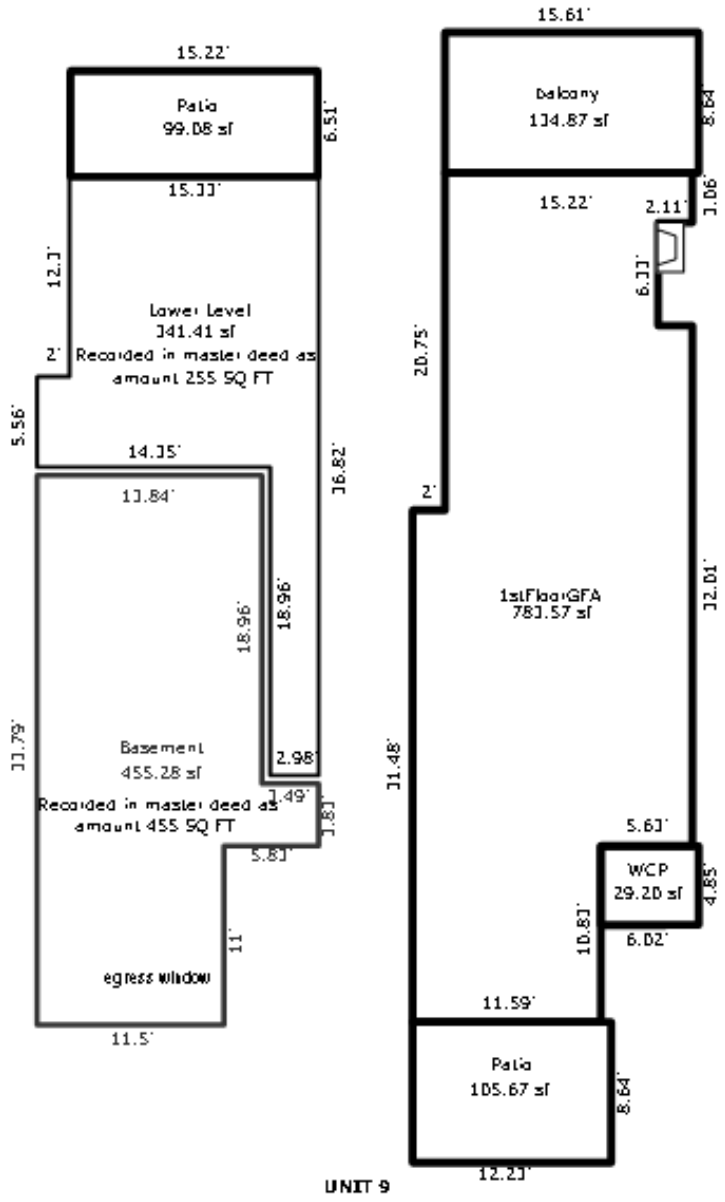
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat
Ground Area = 746 SF Floor Area = 1492 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	746		
			Total:	193,617	145,211
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Deck					
Treated Wood			99	2,720	2,040
Treated Wood			105	2,840	2,130
Balcony					
Wood Balcony			134	6,671	5,003
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:	229,023	171,764

Notes: LOWER & MAIN
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 532,467

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



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

Parcel Number: 45-006-805-010-00 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.
CUMMINGS RICHARD TRUST	CUMMINGS RICHARD	0	12/29/2010	QC	03-ARM'S LENGTH	2010 1075-937	DEED	0.0
CUMMINGS RICHARD H TRUSTE	CUMMINGS GLEN ARBOR LLC	0	12/29/2010	WD	03-ARM'S LENGTH	2010 1075-939W	PROPERTY TRANSFER	100.0
CUMMINGS RICHARD H	CUMMINGS RICHARD H TRUSTE	0	04/04/1996	QC	09-FAMILY		DEED	0.0
PRIDDY JAMES K & MONA G	CUMMINGS RICHARD H	155,000	11/04/1986	WD	03-ARM'S LENGTH		DEED	100.0

Property Address
19 SUN DANCE

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2025 Est TCV 859,248 TCV/TFA: 619.95

Building Permit(s)	Date	Number	Status

Owner's Name/Address
CUMMINGS GLEN ARBOR LLC
2060 FAIRWAY
BIRMINGHAM MI 48009

X Improved | Vacant

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 SF			1 Units	330000.00000		100		330,0

0.00 Total Acres Total Est. Land Value = 330,000

Taxpayer's Name/Address
CUMMINGS GLEN ARBOR LLC
22010 VILLAGE PINES DR
FRANKLIN MI 48025

Public Improvements

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

Tax Description
L269 P445 L420 P802/96 UNIT 10 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences

Topography of Site

X	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	165,000	264,600	429,600			293,546C
2024	150,000	235,300	385,300			284,720C
2023	100,000	211,000	311,000			271,162C
2022	75,000	183,400	258,400			258,250C

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	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
1982	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: 693 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,386
Total Base New : 227,636 E.C.F.
Total Depr Cost: 170,725 X 3.100
Estimated T.C.V: 529,248

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
211	Wood Balcony
131	Wood Balcony

(17) Garage

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

Bsmnt Garage:

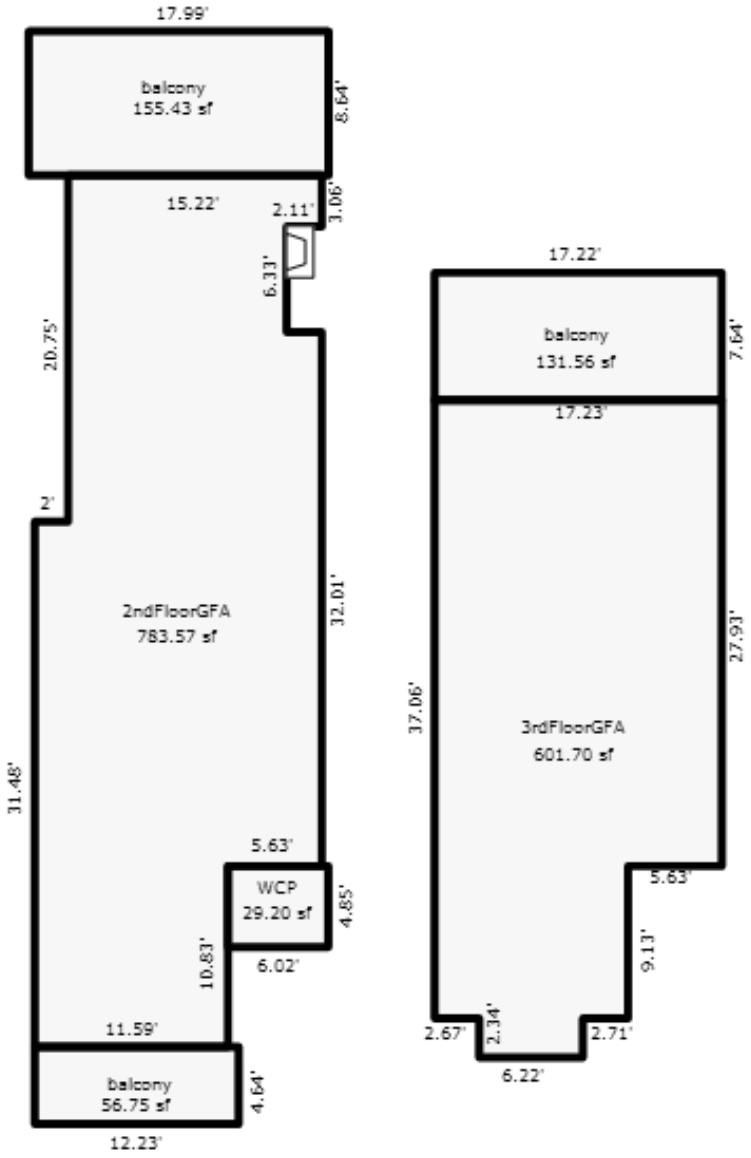
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 693 SF Floor Area = 1386 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	693		
			Total:	187,436	140,576
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Balcony					
Wood Balcony			211	10,504	7,878
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 1 Story			1	3,692	2,769
			Totals:	227,636	170,725

Notes: UPPER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 529,248

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



UNIT 10

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

Parcel Number: 45-006-805-011-00 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.
RECTOR DIANNE J TRUST	RECTOR DELBERT & DIANNE J	0	05/22/2017	QC	09-FAMILY	1296P74	PROPERTY TRANSFER	0.0
RECTOR DELBERT & DIANNE J	RECTOR DELBERT & DIANNE J	0	05/22/2017	WD	09-FAMILY	1296P76	PROPERTY TRANSFER	0.0
VANDERWALL	RECTOR	177,000	03/29/1994	WD	03-ARM'S LENGTH	383:944	OTHER	0.0

Property Address
21 SUN DANCE

Owner's Name/Address
RECTOR DELBERT & DIANNE J TRUST
307 COLOGNE
LANSING MI 48917

Tax Description
L281 P123 L383 P944 L527 P661/99 UNIT 11 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences
LOWER LEVEL & 1ST FLOOR 4BDRM 3.5 BATH 2BED/4.5BATH LOWER LEVEL W/ EGRESS WINDOW

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 862,467 TCV/TFA: 578.06

Building Permit(s)	Date	Number	Status
Commercial/Residential	01/13/2017	PB17-0002	100% FINIS
Electrical	05/20/2014	PE14-0171	
Mechanical	04/15/2014	PM14-0169	
Res. Add/Alter/Repair	01/27/2014	PB14-0012	100% FINIS

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
X	Standard Utilities
	Underground Utils.

Topography of Site

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

Who	When	What
TPC	11/14/2017	INSPECTED
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	266,200	431,200			146,086C
2024	150,000	236,800	386,800			141,694C
2023	100,000	212,300	312,300			134,947C
2022	75,000	184,500	259,500			128,521C

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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
1982	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 746 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
455	Living	SF
	Walkout Doors (B)	
	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)
X	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: 1,492
Total Base New : 229,023 E.C.F.
Total Depr Cost: 171,764 X 3.100
Estimated T.C.V: 532,467

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
99	Treated Wood
105	Treated Wood
134	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:

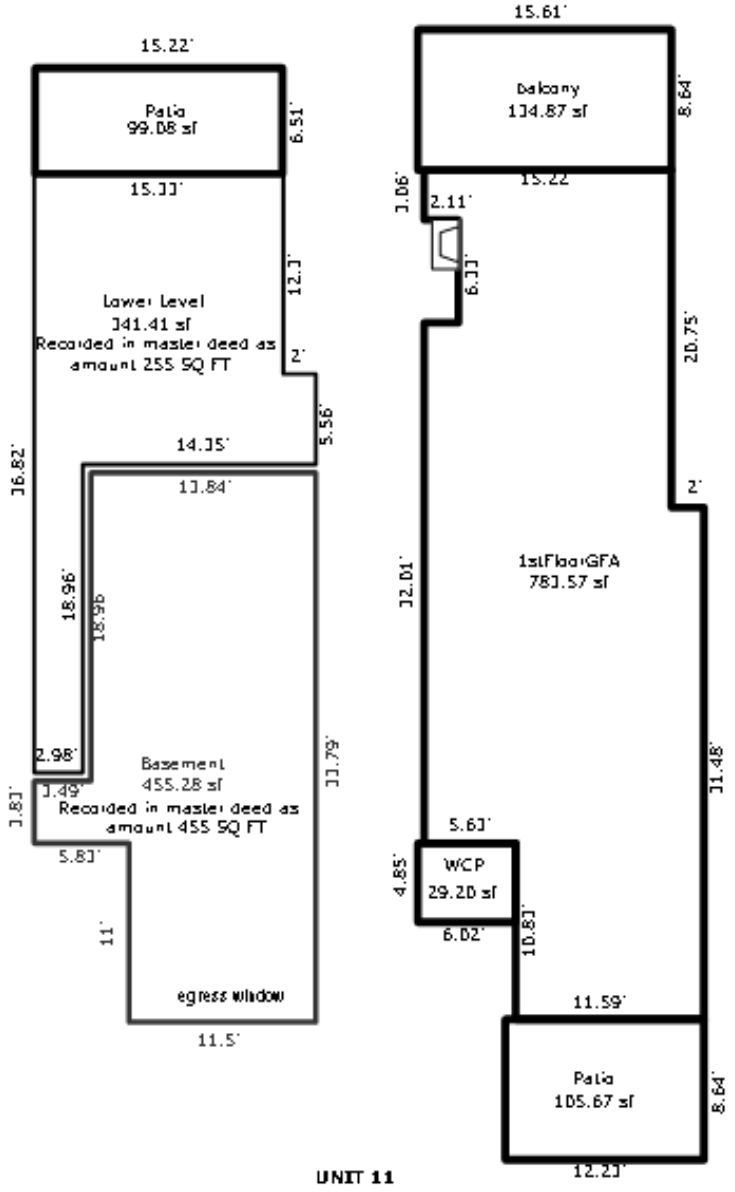
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat
Ground Area = 746 SF Floor Area = 1492 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	746		
			Total:	193,617	145,211
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Deck					
Treated Wood			99	2,720	2,040
Treated Wood			105	2,840	2,130
Balcony					
Wood Balcony			134	6,671	5,003
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:	229,023	171,764

Notes: LOWER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 532,467

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



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

Parcel Number: 45-006-805-012-00 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.
BAYLY GEORGE V JR & ANNA	BAYLY ANNA TRUST	0	11/26/2008	WD	03-ARM'S LENGTH	2008 994/113	DEED	0.0
BAYLY ANNA TRUST	BAYLY ANNA TRUST	0	11/12/2008	WD	03-ARM'S LENGTH	2008 994/115	DEED	0.0

Property Address
23 SUN DANCE

Owner's Name/Address
BAYLY ANNA TRUST
101 PEMBROKE DR
LAKE FOREST IL 60045-2149

Tax Description
L379 P427/94 UNIT 12 SUN DANCE CONDOMIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences
3BED/2BATH UPPER LEVEL
3BED/2BATH UPPER LEVEL

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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 #: 17,16					
2025 Est TCV 859,248 TCV/TFA: 619.95					

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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	264,600	429,600			160,998C
2024	150,000	235,300	385,300			156,158C
2023	100,000	211,000	311,000			148,722C
2022	75,000	183,400	258,400			141,640C

*** 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
1982	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: 693 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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: 1,386
Total Base New : 227,636 E.C.F.
Total Depr Cost: 170,725 X 3.100
Estimated T.C.V: 529,248

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
211	Wood Balcony
131	Wood Balcony

(17) Garage

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

Bsmnt Garage:

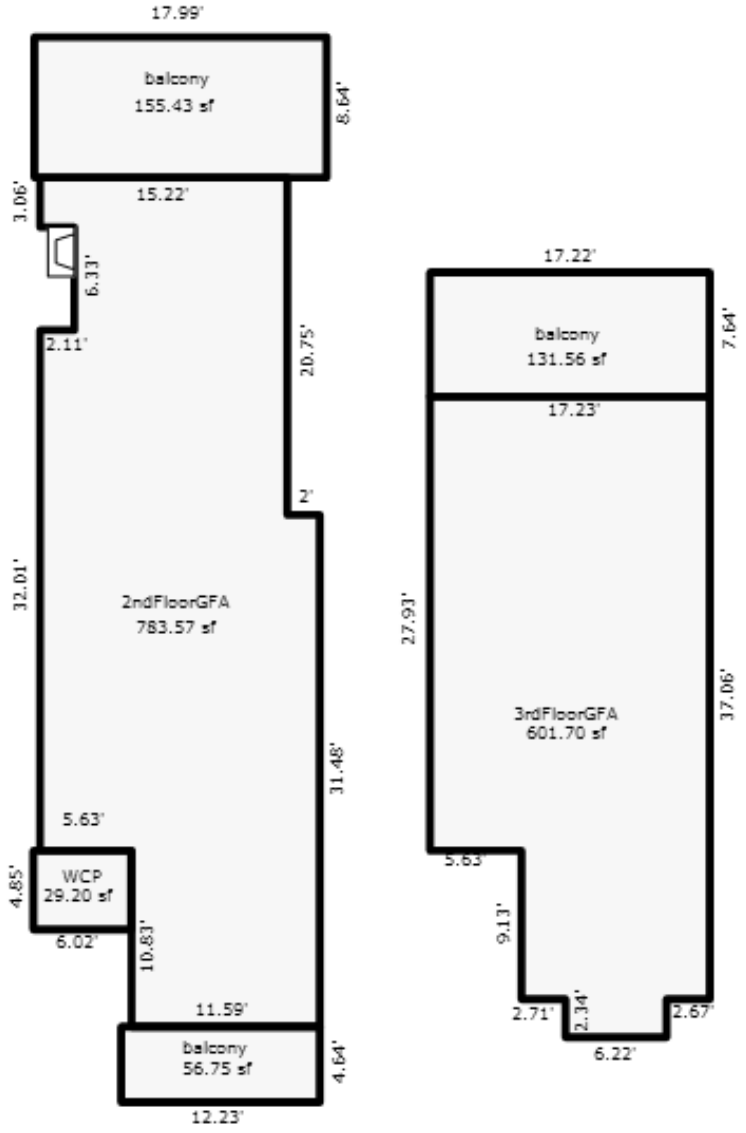
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 693 SF Floor Area = 1386 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	693		
			Total:	187,436	140,576
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Balcony					
Wood Balcony			211	10,504	7,878
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 1 Story			1	3,692	2,769
			Totals:	227,636	170,725

Notes: UPPER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 529,248

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



UNIT 12

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

Parcel Number: 45-006-805-013-00 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.
BATTISTA JOHN A & PATRICI	HEADRICK KRISTEN M REV TR	0	12/18/2012	WD	09-FAMILY	1170P187	PROPERTY TRANSFER	100.0
BATTISTA-DONATI PARTNERSH	BATTISTA JOHN A & PATRICI	1	05/05/1988	QC	09-FAMILY	287P440	DEED	0.0

Property Address

25 SUN DANCE

Owner's Name/Address

HEADRICK KRISTEN M REV TRUST
50548 AMBERLEY BLVD
CANTON MI 48187

Tax Description

L256 P840/85 L287 P440/88 UNIT 13 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences

3BED/2BATH LOWER LEVEL WITH EGRESS
3BED/2BATH LOWER LEVEL WITH EGRESS

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 879,744 TCV/TFA: 616.93

Building Permit(s)	Date	Number	Status
Electrical	11/20/2014	PE14-0543	
Mechanical	11/10/2014	PM14-0595	
Commercial/Residential	10/20/2014	PB14-0341	100% FINIS

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
- X Standard Utilities
- Underground Utils.

Topography of Site

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

Who	When	What
TPC	11/17/2016	INSPECTED
TPC	01/02/2015	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA	1306 - 1492	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	274,900	439,900			258,918C
2024	150,000	244,500	394,500			251,133C
2023	100,000	219,200	319,200			239,175C
2022	75,000	190,400	265,400			227,786C

*** 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
1982	2014

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: 713 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
455	Living	SF
	Walkout Doors (B)	
	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)
X	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: 1,426
Total Base New : 221,673 E.C.F.
Total Depr Cost: 177,337 X 3.100
Estimated T.C.V: 549,744

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
99	Treated Wood
105	Treated Wood
134	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:

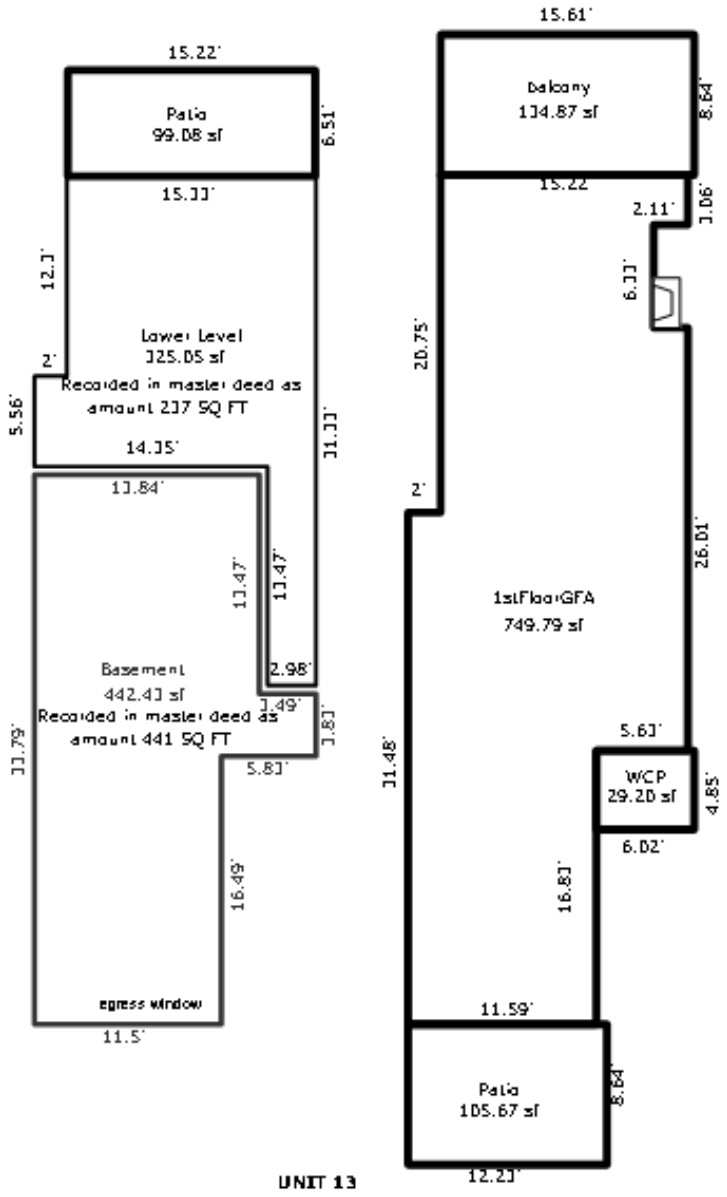
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat
Ground Area = 713 SF Floor Area = 1426 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	713		
			Total:	186,267	149,012
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Porches					
WCP (1 Story)			29	2,558	2,046
Deck					
Treated Wood			99	2,720	2,176
Treated Wood			105	2,840	2,272
Balcony					
Wood Balcony			134	6,671	5,337
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:	221,673	177,337

Notes: LOWER & 1ST FLOOR
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 549,744

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



UNIT 13

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

Parcel Number: 45-006-805-014-00 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.
DETERS JOHN P & MARY P	ZAWACKI LAURA A	650,000	12/28/2006	WD	03-ARM'S LENGTH	926:741	OTHER	100.0

Property Address
27 SUN DANCE

Owner's Name/Address
ZAWACKI LAURA A
923 N ELMWOOD AVE
OAK PARK IL 60302

Tax Description
L926 P741/06 UNIT 14 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMEND REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences
3BED/2BATH UPPER LEVEL
3BED/2BATH UPPER LEVEL

Class: RESIDENTIAL CONDO | Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 841,376 TCV/TFA: 637.41

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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	255,700	420,700			286,618C
2024	150,000	227,400	377,400			278,000C
2023	100,000	203,900	303,900			264,762C
2022	75,000	177,200	252,200			252,155C

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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
1982	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: 660 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,320
Total Base New : 219,949 E.C.F.
Total Depr Cost: 164,960 X 3.100
Estimated T.C.V: 511,376

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
212	Wood Balcony
131	Wood Balcony

(17) Garage

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

Bsmnt Garage:

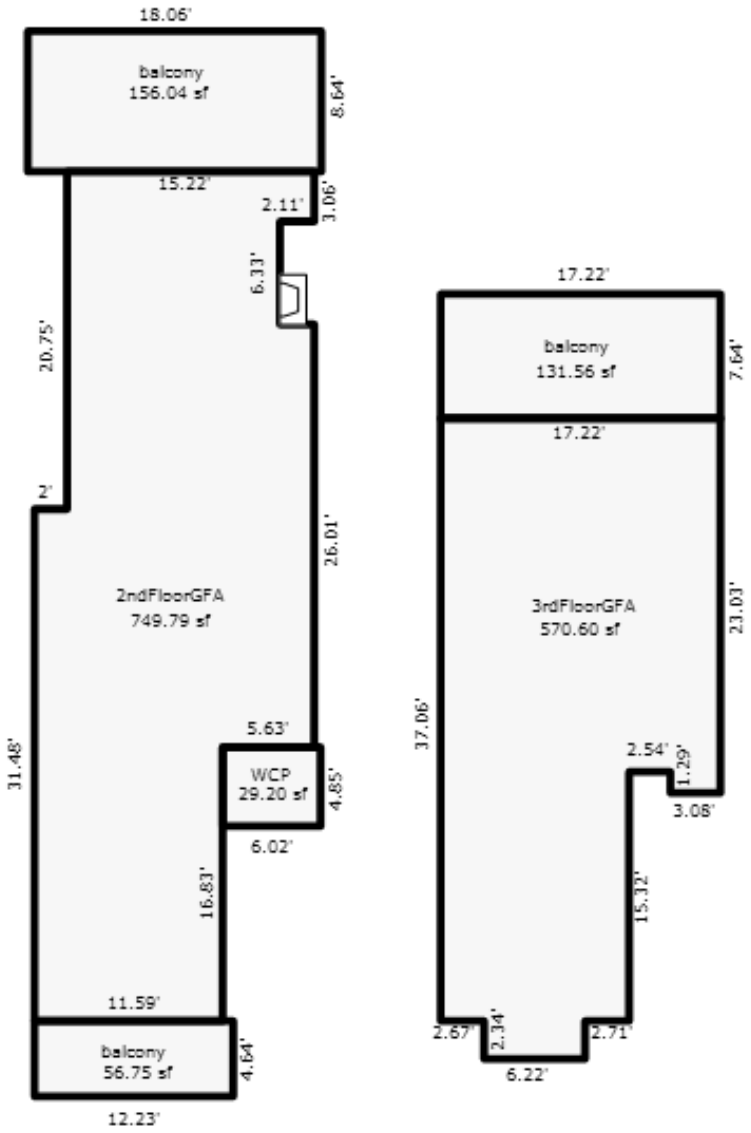
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 1320 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	660		
			Total:	179,700	134,774
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Balcony					
Wood Balcony			212	10,553	7,915
Wood Balcony			131	6,521	4,891
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Prefab 1 Story			1	3,692	2,769
			Totals:	219,949	164,960

Notes: UPPER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 511,376

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



UNIT 14

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

Parcel Number: 45-006-805-015-00 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.
EMMETT DAVID C & MARY	EMMET MARY TRUST	0	02/26/2008	QC	09-FAMILY	970/42	DEED	0.0
VARNER	EMMETT	255,000	12/23/1996	WD	03-ARM'S LENGTH	436:150	OTHER	0.0

Property Address
29 SUN DANCE

Owner's Name/Address
EMMET MARY TRUST
10685 WARREN RD
PLYMOUTH MI 48170

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2025 Est TCV 863,372 TCV/TFA: 577.89

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

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

Tax Description
L256 P754 L283 P786 L436 P150-151/96 UNIT 15 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences
3BED/2BATH LOWER W/ EGRESS SOUTH END
3BED/2BATH LOWER LEVEL W/ EGRESS

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	165,000	266,700	431,700			160,998C
2024	150,000	237,200	387,200			156,158C
2023	100,000	212,700	312,700			148,722C
2022	75,000	184,800	259,800			141,640C

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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
1982	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: 747 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
454	Living	SF
	Walkout Doors (B)	
	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)
X	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: 1,494
Total Base New : 229,411 E.C.F.
Total Depr Cost: 172,056 X 3.100
Estimated T.C.V: 533,372

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
102	Treated Wood
105	Treated Wood
136	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:

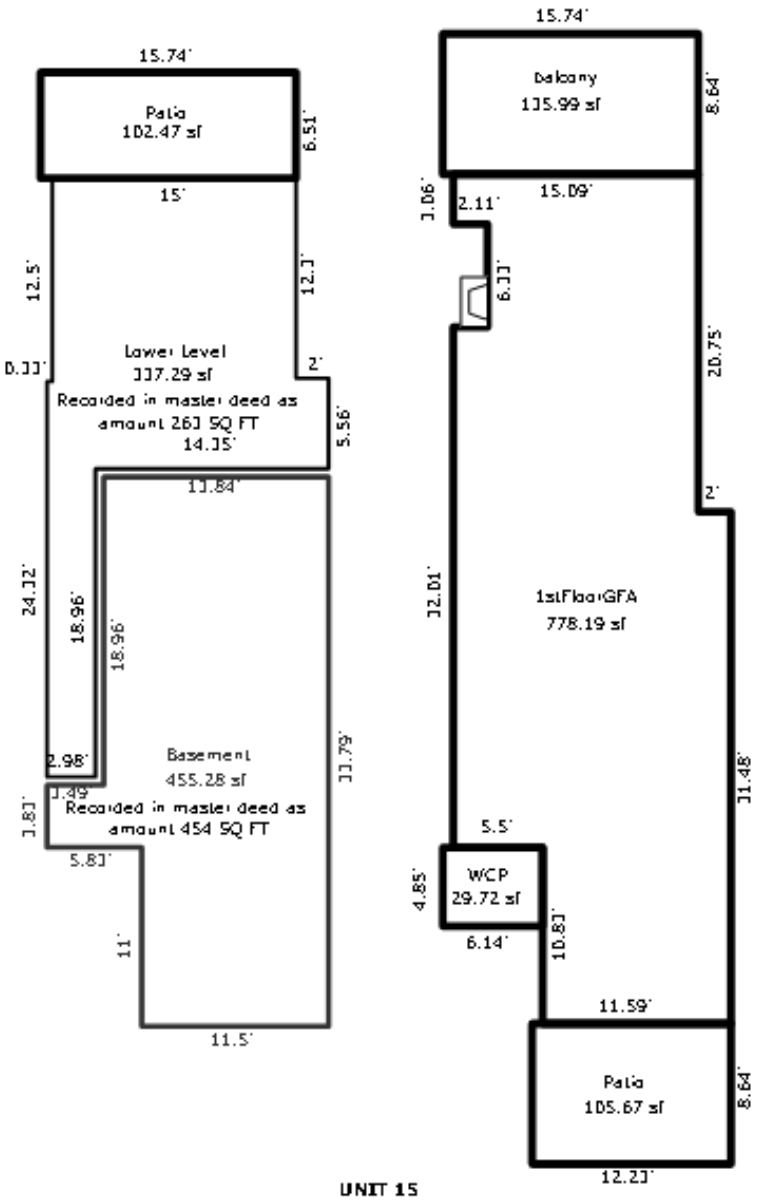
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat
Ground Area = 747 SF Floor Area = 1494 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	747		
			Total:	193,850	145,387
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Deck					
Treated Wood			102	2,776	2,082
Treated Wood			105	2,840	2,130
Balcony					
Wood Balcony			136	6,770	5,077
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:	229,411	172,056

Notes: LOWER
ECF (H805 SUN DANCE CONDO) 3.100 => TCV: 533,372

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



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

Parcel Number: 45-006-805-016-00 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.
ARNELL PAULA Y ESTATE TRU	ARNELL PAULA Y IL QTIP TR	0	07/25/2017	QC	09-FAMILY	1303P664	DEED	0.0
ARNELL RICHARD A & PAULA	ARNELL RICHARD A & PAULA	0	09/26/2008	QC	09-FAMILY	988/952	DEED	0.0

Property Address
31 SUN DANCE

Owner's Name/Address
ARNELL RICHARD A ESTATE TRUST &
ARNEYLL Y RICHARD TRUSTEES
3904 7TH AVE
ROCK ISLAND IL 61201

Tax Description
L222 P201/81 UNIT 16 SUN DANCE CONDOMINIUM REC IN L220 P854-891 & L317 P249-278 2ND AMENDMENT REC IN L637 P922-926 SEC 14 T29N R14W. 2023000210 AFF

Comments/Influences
3BED/2BATH UPPER LEVEL SOUTH END
3BED/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 #: 17,16
2025 Est TCV 873,129 TCV/TFA: 640.12

Building Permit(s)	Date	Number	Status
Mechanical	04/15/2014	PM14-0170	

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
X	Standard Utilities
	Underground Utils.

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

Who	When	What
TPC	11/17/2016	INSPECTED
WAS	12/07/2007	INSPECTED

Land Value Estimates for Land Table H805.H805 SUN DANCE CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H805 SUNDA 1306 - 1492 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	271,600	436,600			160,998C
2024	150,000	241,400	391,400			156,158C
2023	100,000	216,800	316,800			148,722C
2022	75,000	188,800	263,800			141,640C

*** 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
1982	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: 682 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,364
Total Base New : 233,605 E.C.F.
Total Depr Cost: 175,203 X 3.100
Estimated T.C.V: 543,129

(16) Porches/Decks

Area	Type
29	WCP (1 Story)
127	Treated Wood
212	Wood Balcony
135	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:

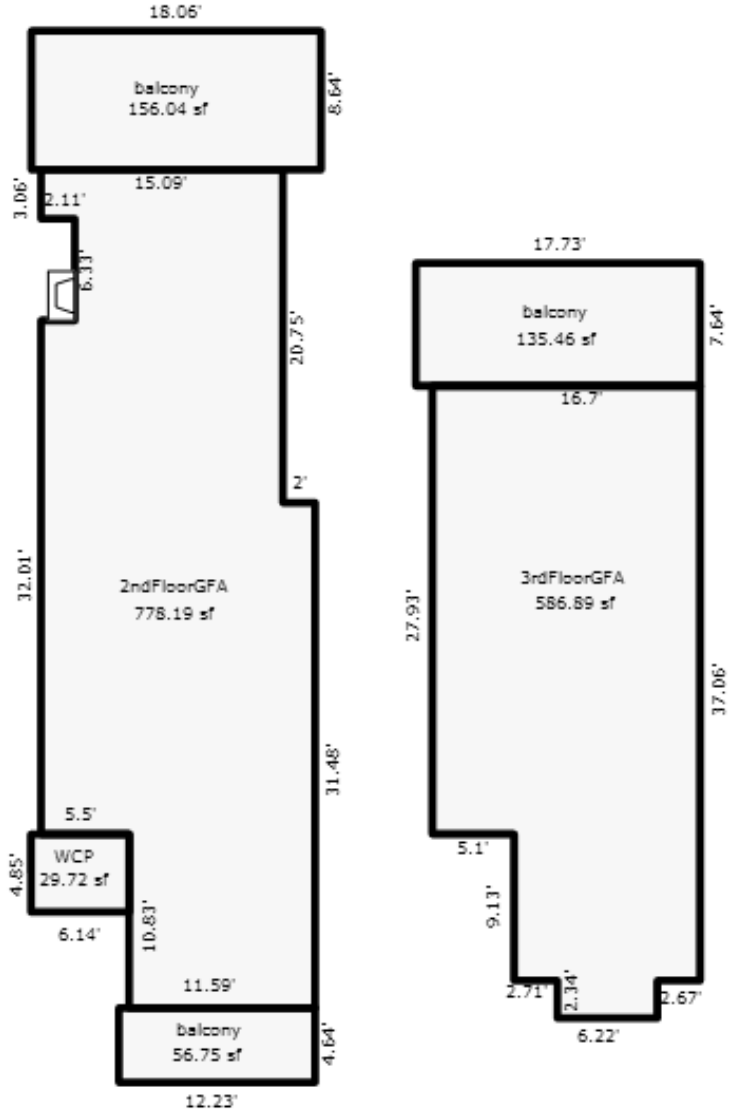
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1982
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 682 SF Floor Area = 1364 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	682		
			Total:	184,880	138,660
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Porches					
WCP (1 Story)			29	2,558	1,918
Deck					
Treated Wood			127	3,277	2,458
Balcony					
Wood Balcony			212	10,553	7,915
Wood Balcony			135	6,720	5,040
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
Lump Sum Items					
END UNIT				5,000	3,750
			Totals:	233,605	175,203

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

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



UNIT 16

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

Parcel Number: 45-006-810-001-00 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

SUNSET SHORES DR

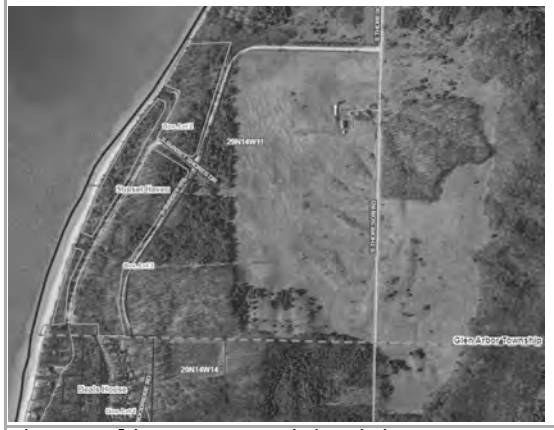
Owner's Name/Address

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

Tax Description

L190 P422/77 L185 0279/76 L203 P951/78 L207 P739/79 LOTS 1 THRU 44 & PARK EXC LOT 31 & S 1/2 OF LOT32 ACREAGE INCLUDED IN 111-002-00 SUNSET HAVEN. SEC 11 T29N R14W.

Comments/Influences



Class: RESIDENTIAL-VACAN | Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 12

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
4085 ACRE TBL LK MI			111.000 Acres		42,000	100		4,662,000
			111.00 Total Acres			Total Est. Land Value =		4,662,000

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	05/05/2021	INSPECTED
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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County of Leelanau, Michigan

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

Parcel Number: 45-006-810-031-00 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 12					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	2025 Est TCV 0					

Tax Description

L296 P656-660/89 LOT 31 & S 1/2 LOT 32 SUNSET HAVEN. SEC 11 T29N R14W.

Comments/Influences

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	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"	20000	100.43	130.00	0.8937	0.7214	20000	100	1,295,035
LK MI "A"	20000	50.03	130.00	0.8937	0.7214	20000	100	645,132
150 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	1,940,167

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: 45-006-815-001-00 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.
MACDONALD GARY A & ELIZAB	MACDONALD ELIZABETH S TRU	0	12/15/2010	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
PETRIE GEORGE R MD FAMILY	MACDONALD GARY A & ELIZAB	1,350,000	05/09/2008	WD	03-ARM'S LENGTH	978/382	DEED	100.0
PETRIE FAMILY TRUST		0	05/01/2008	QC	03-ARM'S LENGTH	978/379	DEED	0.0
PETRIE GEORGE R & JANE E	PETRIE GEORGE R MD FAMILY	0	06/09/2004	QC	09-FAMILY	811:369	OTHER	0.0

Property Address

S SYLVAN CT

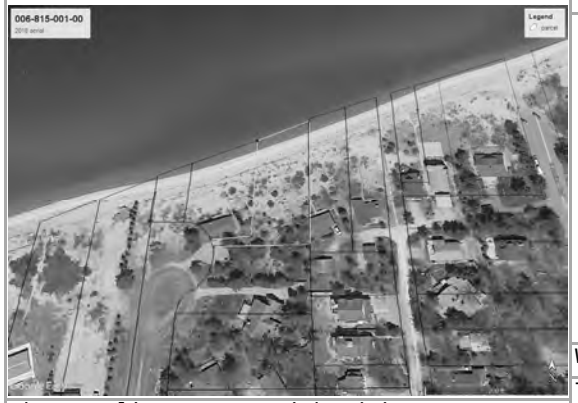
Owner's Name/Address

MACDONALD ELIZABETH S TRUST
MACDONALD SARA & MACDONALD LORA
PO BOX 73
GLEN ARBOR MI 49636

Tax Description

L175 P73/74 L335 P719/92 L811 P369/04 LOT 1 SYLVAN SHORES SEC 22 T29N R14W.

Comments/Influences



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

Class: RESIDENTIAL-VACAN | Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 11/01/2018

MAP #: 33

2025 Est TCV 1,699,460

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	03/30/2018	INSPECTED
TPC	03/27/2017	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	105.57	221.55	0.9765	0.8242	20000	100	1,699,460
106 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	1,699,460

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	849,700	0	849,700			639,077C
2024	764,800	0	764,800			619,862C
2023	679,800	0	679,800			590,345C
2022	568,000	0	568,000			562,234C

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

Parcel Number: 45-006-815-002-00 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.
COHEN ALBERT & SUSAN	COHEN SUSAN E TRUST	0	05/08/2020	WD	09-FAMILY	2020003335	PROPERTY TRANSFER	0.0
COHEN ALBERT	COHEN ALBERT & SUSAN	0	10/13/2009	QC	09-FAMILY	1031-447QC	DEED	0.0

Property Address
5761 S SYLVAN CT

Owner's Name/Address
COHEN SUSAN E TRUST
1245 PIERCE ST
BIRMINGHAM MI 48009

Tax Description
L383 P308 L383 P474 & 475 L398 P360 & 361/94 L708 P617/03 LOT 2 SYLVAN SHORES SEC 22 T29N R14W. AS TENANTS IN COMMON

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 2,388,017 TCV/TFA: 1370.8

Building Permit(s)	Date	Number	Status
Mechanical	04/30/2014	PM14-0198	
Plumbing	04/30/2014	PP14-0080	

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	09/17/2007	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	128.00	167.70	0.9306	0.7688	20000	100	1,831,590
128 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	1,831,590

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	1400	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	915,800	278,200	1,194,000			432,303C
2024	824,200	273,600	1,097,800			419,305C
2023	732,600	206,100	938,700			399,339C
2022	592,200	177,500	769,700			380,323C

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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
1976	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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: Linoleum
Other: Carpeted
Other: Slate/Stone

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1742 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: 2X12X12
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal	X	Elec. Steam

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

	Central Air
	Wood Furnace

(12) Electric

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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 1,742
Total Base New : 273,576 E.C.F.
Total Depr Cost: 205,158 X 2.700
Estimated T.C.V: 553,927

(16) Porches/Decks

Area	Type
84	WCP (1 Story)
320	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:

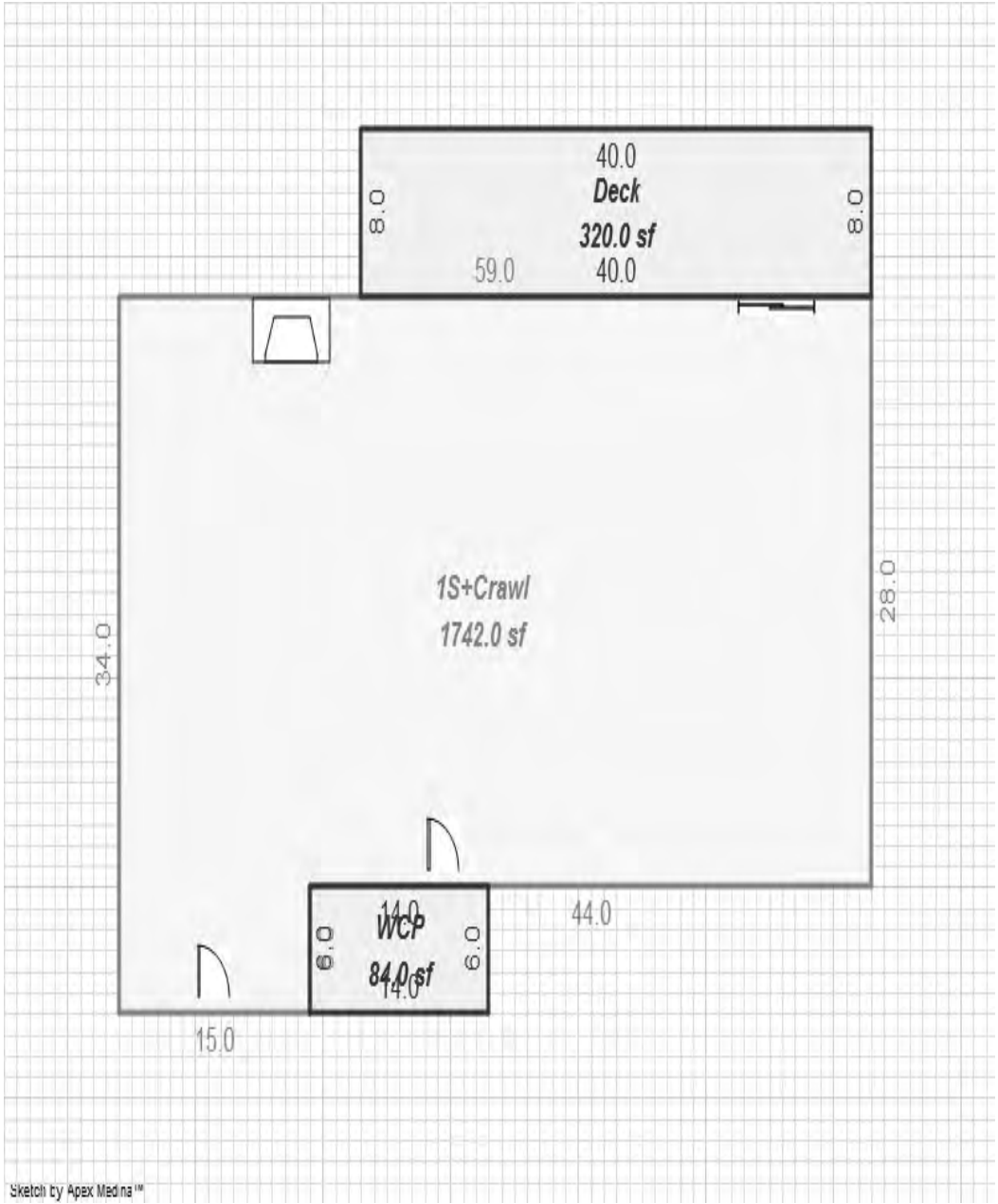
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1976
(11) Heating System: Electric Baseboard
Ground Area = 1742 SF Floor Area = 1742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,742		
			Total:	239,913	179,912
Other Additions/Adjustments					
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					
WCP (1 Story)			84	4,395	3,296
Deck					
Treated Wood			320	5,680	4,260
Built-Ins					
Appliance Allow.			1	2,786	2,089
Fireplaces					
Interior 1 Story			1	5,376	4,032
			Totals:	273,576	205,158

Notes:

ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 553,927

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-815-003-00 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.
CONKLIN RUTH VAN NICE TRU	CONKLIN RUTH VAN NICE TRU	0	07/12/2023	QC	09-FAMILY	2023003056	DEED	0.0
CONKLIN RUTH	CONKLIN RUTH VAN NICE TRU	0	08/18/2004	WD	03-ARM'S LENGTH	820:62	OTHER	0.0

Property Address
5783 S SYLVAN CT

Owner's Name/Address
CONKLIN RUTH VAN NICE TRUST
P O BOX 343
GLEN ARBOR MI 49636

Tax Description
L246 P376 L356 P576/93 L820 P62/04 LOT 3 SYLVAN SHORES. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 11/30/2020
MAP #: 33
2025 Est TCV 1,072,418 TCV/TFA: 503.48

Building Permit(s)	Date	Number	Status
Mechanical	10/20/2021	PM21-0898	100% FINIS
Electrical	10/01/2021	PE21-0678	100% FINIS
Mechanical	10/18/2017	PM17-0644	100% FINIS
ADDITION/ALTERATION	10/29/1998	98000695	

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	05/02/2022	INSPECTED
TPC	05/10/2021	INSPECTED
TPC	11/28/2012	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	200.00	1.0000	0.8234	5000	100		411,723
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	411,723

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	205,900	330,300	536,200			328,627C
2024	206,200	317,700	523,900			318,746C
2023	196,400	296,000	492,400			303,568C
2022	200,000	253,900	453,900			286,541C

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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
1993	1998

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
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
	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: Hardwood
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1244 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: 15
Floor Area: 2,130
Total Base New : 404,455 E.C.F.
Total Depr Cost: 343,787 X 1.900
Estimated T.C.V: 653,195

(16) Porches/Decks

Area	Type
154	WGEP (1 Story)
192	WGEP (1 Story)
60	WPP
264	Pine

(17) Garage

Year Built: 1993
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: 528
% 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 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1244 SF Floor Area = 2130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

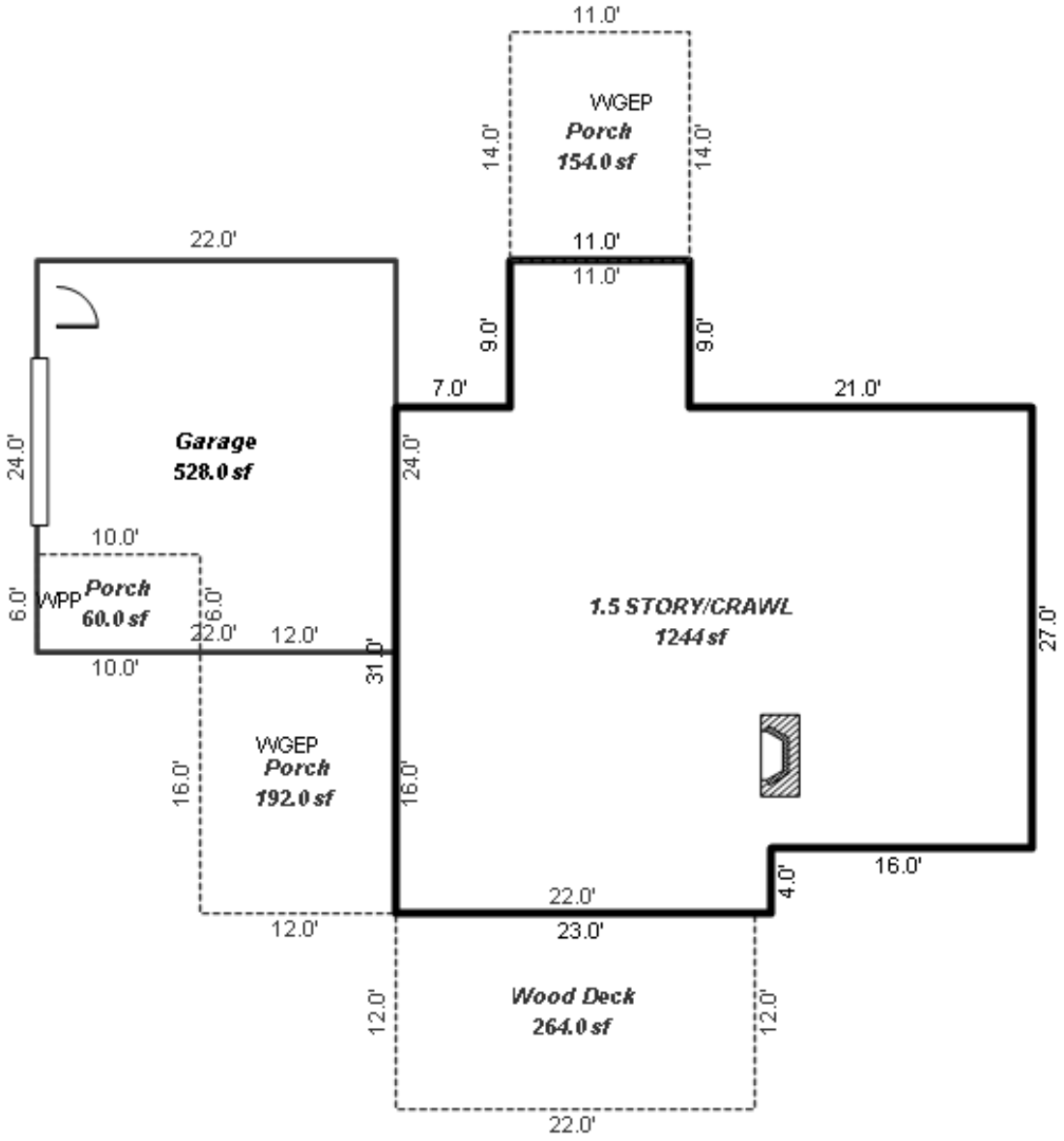
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,244		
1 Story	Siding	Overhang	264		
			Total:	287,213	244,131

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
2 Fixture Bath	1	4,610	3,918
Water/Sewer			
1000 Gal Septic	1	5,676	4,825
Water Well, 100 Feet	1	6,289	5,346
Porches			
WGEP (1 Story)	154	15,799	13,429
WGEP (1 Story)	192	18,384	15,626
WPP	60	2,917	2,479
Deck			
Pine w/Roof (Deck Portion)	264	4,245	3,608
Pine w/Roof (Roof portion)	264	5,800	4,930
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	35,936	30,546
Common Wall: 1 Wall	1	-3,139	-2,668
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: 45-006-815-004-00 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.
BULLISS GEORGE W III & JA	BULLISS GEORGE W III &	0	08/08/2019	QC	09-FAMILY	2019004361	PROPERTY TRANSFER	0.0
BULLISS PATRICIA R	BULLIS GEORGE W JR	0	11/10/2016	QC	06-COURT JUDGEMENT	1284P566	OTHER	0.0
BULLISS JANE L	BULLISS JANE L TRUST	0	06/29/2002	AFF	07-DEATH CERTIFICATE	655P944	OTHER	0.0
BULLISS GEORGE W JR & JAN	BULLISS GEORGE W JR TRUST	0	03/30/2000	QC	09-FAMILY	539P673	OTHER	0.0

Property Address

5803 S SYLVAN CT

Owner's Name/Address

BULLISS GEORGE W III &
AXTELL KATHERINE ANNE
2263 CRESCENT WOODS
TRAVERSE CITY MI 49685

Tax Description

L539 P673/00 DC L655 P944/02 LOT 4 SYLVAN SHORES. UND 1/2 INT EACH TRUST SEC 22 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning: R-1 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 33

2025 Est TCV 890,265 TCV/TFA: 689.06

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/12/2003	PB03-0471	
ELECTRICAL	08/12/2003	PE03-0479	
PLUMBING	08/12/2003	PP03-0326	

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	11/28/2012	INSPECTED
WAS	09/17/2007	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	213.00	1.0000	0.8365	5000	100		418,256
100 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	418,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	66	0	0
D/W/P: 3.5 Concrete	7.64	115	0	0
D/W/P: Crushed Rock	2.50	2300	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	209,100	236,000	445,100			193,203C
2024	209,500	225,000	434,500			187,394C
2023	199,500	209,700	409,200			178,471C
2022	200,000	179,900	379,900			169,973C

*** 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 STORY

Yr Built	Remodeled
1977	1984

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	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

	Gable	X	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

	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: 1292 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	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

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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,292
Total Base New : 327,725 E.C.F.
Total Depr Cost: 245,794 X 1.900
Estimated T.C.V: 467,009

(16) Porches/Decks

Area	Type
90	WPP
507	WPP
85	Treated Wood

(17) Garage

Year Built: 1984
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 736
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

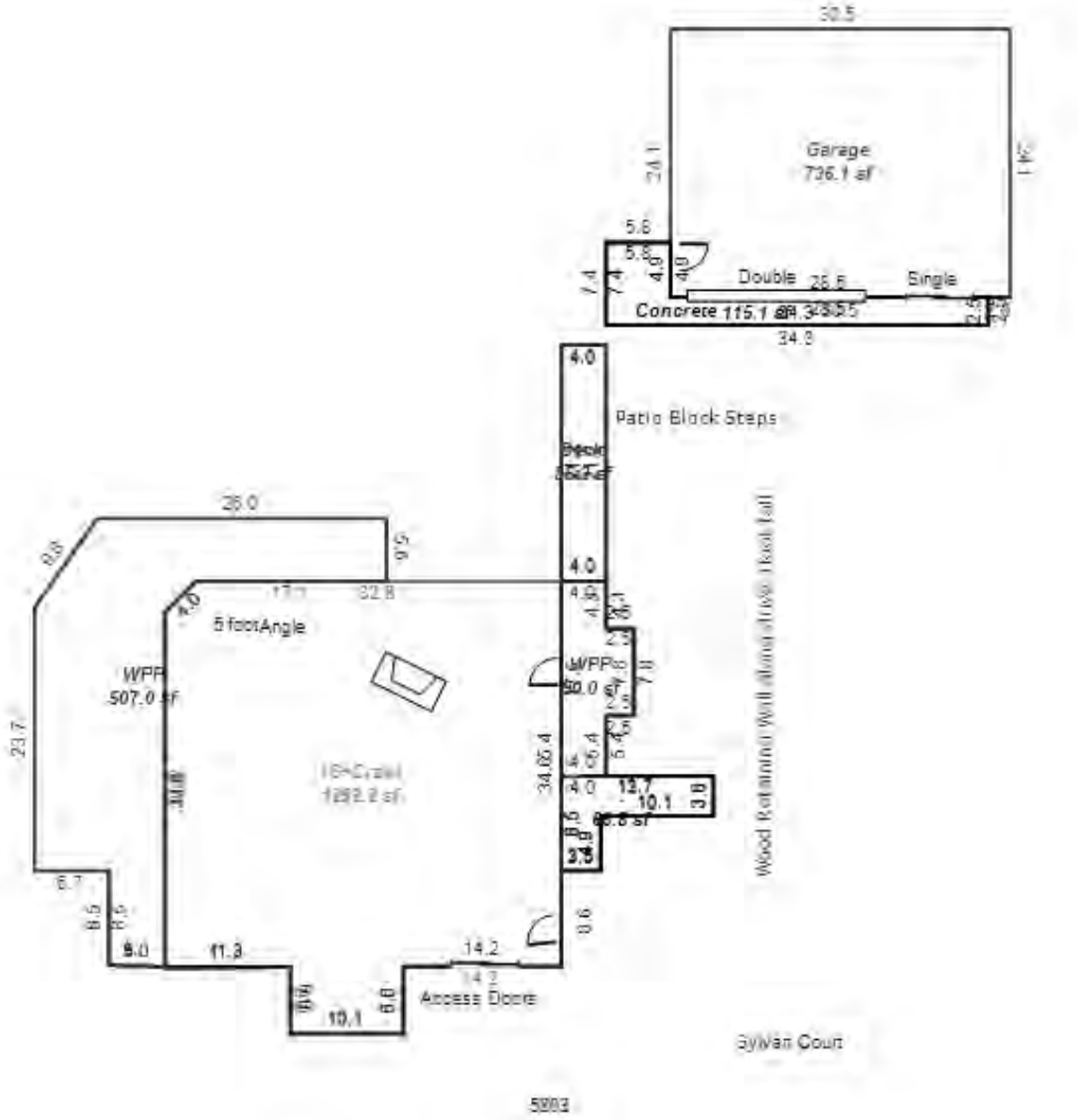
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1977
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1292 SF Floor Area = 1292 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,292		
			Total:	241,326	180,994
Other Additions/Adjustments					
Plumbing					
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					
WPP			90	3,520	2,640
WPP			507	11,012	8,259
Deck					
Treated Wood			85	2,505	1,879
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			736	35,269	26,452
Door Opener			2	1,376	1,032
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car			1	2,904	2,178
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Interior 1 Story			1	6,965	5,224
			Totals:	327,725	245,794

<<<<< 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: 45-006-815-005-00 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.
BAREMAN MARK & MARILYN	BAREMAN LIVING TRUST	1	08/23/2011	WD	15-LADY BIRD	2011 1095-372	DEED	0.0
DRAKE JOEL & DENISE	BAREMAN MARK & MARILYN	830,000	04/28/2006	WD	03-ARM'S LENGTH	899:170	OTHER	100.0
SMITH	DRAKE	213,500	03/20/1992	WD	03-ARM'S LENGTH	338:833	OTHER	0.0

Property Address
5823 S SYLVAN CT

Owner's Name/Address
BAREMAN MARK & MARILYN J
0-3271 RIVER HILL DR NW
GRAND RAPIDS MI 49534

Tax Description
L316 P467/90 L338 P833/92 L899 P170/06
LOT 5 SYLVAN SHORES. SEC 22 T29N R14W.

Comments/Influences
MLS 1661050 $863,500

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 33
2025 Est TCV 1,118,538 TCV/TFA: 483.59

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	10/15/2001	2001-6748	100% FINIS
GARAGE	10/11/2001	1902	

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/09/2022	INSPECTED
TPC	04/10/2019	INSPECTED
TPC	11/28/2012	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	215.50	1.0000	0.8390	5000	100		419,478
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	419,478

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.63	782	0	0
Wood Frame	28.70	108	50	1,550

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				9,050

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	209,700	349,600	559,300			496,847C
2024	210,100	334,900	545,000			481,908C
2023	200,100	312,000	512,100			458,960C
2022	200,000	267,700	467,700			437,105C

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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
1975	2001

Condition: Average

Room List

3	Basement
3	1st Floor
	2nd Floor
6	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: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2304 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

1539	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X12
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)
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

2	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
1	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 2,313
Total Base New : 453,965 E.C.F.
Total Depr Cost: 363,163 X 1.900
Estimated T.C.V: 690,010

(16) Porches/Decks

Area	Type
16	WPP
102	WSEP (1 Story)
244	WPP
59	WCP (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

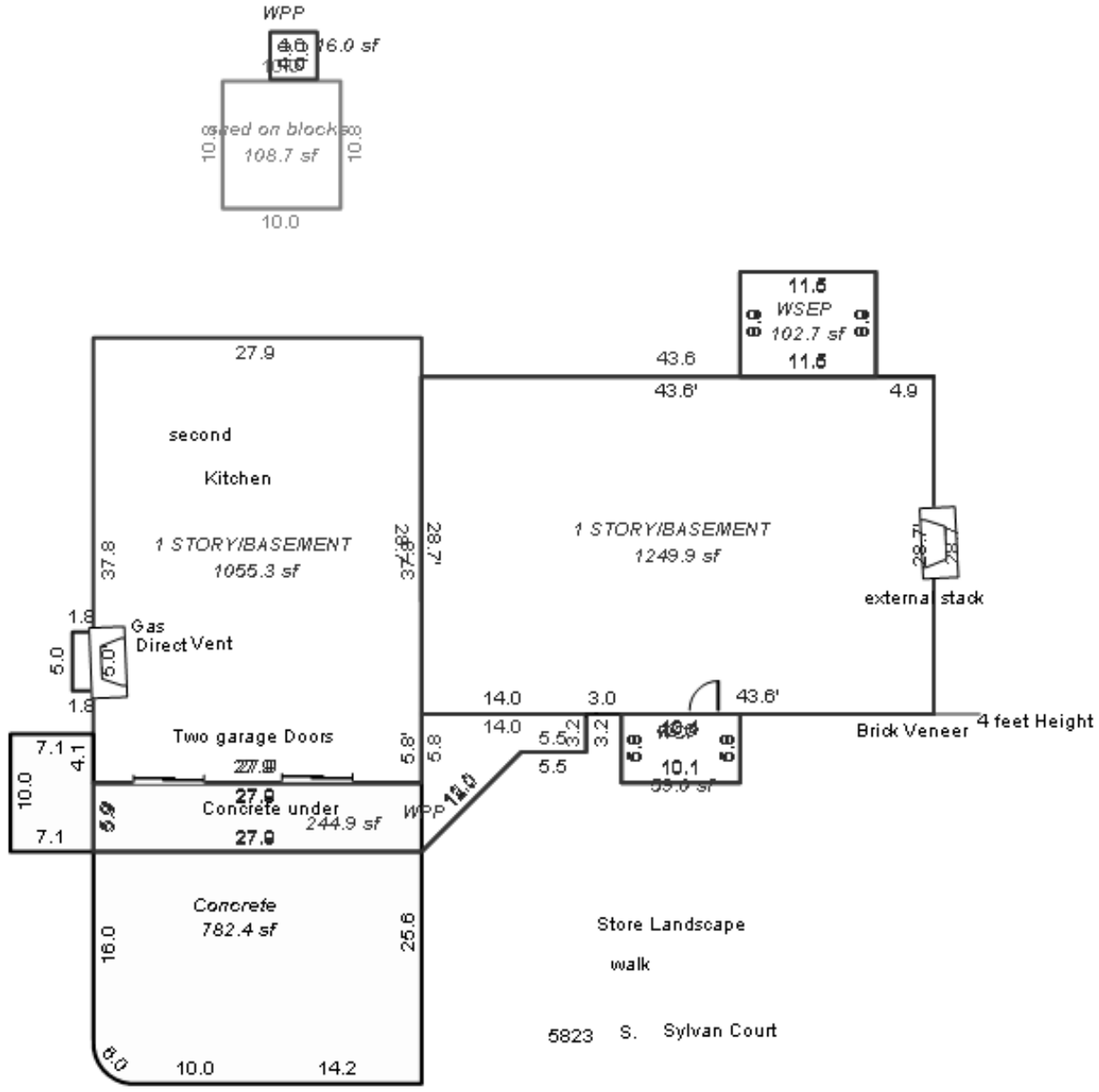
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1975
(11) Heating System: Forced Heat & Cool
Ground Area = 2304 SF Floor Area = 2313 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	1,249		
1 Story	Siding	Basement	1,055		
1 Story	Siding	Overhang	9		
			Total:	355,539	284,422
Other Additions/Adjustments					
Recreation Room			1539	29,964	23,971
Exterior					
Brick Veneer			172	2,977	2,382
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
Water/Sewer					
1000 Gal Septic			1	4,899	3,919
Water Well, 100 Feet			1	5,849	4,679
Porches					
WSEP (1 Story)			102	6,121	4,897
WPP			244	4,956	3,965
WCP (1 Story)			59	3,503	2,802
WPP			16	854	683
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Basement Garage: 2 Car			1	3,657	2,926
Door Opener			2	1,101	881

<<<<< 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: 45-006-815-006-00 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.
GLEN ARBOR 1031 LLC	LIPPITT SANDY L AGREEMENT	0	03/31/2006	QC	09-FAMILY	896:239	OTHER	100.0
RYCUS JUDITH S &	GLEN ARBOR 1031 LLC	675,000	09/06/2005	WD	03-ARM'S LENGTH	870:411	OTHER	100.0

Property Address

5843 S SYLVAN CT

Owner's Name/Address

LIPPITT SANDY L AGREEMENT OF TRUST
30500 NORTHWESTERN HWY SUITE 200
FARMINGTON MI 48334

Tax Description

L860 P615/05 L870 P411/05 L896 P239/06
LOT 6 SYLVAN SHORES. SEC 22 T29N R14W.

Comments/Influences

MLS 1648687 $695,000

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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 883,659 TCV/TFA: 445.84

Building Permit(s)	Date	Number	Status
GARAGE	08/14/1991	91000213	

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	11/10/2010	INSPECTED
WAS	09/17/2007	APPRAISAL

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 5000/	100.00	215.50	1.0000	0.8390	5000	100		419,478
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	419,478

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.63	56	0	0
D/W/P: 3.5 Concrete	6.63	117	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	209,700	232,100	441,800			409,811C
2024	210,100	221,300	431,400			397,489C
2023	200,100	206,200	406,300			378,561C
2022	200,000	176,900	376,900			360,535C

*** 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
1981	1991

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

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: 0 S.F.
Crawl: 1247 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

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
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 +10
Effec. Age: 25
Floor Area: 1,982
Total Base New : 322,248 E.C.F.
Total Depr Cost: 241,674 X 1.900
Estimated T.C.V: 459,181

(16) Porches/Decks

Area	Type
42	WCP (1 Story)
1046	Treated Wood
50	Wood Balcony
24	Brzwy, FW

(17) Garage

Year Built: 91
Car Capacity: 3.5
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 735
% 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 1981
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1247 SF Floor Area = 1982 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

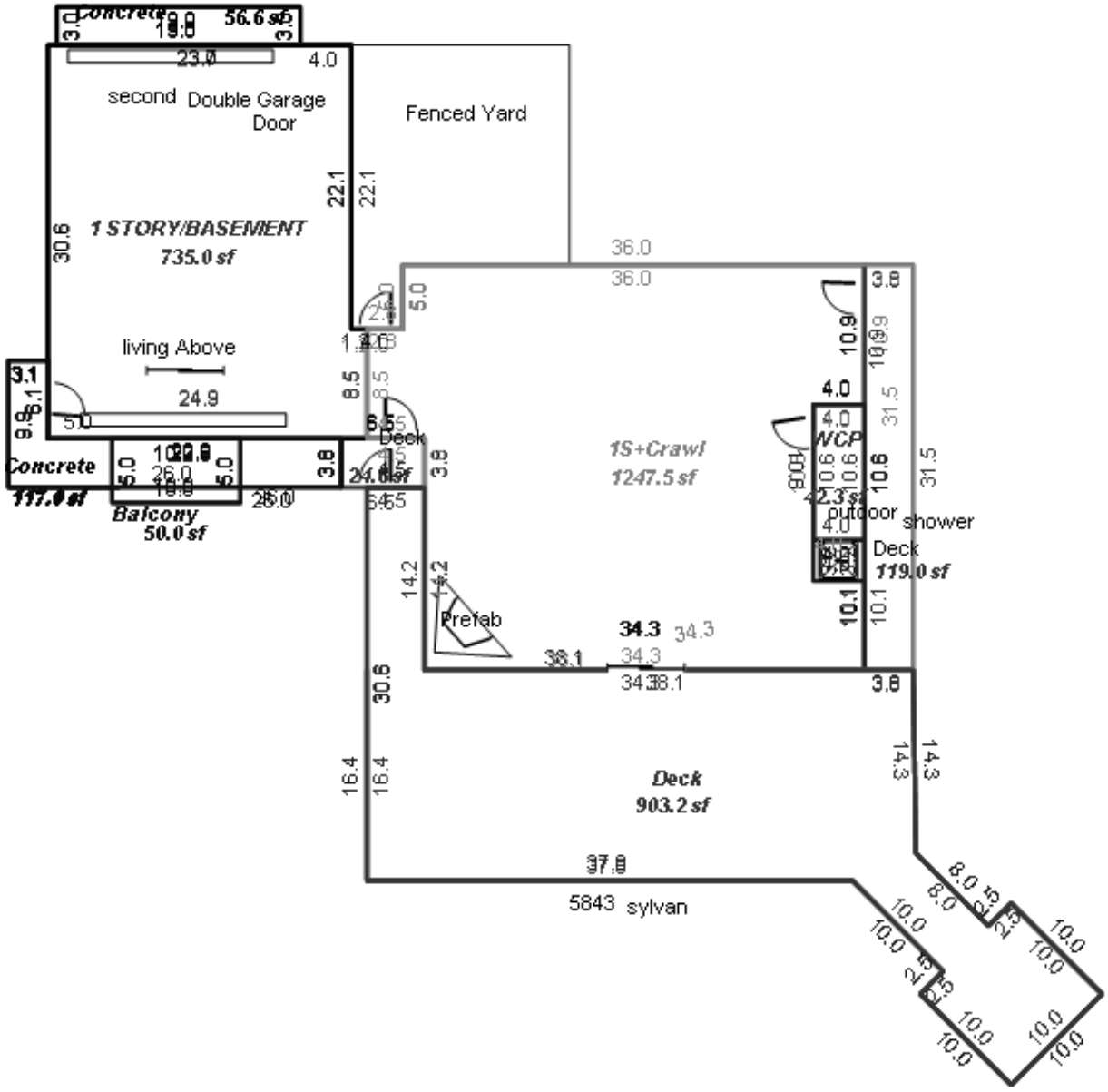
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,247		
1 Story	Siding	Overhang	735		
			Total:	244,262	183,186

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,678	3,508
Separate Shower	1	1,369	1,027
Water/Sewer			
1000 Gal Septic	1	4,899	3,674
Water Well, 100 Feet	1	5,849	4,387
Porches			
WCP (1 Story)	42	2,821	2,116
Balcony			
Wood Balcony	50	2,052	1,539
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	735	35,868	26,901
Common Wall: 1/2 Wall	1	-1,352	-1,014
Door Opener	2	1,101	826
Built-Ins			
Appliance Allow.	1	2,786	2,089
Fireplaces			
Wood Stove	1	2,570	1,927
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: 45-006-815-007-00 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.
THATCHER BECKY B	THATCHER BECKY B	0	09/07/2023	QC	09-FAMILY	2023003904	PROPERTY TRANSFER	0.0
THATCHER KENNETH C & BARB	THATCHER BECKY B	0	12/22/2020	QC	09-FAMILY	2020009030	PROPERTY TRANSFER	0.0
THATCHER BARBARA B	THACHER KENNETH C	0	05/30/2005	AFF	07-DEATH CERTIFICATE	1215P800	OTHER	0.0
THATCHER KENNETH C & BARB	THATCHER KENNETH C & BARB	0	02/28/1997	QC	09-FAMILY	440P656	DEED	0.0

Property Address
5863 S SYLVAN CT

Owner's Name/Address
THATCHER BECKY B
PO BOX 111
GLEN ARBOR MI 49636-0111

Tax Description
L232 P92 L440 P656/97 LOT 7 SYLVAN SHORES SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-1 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 12/22/2020
MAP #: 33
2025 Est TCV 772,453 TCV/TFA: 420.04

Building Permit(s)	Date	Number	Status
Mechanical	09/19/2022	PM22-0798	100% FINIS
Mechanical	12/09/2015	PM15-0671	100% FINIS
SHED	10/20/2015	2015-28	EXPIRED

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	10/03/2022	INSPECTED
TPC	11/14/2017	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/	100.00	215.00	1.0000	0.8385	5000	100		419,235
100 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	419,235

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.20	120	50	1,692

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,192

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	209,600	176,600	386,200			149,604C
2024	210,000	175,400	385,400			145,106C
2023	200,000	163,200	363,200			138,197C
2022	200,000	128,300	328,300			130,093C

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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
1900 197	1987

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 697 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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
1	Direct-Vented Ga

Class: C
Effec. Age: 30
Floor Area: 1,839
Total Base New : 263,179 E.C.F.
Total Depr Cost: 184,224 X 1.900
Estimated T.C.V: 350,026

(16) Porches/Decks

Area	Type
170	WCP (1 Story)
557	Treated Wood
24	Wood Balcony

(17) Garage

Year Built: 1950
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 700
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

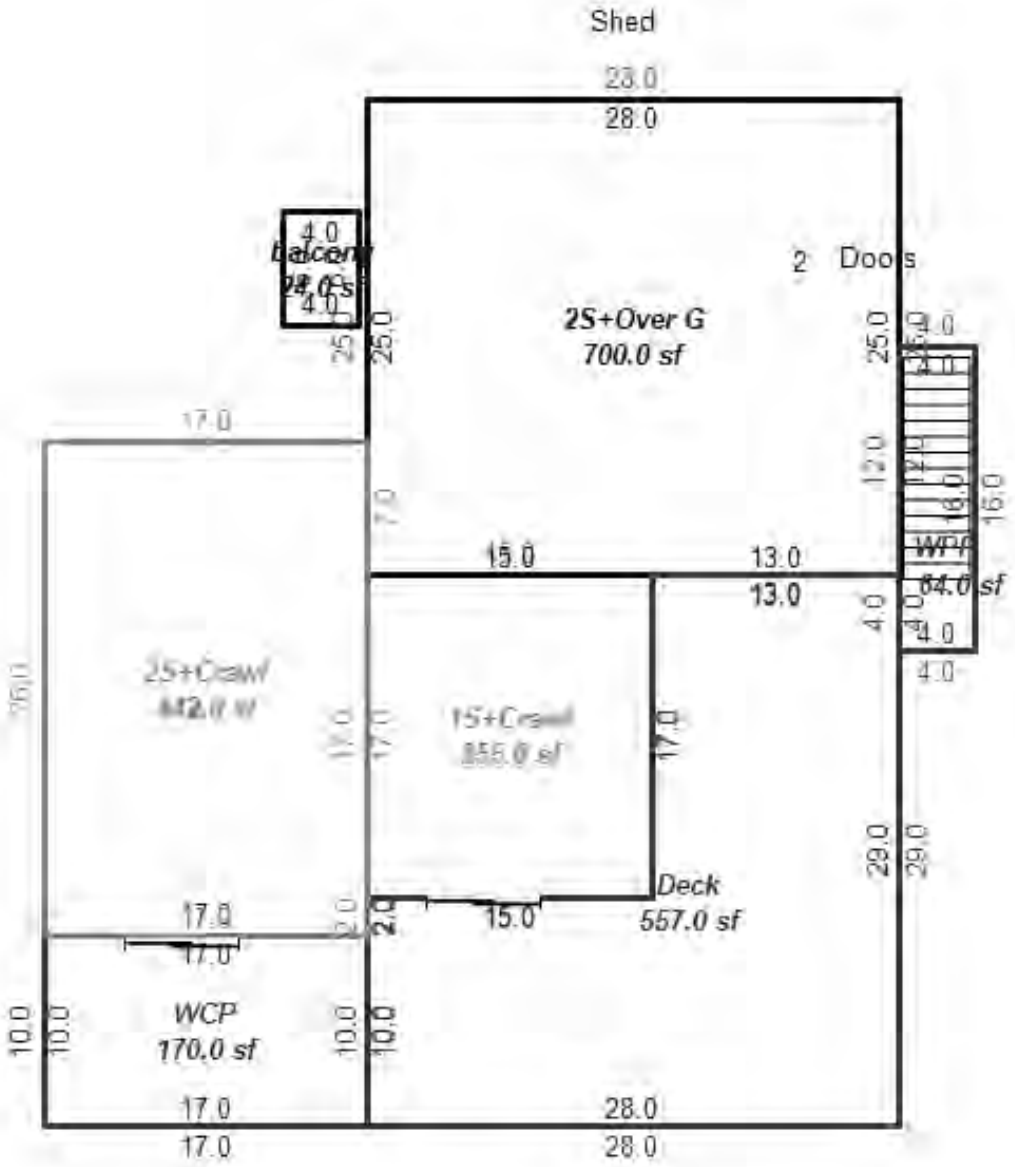
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 697 SF Floor Area = 1839 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	442		
1 Story	Siding	Crawl Space	255		
1 Story	Siding	Overhang	700		
			Total:	204,020	142,814

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			
WCP (1 Story)	170	7,249	5,074
Deck			
Treated Wood	557	8,166	5,716
Balcony			
Wood Balcony	24	985	689
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	700	25,830	18,081
Common Wall: 1 Wall	1	-2,235	-1,564
Door Opener	2	1,101	771
Built-Ins			
Appliance Allow.	1	2,786	1,950
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: 45-006-818-001-00 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.
WILLETTE MUSSELMAN CAROL	TALL TIMBER UNIT 2 LLC	0	11/06/2023	WD	21-NOT USED/OTHER	2023004983	PROPERTY TRANSFER	0.0
SCHAEFER C ENRICO & NANCY	WILLETTE CAROL MUSSELMAN	100,000	03/01/2011	WD	03-ARM'S LENGTH	1080-813	OTHER	100.0
DOWDY DOUGLAS R	SCHAEFER C ENRICO & NANCY	120,000	11/21/2005	WD	03-ARM'S LENGTH	882:58	OTHER	100.0
KEPPELMAN HELENE H	DOWDY DOUGLAS R	94,000	05/23/2003	WD	03-ARM'S LENGTH	733:178	OTHER	100.0

Property Address

1 TALL TIMBER 1

Owner's Name/Address

TALL TIMBER UNIT 2 LLC
4114 N BEACH ST
SANFORD MI 48657-9563

Tax Description

L387 P824/94 DC L733 P175/03 L733 P178/03 L882 P58/05 APARTMENT 1 TALL TIMBER CONDOMINIUM REC IN L172 P251 SEC 14 T29N R14W.

Comments/Influences

LOWER, SPRUCE, 297 SQ FT STUDIO
STUDIO
297SQ FT
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 253,781 TCV/TFA: 845.94

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1	Units110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			61,555C
2024	55,000	59,700	114,700			59,705C
2023	20,000	53,500	73,500			56,862C
2022	7,500	53,900	61,400			54,155C

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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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 300 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,844 E.C.F.
Total Depr Cost: 46,381 X 3.100
Estimated T.C.V: 143,781

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

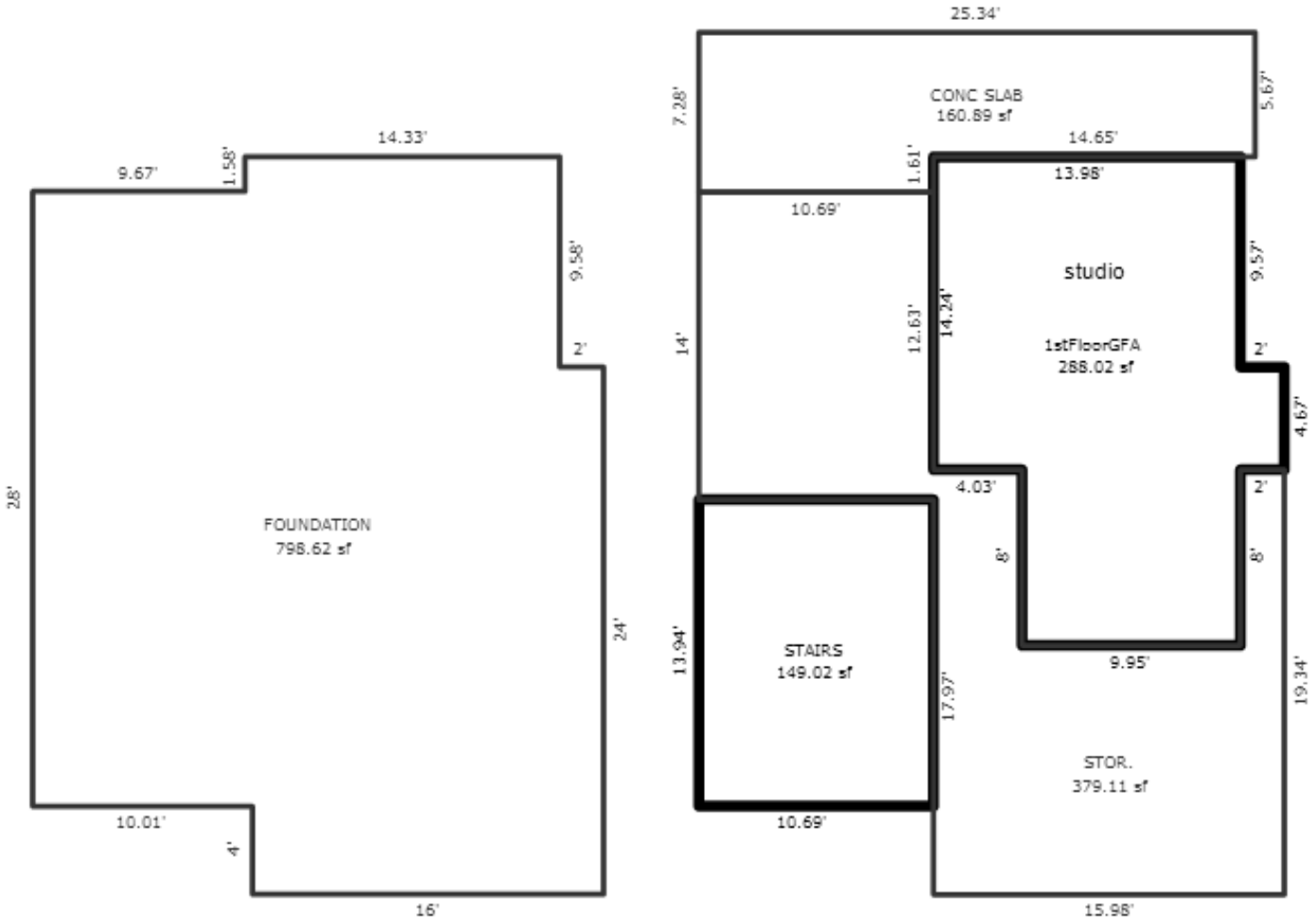
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	61,844	46,381

Notes: SPRUCE LOWER - STUDIO
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,781

*** Information herein deemed reliable but not guaranteed***

BUILDING A



Recorded in master deed as amount 297.14 SQ FT

UNIT 1

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-002-00 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.
CARROLL JANICE K	POFFENBERGER J DWIGHT JR	215,000	06/05/2017	WD	03-ARM'S LENGTH	1297P303	PROPERTY TRANSFER	100.0
MULLIGAN LLC	CARROLL ROBERT W & JANICE	1	09/26/2012	WD	09-FAMILY	1138P655	PROPERTY TRANSFER	100.0
CARROLL ROBERT W	MULLIGAN LLC	1	05/05/2011	WD	03-ARM'S LENGTH	1086-886	PROPERTY TRANSFER	100.0
LEASOR GARY D & LINDA S	ROBERT W. CARROLL	225,000	08/04/2010	WD	03-ARM'S LENGTH	2010 1056_181W	PROPERTY TRANSFER	100.0

Property Address

1 TALL TIMBER 4

Owner's Name/Address

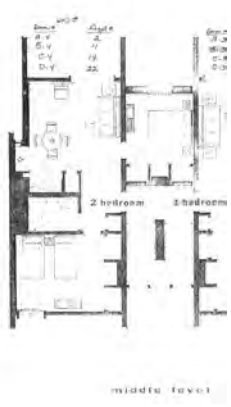
POFFENBERGER J DWIGHT JR
903 ADAMS CROSSING UNIT 102
CINCINNATI OH 45202

Tax Description

L388 P305 L388 P307 L413 P758-759/95 UNIT 2 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

CEDAR, MID, END 2DBRM 1BATH
2BED/1BATH
643SQ FT
MID 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 #: 17

2025 Est TCV 379,307 TCV/TFA: 589.90

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	06/28/2017	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1 Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	139,700	189,700			118,518C
2024	80,000	124,200	204,200			114,955C
2023	40,000	111,400	151,400			109,481C
2022	15,000	112,200	127,200			104,268C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 643 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 643
Total Base New : 120,132 E.C.F.
Total Depr Cost: 90,099 X 3.100
Estimated T.C.V: 279,307

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

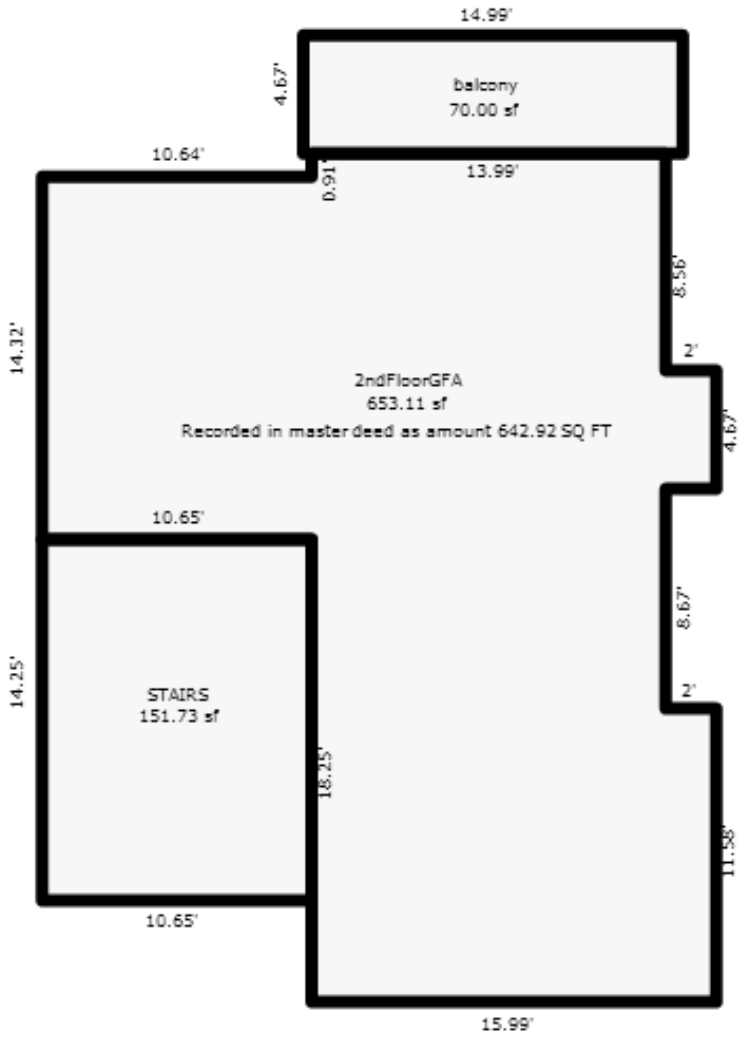
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	107,635	80,727
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	120,132	90,099

Notes: CEDAR MIDDLE
ECF (H818 TALL TIMBER) 3.100 => TCV: 279,307

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 2

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-003-00 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.
POFFENBERGER J DWIGHT JR	POFFENBERGER WILLIAM M	100,000	05/19/2017	QC	09-FAMILY	1295P734	PROPERTY TRANSFER	0.0
MIDGLEY MOLLY P	POFFENBERGER WILLIAM M	100,000	05/17/2017	QC	09-FAMILY	1295P735	PROPERTY TRANSFER	0.0
POFFENBERGER NANCY M	POFFENBERGER D JR & POFFE	0	07/28/2014	QC	09-FAMILY	1207P403	PROPERTY TRANSFER	0.0
POFFENBERGER NANCY M TRUS	POFFENBERGER NANCY M	0	07/21/2014	QC	03-ARM'S LENGTH	1207P401	PROPERTY TRANSFER	0.0

Property Address

1 TALL TIMBER 6

Owner's Name/Address

POFFENBERGER WILLIAM M
5860 MIAMI RD
CINCINNATI OH 45243

Tax Description

L398 P946 L473 P781-784/98 APARTMENT 3 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

MAPLE, UPPER & LOFT 3BDRM 2 BATH
3BED/2BATH
950 SQ FT
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2025 Est TCV 601,737 TCV/TFA: 628.12

Building Permit(s)	Date	Number	Status
Electrical	10/09/2017	PE17-0561	100% FINIS
Plumbing	10/09/2017	PP17-0258	100% FINIS
Res. Add/Alter/Repair	07/20/2017	PB17-0377	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 H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE 950SQFT			1 Units	220000.00000	100			220,0

0.00 Total Acres Total Est. Land Value = 220,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	110,000	190,900	300,900			111,379C
2024	120,000	169,700	289,700			108,031C
2023	60,000	152,200	212,200			102,887C
2022	35,000	153,400	188,400			97,988C

Who	When	What
TPC	11/14/2017	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	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
1976 201	2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 639 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 958
Total Base New : 153,927 E.C.F.
Total Depr Cost: 123,141 X 3.100
Estimated T.C.V: 381,737

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

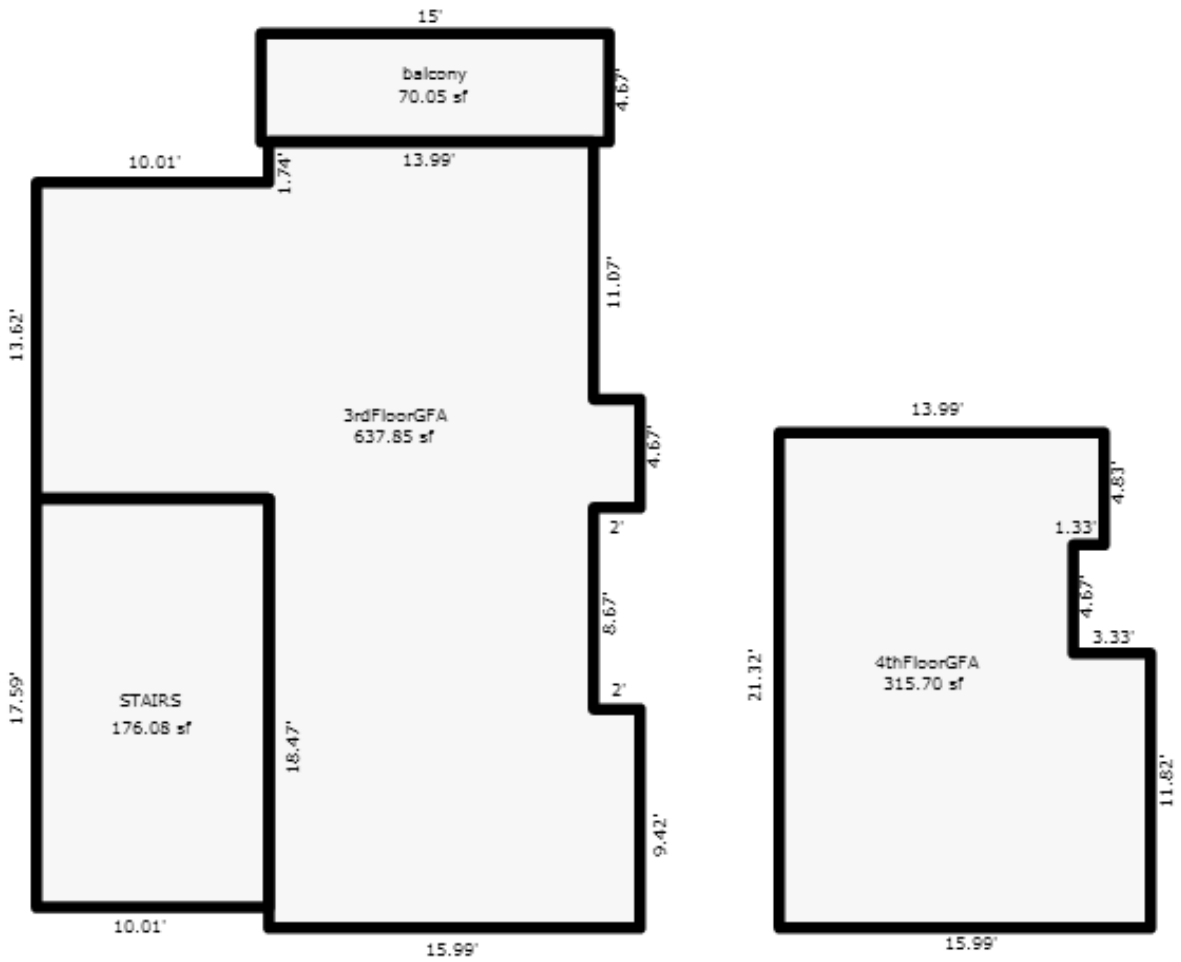
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 639 SF Floor Area = 958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	639		
			Total:	134,550	107,639
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			1	6,880	5,504
Deck					
Treated Wood			82	2,452	1,962
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
			Totals:	153,927	123,141

Notes: MAPLE
ECF (H818 TALL TIMBER) 3.100 => TCV: 381,737

*** Information herein deemed reliable but not guaranteed***

BUILDING A



Recorded in master deed as amount 958.83 SQ FT

UNIT 3

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-004-00 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.
FOLEY RICHARD H & BONNIE	FOLEY RICHARD H & BARBARA	1	04/22/2016	WD	03-ARM'S LENGTH	1258P905	PROPERTY TRANSFER	0.0
CROWTHER JASON R	FOLEY RICHARD H & BONNIE	70,000	05/15/2000	WD	03-ARM'S LENGTH	543:44	PROPERTY TRANSFER	0.0
CHUMACK	CROWTHER	48,000	11/24/1993	WD	03-ARM'S LENGTH	375:977	OTHER	0.0
TRAMITZ	CHUMACK	60,000	11/27/1992	WD	03-ARM'S LENGTH	353:549	OTHER	0.0

Property Address

1 TALL TIMBER 2

Owner's Name/Address

FOLEY RICHARD H & BARBARA
536 BERLANGER LN
TRAVERSE CITY MI 49684

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 253,781 TCV/TFA: 845.94

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Tax Description

L326 P379 L353 P549 L375 P977 L543 P044
APARTMENT 4 TALL TIMBER CONDOMINIUM REC
IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

PINE, LOWER, 277 SQ FT STUDIO
STUDIO
277 SQ FT
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
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			59,077C
2024	55,000	59,700	114,700			57,301C
2023	20,000	53,500	73,500			54,573C
2022	7,500	53,900	61,400			51,975C

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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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 300 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,844 E.C.F.
Total Depr Cost: 46,381 X 3.100
Estimated T.C.V: 143,781

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 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	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	61,844	46,381

Notes: PINE LOWER
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,781

*** Information herein deemed reliable but not guaranteed***

BUILDING A

Recorded in master deed as amount 277.19 SQ FT

UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-005-00 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.
CALHOUN BEVERLY JEAN TRUS	SUKOSKY DAVID & JANE	197,500	03/17/2022	WD	03-ARM'S LENGTH	2022001855	DEED	100.0
CALHOUN BEVERLY JEAN TRUS	CALHOUN BEVERLY JEAN	0	05/13/2019	WD	03-ARM'S LENGTH	1359P971	PROPERTY TRANSFER	0.0
CALHOUN BEVERLY JEAN	CALHOUN BEVERLY JEAN	0	05/13/2019	WD	03-ARM'S LENGTH	1359P974	PROPERTY TRANSFER	0.0
CALHOUN BONNIE & CALHOUN	CALHOUN BEVERLY JEAN TRUS	1	12/15/2010	QC	03-ARM'S LENGTH	1266P516	PROPERTY TRANSFER	0.0

Property Address

1 TALL TIMBER A3

Owner's Name/Address

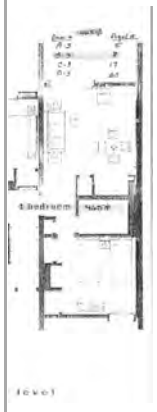
SUKOSKY DAVID & JANE
3417 LAKEWOOD SHORES DR
HOWELL MI 48843

Tax Description

L173 P964 L269 P854 L317 P739-741/90 DC L788 P513/04 APARTMENT 5 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

BIRCH, MIDDLE 1BDRM 1 BATH
1BED/1BATH
465 SQ FT
MID LEVEL



Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 314,966 TCV/TFA: 677.35

Building Permit(s)	Date	Number	Status
Commercial, Add/Alter/Repa	04/17/2008	PB08-0077	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 H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	~465	1BDRM1BATH	1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	102,500	157,500			104,249C
2024	55,000	85,100	140,100			101,115C
2023	20,000	76,300	96,300			96,300S
2022	10,000	76,900	86,900			63,570C

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	02/06/2009	INSPECTED
WAS	10/27/2007	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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 465 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 465
Total Base New : 88,159 E.C.F.
Total Depr Cost: 66,118 X 3.100
Estimated T.C.V: 204,966

(16) Porches/Decks

Area	Type
103	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

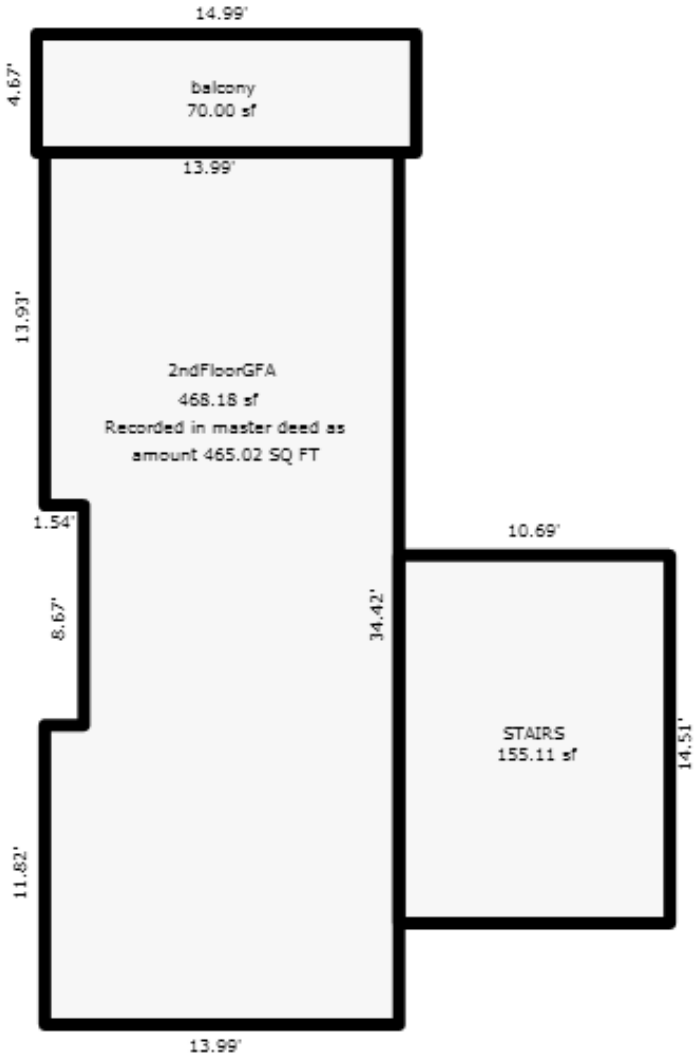
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	75,317	56,487
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			103	2,797	2,098
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
			Totals:	88,159	66,118

Notes: BIRCH
ECF (H818 TALL TIMBER) 3.100 => TCV: 204,966

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 5

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-006-00 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.
SCHENCK R ROBERT & ELIZAB	SCHENCK R ROBERT & ELIZAB	0	03/01/2012	WD	03-ARM'S LENGTH	1116P68	DEED	0.0
STEPHENS JOSEPH D & JOAN	SCHENCK R ROBERT & ELIZAB	69,000	10/28/1982	WD	03-ARM'S LENGTH	233P816	DEED	0.0

Property Address
1 TALL TIMBER 5

Owner's Name/Address
SCHENCK R ROBERT & ELIZABETH H
202 E 25TH ST
HOLLAND MI 49423

Tax Description
L233 P816/82 APARTMENT 6 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences
BALSAM, UPPER & LOFT 2BDRM 2BATH
2BED/2BATH
744 SQ FT
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 #: 17
2025 Est TCV 392,234 TCV/TFA: 527.20

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	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1 Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	146,100	196,100			87,313C
2024	80,000	121,300	201,300			84,688C
2023	40,000	108,700	148,700			80,656C
2022	15,000	109,600	124,600			76,816C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 496 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 744
Total Base New : 125,694 E.C.F.
Total Depr Cost: 94,269 X 3.100
Estimated T.C.V: 292,234

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 496 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	496		
			Total:	106,317	79,737
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	125,694	94,269

Notes: BALSAM
ECF (H818 TALL TIMBER) 3.100 => TCV: 292,234

*** Information herein deemed reliable but not guaranteed***

BUILDING A

Recorded in master deed as amount 744.35 SQ FT

UNIT 6

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-007-00 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.
CAPEHART CRAIG	CAPEHART CRAIG E	0	11/08/2022	WD	09-FAMILY	2022006445	PROPERTY TRANSFER	0.0
SARAFA JOSEPH D & KELLEY	CAPEHART CRAIG	112,900	06/19/2007	WD	03-ARM'S LENGTH	944:976	OTHER	100.0
HEGLAND RONALD A & MARLEN	SARAFA JOSEPH D & KELLEY	99,500	04/02/2004	WD	03-ARM'S LENGTH	796:158	OTHER	100.0
STEVENS	HEGLAND	77,000	08/10/2001	WD	03-ARM'S LENGTH	595:707	PROPERTY TRANSFER	0.0

Property Address

2 TALL TIMBER 1

Owner's Name/Address

CAPEHART CRAIG E
11526 CREEK SIDE LN
CARMEL IN 46033

Tax Description

L215 P660/80 L430 P587/96 L563 P197/00
L595 P707/01 L796 P158/04 L944 P976/07
APARTMENT 7 TALL TIMBER CONDOMINIUM REC
IN L172 P251 SEC 14 T29N R14W.

Comments/Influences

PINE LOWER STUDIO
STUDIO
277 SQ FT
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 253,781 TCV/TFA: 845.94

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1	Units110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			59,077C
2024	55,000	59,700	114,700			57,301C
2023	20,000	53,500	73,500			54,573C
2022	7,500	53,900	61,400			51,975C

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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
1976	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 300 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,844 E.C.F.
Total Depr Cost: 46,381 X 3.100
Estimated T.C.V: 143,781

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 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	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	61,844	46,381

Notes: PINE LOWER
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,781

*** Information herein deemed reliable but not guaranteed***

BUILDING A

Recorded in master deed as amount 277.19 SQ FT

UNIT 7

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-008-00 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.
DOWDY DOUGLAS R	RICHTER SCOTT K	198,000	09/25/2019	WD	03-ARM'S LENGTH	2019005558	PROPERTY TRANSFER	100.0
DOWDY DOUGLAS R	DOWDY DOUGLAS R	0	11/29/2018	WD	09-FAMILY	1347P388	PROPERTY TRANSFER	0.0
HACKER RAY W & ANITA V	DOWDY DOUGLAS R	254,000	11/21/2005	WD	03-ARM'S LENGTH	882:144	OTHER	100.0

Property Address

2 TALL TIMBER 3

Owner's Name/Address

RICHTER SCOTT K
6249 NORTH 78ST UNIT #4
SCOTTSDALE AZ 85250

Tax Description

L174 P69/74 L882 P144/05 APARTMENT 8 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

BIRCH, MIDDLE 1BDRM, 1 BATH
1BED/1BATH
465 SQ FT
MID LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 314,163 TCV/TFA: 675.62

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	08/16/2019	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	~465	1BDRM1BATH	1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	102,100	157,100			88,649C
2024	55,000	84,700	139,700			85,984C
2023	20,000	76,000	96,000			81,890C
2022	10,000	76,600	86,600			77,991C

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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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall 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: 465 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 465
Total Base New : 87,814 E.C.F.
Total Depr Cost: 65,859 X 3.100
Estimated T.C.V: 204,163

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

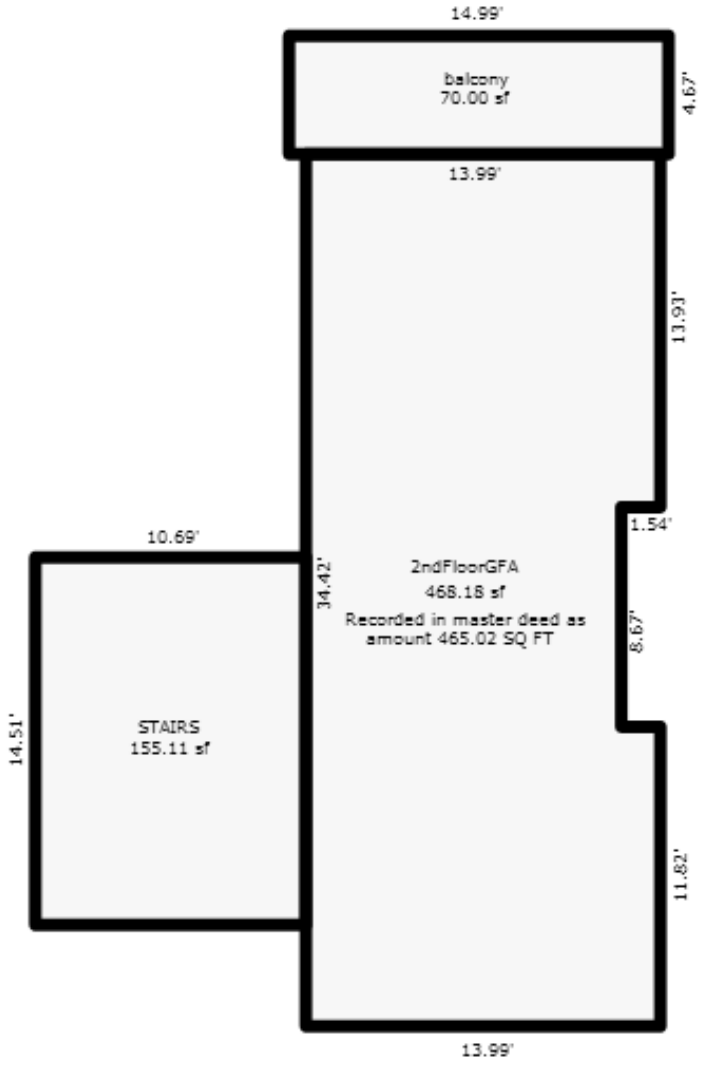
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	75,317	56,487
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	87,814	65,859

Notes: BIRCH
ECF (H818 TALL TIMBER) 3.100 => TCV: 204,163

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 8

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-009-00 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.
FOX BRUCE A	FOX LAURA J ETAL	0	04/10/2019	QC	09-FAMILY	1357P719	OTHER	0.0
FOX MARIAN L	FOX BRUCE A	1	04/25/1995	QC	06-COURT JUDGEMENT	405P156	OTHER	0.0
BRENNER FREDERICK E & JAC	FOX BRUCE A & MARIAN L	74,900	05/11/1984	WD	03-ARM'S LENGTH	246P197	DEED	0.0
BRENNER MARGARET B	BRENNER FREDERICK E	0	07/12/1982	QC	06-COURT JUDGEMENT	231P563	DEED	0.0

Property Address

2 TALL TIMBER 5

Owner's Name/Address

FOX LAURA J ETAL
FOX KENDALL B
124422 HENDRYX DR
SUTTONS BAY MI 49682

Tax Description

L246 P197 L405 P156/95 APARTMENT 9 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

BALSAM, UPPER & LOFT 2BDRM 2 BATH
2BED/2BATH
744 SQ FT
UPPER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 392,234 TCV/TFA: 527.20

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	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1 Units	100000.00000	100			100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	146,100	196,100			87,313C
2024	80,000	121,300	201,300			84,688C
2023	40,000	108,700	148,700			80,656C
2022	15,000	109,600	124,600			76,816C

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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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 496 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 744
Total Base New : 125,694 E.C.F.
Total Depr Cost: 94,269 X 3.100
Estimated T.C.V: 292,234

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 496 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	496		
			Total:	106,317	79,737
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	125,694	94,269

Notes: BALSAM
ECF (H818 TALL TIMBER) 3.100 => TCV: 292,234

*** Information herein deemed reliable but not guaranteed***

BUILDING A

Recorded in master deed as amount 744.35 SQ FT

UNIT 9

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-010-00 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 LELAND JULIA TRUST	GLENNY SUN ARBOR II LLC	255,000	04/10/2023	WD	03-ARM'S LENGTH	2023001927	PROPERTY TRANSFER	100.0
LONG JULIA L	LONG LELAN JULIA TRUST	0	08/01/2007	QC	03-ARM'S LENGTH	955/349	PROPERTY TRANSFER	0.0
NETHERTON	LONG	57,500	10/14/1998	WD	03-ARM'S LENGTH	490:100	OTHER	0.0
BANKS	NETHERTON	47,000	06/03/1996	WD	03-ARM'S LENGTH	424:507	OTHER	0.0

Property Address

2 TALL TIMBER 2

Owner's Name/Address

GLENNY SUN ARBOR II LLC
1297 SPICEWOOD DR
OKEMOS MI 48864

Tax Description

L174 P55 L424 P507 L445 P595 L490 P100 DC L897 P980/06 APARTMENT 10 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

SPRUCE LOWER STUDIO
STUDIO
297 SQ FT

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 253,781 TCV/TFA: 845.94

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	03/08/2023	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1 Units	110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			118,255C
2024	55,000	59,700	114,700			114,700S
2023	20,000	53,500	73,500			56,862C
2022	7,500	53,900	61,400			54,155C

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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
1976	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 300 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,844 E.C.F.
Total Depr Cost: 46,381 X 3.100
Estimated T.C.V: 143,781

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

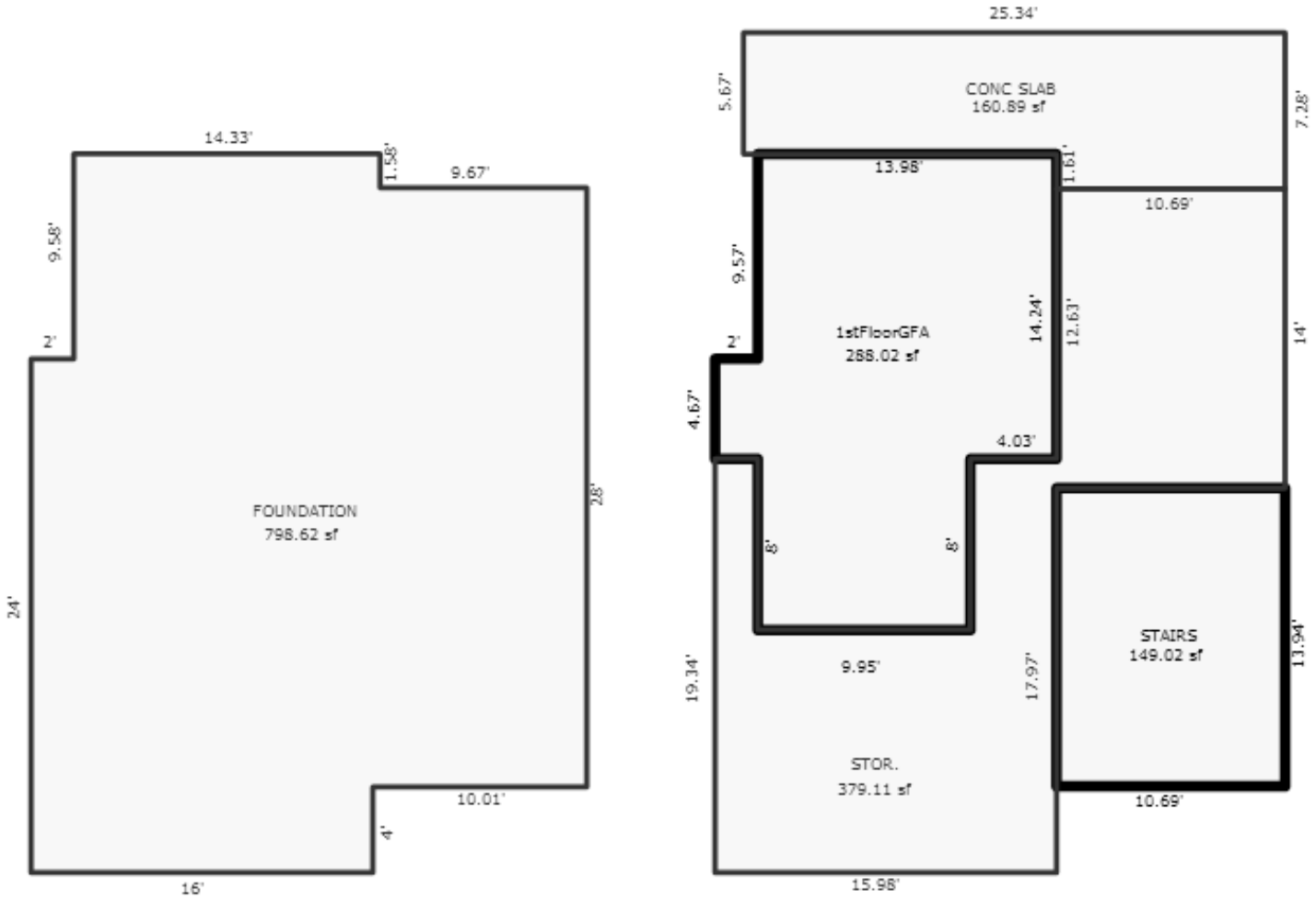
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	61,844	46,381

Notes: SPRUCE LOWER
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,781

*** Information herein deemed reliable but not guaranteed***

BUILDING A



Recorded in master deed as amount 297.14 SQ FT

UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-011-00 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.
DZWONKOWSKI ARLINE C TRUS	MARSZAL PAMELA A	0	12/06/2022	QC	09-FAMILY	202206850	PROPERTY TRANSFER	0.0
DZWONKOWSKI EDWARD J TRUS	MARSZAL PAMELA A	90,000	12/26/2012	WD	09-FAMILY	1153P711	PROPERTY TRANSFER	50.0
DZWONKOWSKI EDWARD J & AR	EDWARD J TRUST & ARLINE T	0	11/15/2004	QC	09-FAMILY	835:320	OTHER	0.0
RAPID DESIGN SERVICE	DZWONSKOW EDWARD J & ARLI	90,000	02/01/1993	WD	03-ARM'S LENGTH	357:597	OTHER	0.0

Property Address

2 TALL TIMBER 4

Owner's Name/Address

MARSZAL PAMELA A
PO BOX 71
FRANKFORT MI 49635

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 366,312 TCV/TFA: 569.69

Building Permit(s)	Date	Number	Status
Commercial, Add/Alter/Repa	04/17/2008	PB08-0078	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1 Units	100000.00000	100			100,0

0.00 Total Acres Total Est. Land Value = 100,000

Tax Description

L1153P711 UNIT NO. 11 , TALL TIMBER CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN L IBER 172, PAGE 247, AND AMENDMENTS THERETO, (IF ANY), AND DESIGNATED AS LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 3, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEEDS AND AS DESCRIBED, IN ACT 59 OF PUBLIC ACTS OF 1978, AND AMENDMENTS THERE TO. TAX ID: 45-006-818-011-00
FORMERLY DESCRIBED AS:
597/93 L835 P320/04
TIMBER CONDOMINIUM REC
251 SEC 14 T29N R14W.

s

1 BATH

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	133,200	183,200			102,437C
2024	80,000	110,500	190,500			99,357C
2023	40,000	99,100	139,100			94,626C
2022	15,000	99,900	114,900			90,120C

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	02/06/2009	INSPECTED
WAS	10/27/2007	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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 643 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 643
Total Base New : 114,542 E.C.F.
Total Depr Cost: 85,907 X 3.100
Estimated T.C.V: 266,312

(16) Porches/Decks

Area	Type
103	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

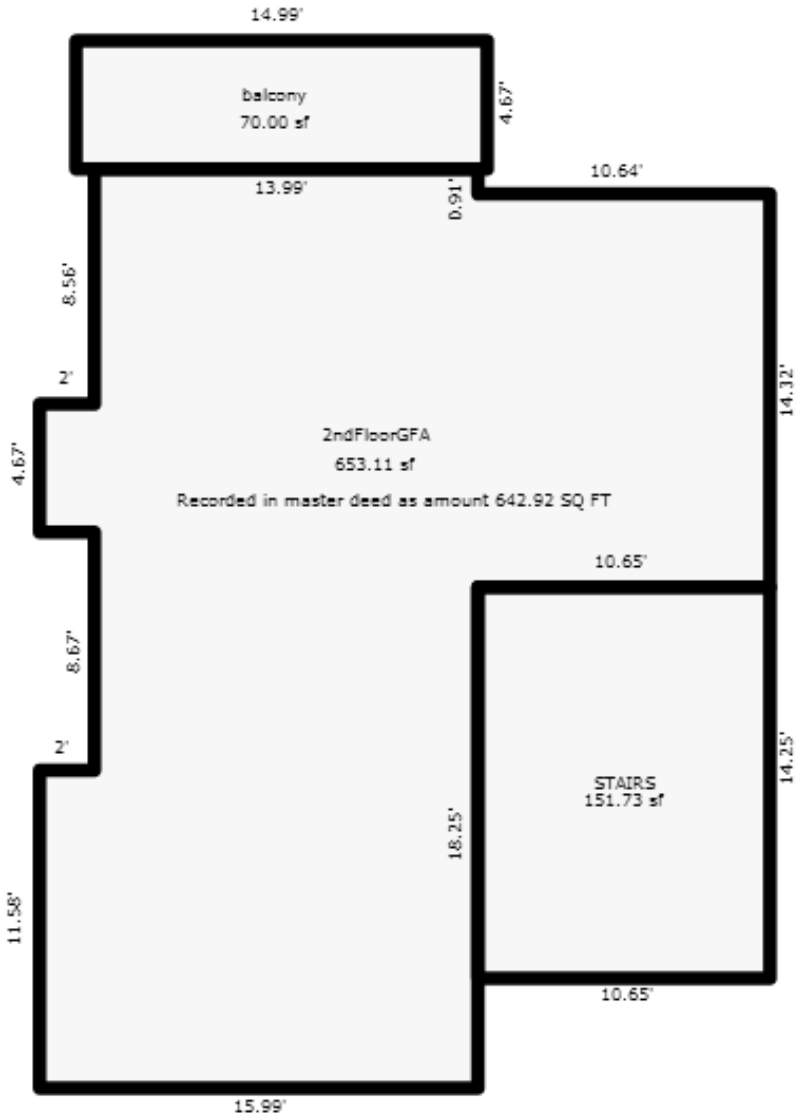
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	101,700	76,276
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			103	2,797	2,098
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
			Totals:	114,542	85,907

Notes: CEDAR MIDDLE
ECF (H818 TALL TIMBER) 3.100 => TCV: 266,312

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 11

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-012-00 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.
MORALES SUZANNE J &OBRIEN	CLARK FAMILY COTTAGE TRUS	0	12/08/2021	WD	09-FAMILY	2021009729	PROPERTY TRANSFER	0.0
CLARK JANE K TRUST	MORALESSUZANNE J & OBRIEN	1	12/08/2021	WD	09-FAMILY	2021009728	PROPERTY TRANSFER	0.0
CLARK JANE M	CLARK JANE K TRUST	1	08/30/2014	WD	03-ARM'S LENGTH	1213P250	PROPERTY TRANSFER	0.0

Property Address
2 TALL TIMBER B6

Owner's Name/Address
CLARK FAMILY COTTAGE TRUST
5100 FOREST AVE UNIT 320
DOWNERS GROVE IL 60515

Tax Description
APARTMENT 12 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences
MAPLE, UPPER & LOFT 3BDRM 2BATH
3BED/2BATH
959 SQ FT
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 #: 17
2025 Est TCV 577,873 TCV/TFA: 603.21

Building Permit(s)	Date	Number	Status
DECK/PORCH	05/08/2013	2013-2267	100% FINIS
Res. Condo	05/08/2013	PB13-0073	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	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE 950SQFT			1 Units	220000.00000		100		220,0
			0.00 Total Acres		Total Est. Land Value =			220,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	110,000	178,900	288,900			97,589C
2024	120,000	148,500	268,500			94,655C
2023	60,000	133,200	193,200			90,148C
2022	35,000	134,200	169,200			85,856C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 639 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 958
Total Base New : 153,927 E.C.F.
Total Depr Cost: 115,443 X 3.100
Estimated T.C.V: 357,873

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

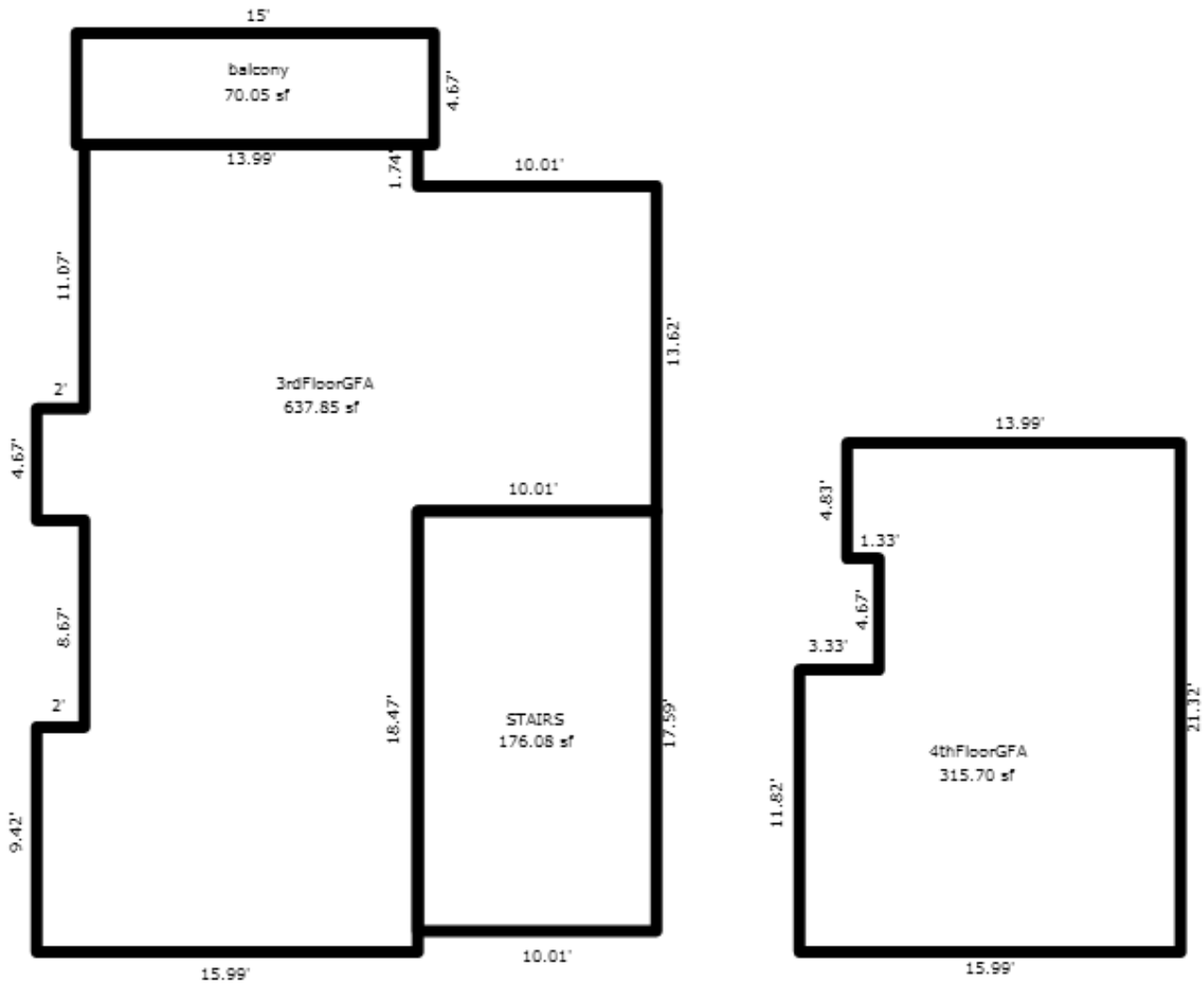
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 639 SF Floor Area = 958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	639		
			Total:	134,550	100,911
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	153,927	115,443

Notes: MAPLE
ECF (H818 TALL TIMBER) 3.100 => TCV: 357,873

*** Information herein deemed reliable but not guaranteed***

BUILDING A



Recorded in master deed as amount 958.83 SQ Ft

UNIT 12

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-013-00 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.
HOEKSTRA PATRICA ET AL	DUSENBERRY KEITH N & GORD	105,000	11/02/2018	WD	03-ARM'S LENGTH	1345P489	PROPERTY TRANSFER	100.0
HOEKSTRA PATRICIA W	HOEKSTRA PATRICA ET AL J/	0	09/17/2013	QC	09-FAMILY	1178P413	DEED	0.0
REAY THOMAS D ET AL	HOEKSTRA PATRICIA W	115,000	09/30/2008	WD	03-ARM'S LENGTH	2008 989/242WD	PROPERTY TRANSFER	100.0
VANDENBELT	REAY	89,500	09/06/2002	WD	03-ARM'S LENGTH	663:718	OTHER	0.0

Property Address

3 TALL TIMBER 2

Owner's Name/Address

DUSENBERRY KEITH N & GORDON ANN M
530 MOLINO ST STE 102
LOS ANGELES CA 90013

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 253,781 TCV/TFA: 845.94

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Tax Description

L174 P82 L517 P670/99 L663 P718/02
APARTMENT 13 TALL TIMBER CONDOMINIUM REC
IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

SPRUCE LOWER STUDIO
STUDIO
297SQ FT
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
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			62,934C
2024	55,000	59,700	114,700			61,042C
2023	20,000	53,500	73,500			58,136C
2022	7,500	53,900	61,400			55,368C

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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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 300 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,844 E.C.F.
Total Depr Cost: 46,381 X 3.100
Estimated T.C.V: 143,781

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

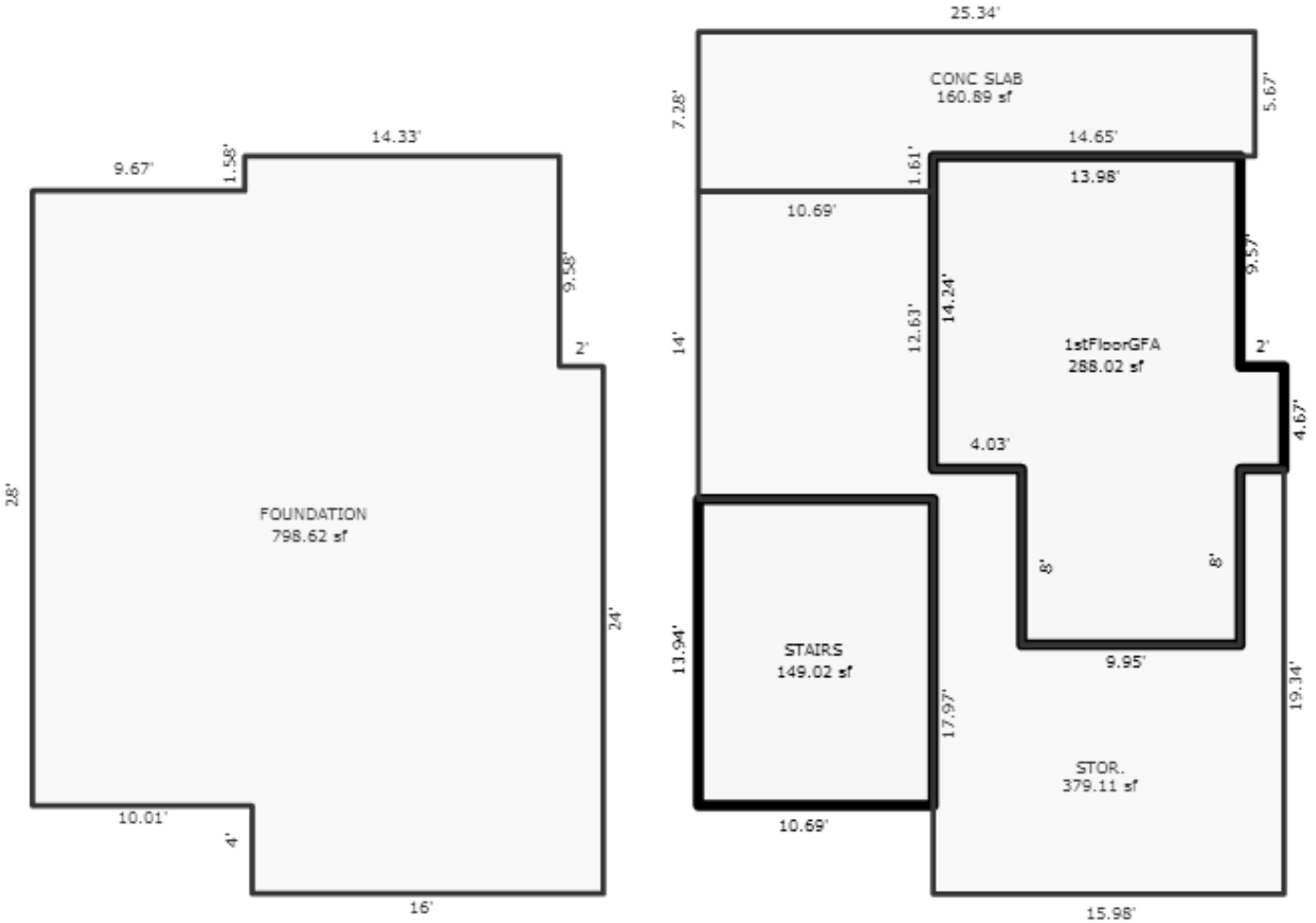
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	61,844	46,381

Notes: SPRUCE LOWER
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,781

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 297.14 SQ FT

UNIT 13

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

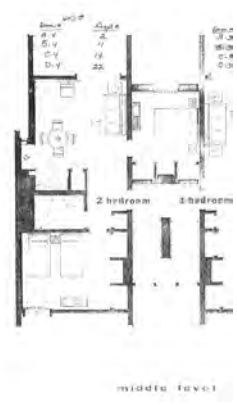
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SGS PROPERTIES LLC	STROUSE PETER J & GARVER	420,000	07/12/2022	WD	03-ARM'S LENGTH	2022004030	PROPERTY TRANSFER	100.0
TELLEN INC	SGS PROPERTIES LLC	200,000	07/31/2012	WD	03-ARM'S LENGTH	1131P850	PROPERTY TRANSFER	100.0

Property Address
3 TALL TIMBER C4

Owner's Name/Address
STROUSE PETER J & GARVER KIMBERLY A
2454 HICKORY RD
ANN ARBOR MI 48103

Tax Description
L343 P273-274/92 APARTMENT 14 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences
CEDERMIDDLE 2BDRM 1BATH
2BED/1BATH
643SQ FT
MID 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 #: 17
2025 Est TCV 383,207 TCV/TFA: 595.97

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1	Units100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

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	04/22/2022	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	141,600	191,600			165,521C
2024	80,000	125,900	205,900			160,545C
2023	40,000	112,900	152,900			152,900S
2022	15,000	99,600	114,600			98,367C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2014

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: 643 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 643
Total Base New : 114,197 E.C.F.
Total Depr Cost: 91,357 X 3.100
Estimated T.C.V: 283,207

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

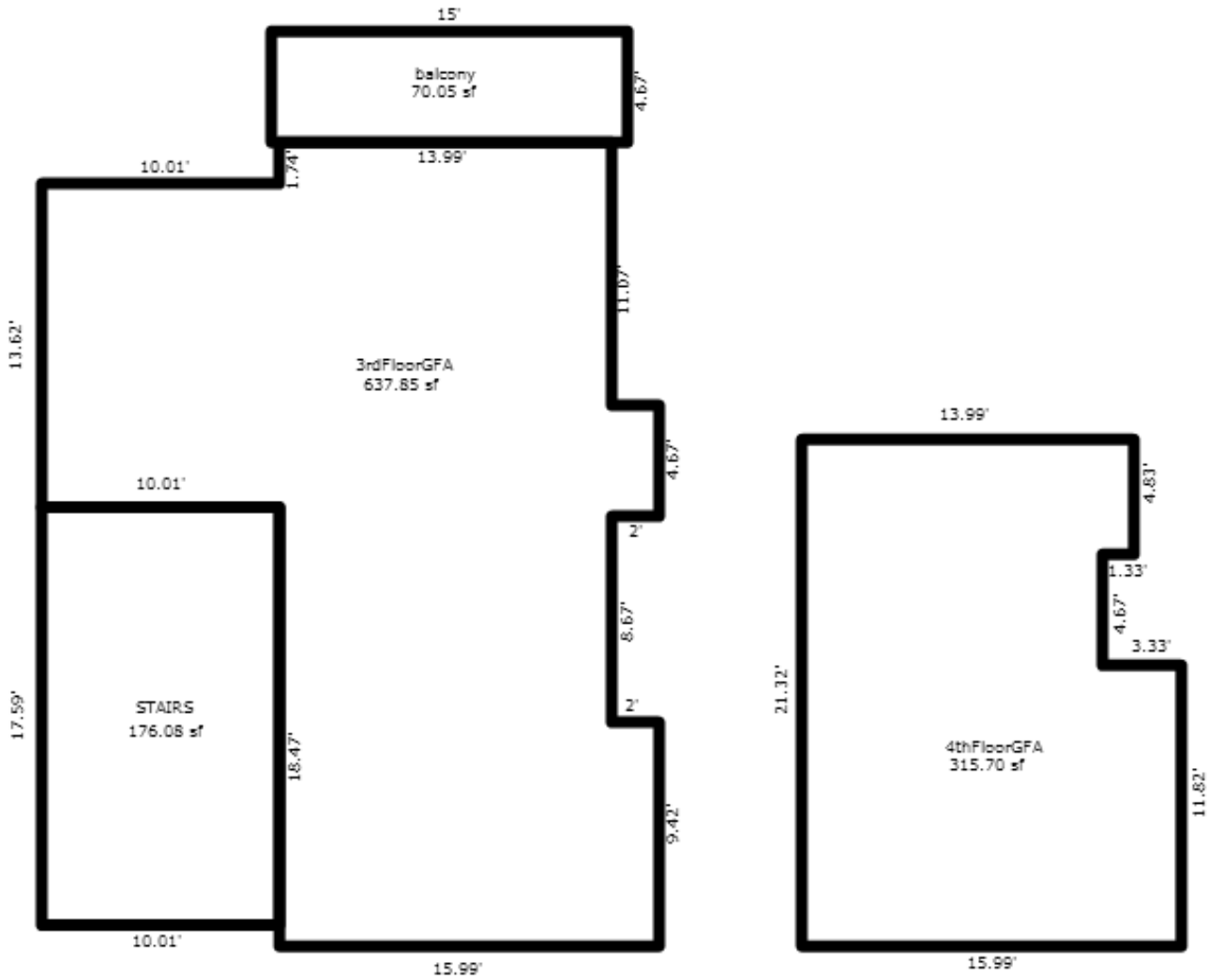
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	101,700	81,359
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,750
Deck					
Treated Wood			82	2,452	1,962
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
			Totals:	114,197	91,357

Notes: CEDAR MIDDLE
ECF (H818 TALL TIMBER) 3.100 => TCV: 283,207

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 958.83 SQ FT
UNIT 15

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-015-00 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.
ARLEN DEBRA D	SGS PROPERTIES LLC	283,500	06/30/2014	WD	03-ARM'S LENGTH	1202P465	PROPERTY TRANSFER	100.0
RAMEY	BLACKBURN	164,500	12/06/1997	WD	03-ARM'S LENGTH	460:281	PROPERTY TRANSFER	0.0

Property Address

3 TALL TIMBER 6

Owner's Name/Address

SGS PROPERTIES LLC
5440 RIVERVIEW RD SE
FIFE LAKE MI 49633

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 577,873 TCV/TFA: 603.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE 950SQFT			1 Units	220000.00000		100		220,0

0.00 Total Acres Total Est. Land Value = 220,000

Tax Description

L261 L741 L460 P281/97 L563 P877/00 . APARTMENT 15 TALL TIMBER CONDOMINIUM REC IN L172 P251 SEC 14 T29N R14W.

Comments/Influences

MAPLE, UPPER & LOFT 3BDRM 2BATH
3BED/2BATH
959SQ FT
UPPER LEVEL

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	110,000	178,900	288,900			172,188C
2024	120,000	159,100	279,100			167,011C
2023	60,000	142,700	202,700			159,059C
2022	35,000	143,800	178,800			151,485C

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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
1976	2003

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: 639 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 958
Total Base New : 153,927 E.C.F.
Total Depr Cost: 115,443 X 3.100
Estimated T.C.V: 357,873

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 639 SF Floor Area = 958 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	639		
			Total:	134,550	100,911
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	153,927	115,443

Notes: MAPLE
ECF (H818 TALL TIMBER) 3.100 => TCV: 357,873

*** Information herein deemed reliable but not guaranteed***

BUILDING B

Recorded in master deed as amount 958.83 SQ FT
UNIT 15

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-016-00 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.
RAFFERTY CATHY L	HALL JAMES W & LINDA S	100,000	05/23/2016	WD	03-ARM'S LENGTH	1261P487	PROPERTY TRANSFER	100.0
SUTHERLAND MICHAEL W ET A	RAFFERTY CATHY L	128,800	07/07/2006	WD	03-ARM'S LENGTH	907:538	OTHER	100.0
CALHOUN	SUTHERLAND	87,500	05/24/2002	LC	16-LC PAYOFF	646:764	OTHER	0.0

Property Address

3 TALL TIMBER 1

Owner's Name/Address

HALL JAMES W & LINDA S
871 MEADOW DR
TRAVERSE CITY MI 49685

Tax Description

L318 P867/90 L646 P764/02 L700 P827/03 L907 P534&538/06 APARTMENT 16 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

PINE, LOWER STUDIO
STUDIO
277 SQ FT
LOWER LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 253,781 TCV/TFA: 845.94

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1	Units110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			62,487C
2024	55,000	59,700	114,700			60,609C
2023	20,000	53,500	73,500			57,723C
2022	7,500	53,900	61,400			54,975C

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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
1976	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 300 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,844 E.C.F.
Total Depr Cost: 46,381 X 3.100
Estimated T.C.V: 143,781

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

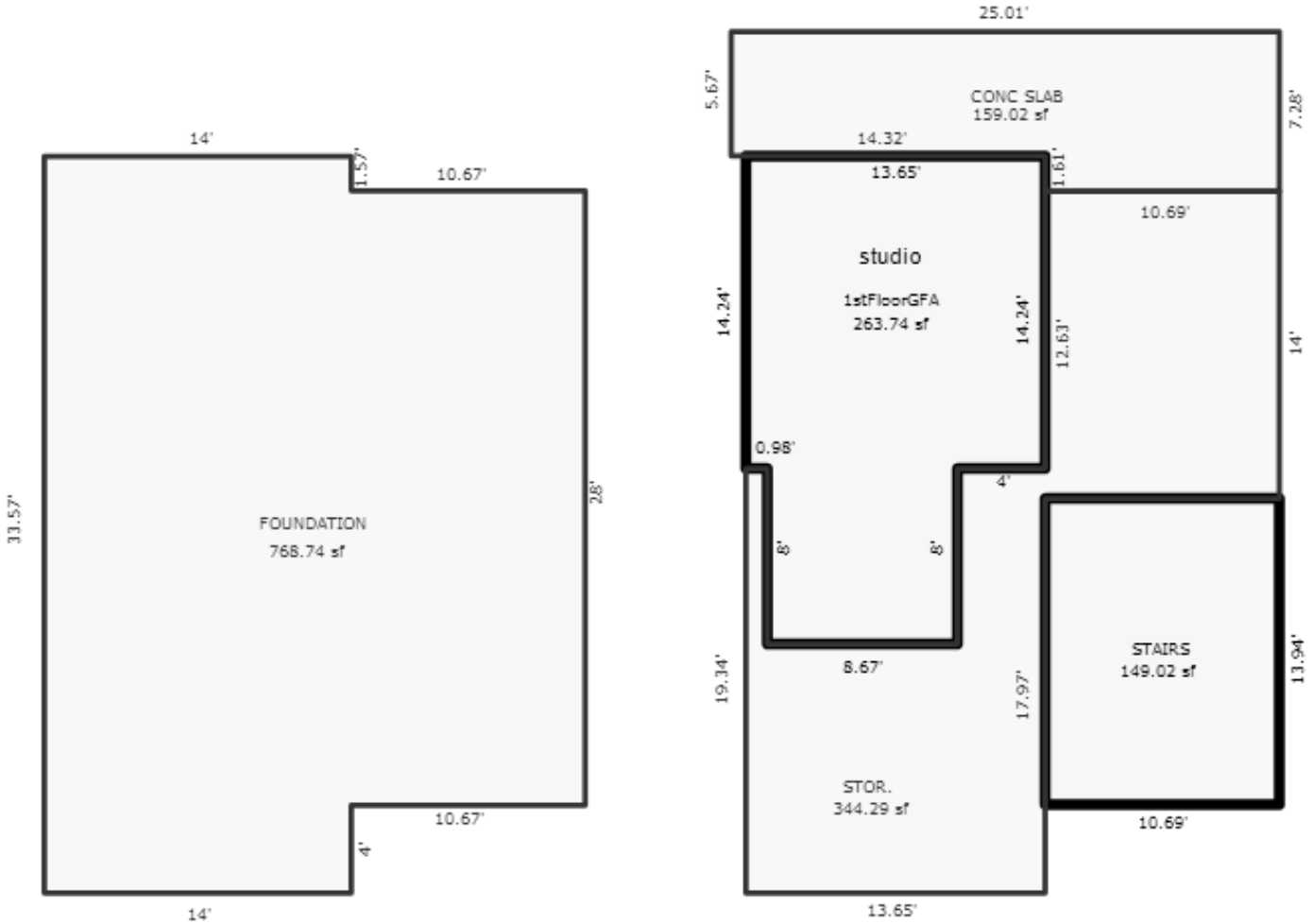
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	61,844	46,381

Notes: PINE LOWER - STUDIO
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,781

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 277.19 SQ FT

UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-017-00 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.
DINNING BARBARA G & RUTZE	DINNING BARBARA G	0	08/19/2020	QC	09-FAMILY	2020005802	PROPERTY TRANSFER	0.0
DINNING DONALD B & BARBAR	DINNING BARBARA G	1	08/19/2020	QC	09-FAMILY	2020005802	PROPERTY TRANSFER	0.0
CALHOUN JAMES F ET AL	DINNING DONALD & BARBARA	210,000	02/05/2004	WD	03-ARM'S LENGTH	788:515	OTHER	100.0
SCHULZ	CALHOUN	167,500	01/04/2002	WD	03-ARM'S LENGTH	623:602	OTHER	0.0

Property Address

3 TALL TIMBER 3

Owner's Name/Address

DINNING BARBARA G
PO BOX 621
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 314,163 TCV/TFA: 675.62

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	~465	1BDRM1BATH	1	Units110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L173 P842 L294 P352 L310 P444 L544 P936 L623 P602 L627 P728/02 DC L788 P513 L788 P515/04 APARTMENT 17 TALL TIMBER CONDOMINIUM REC IN L172 P251 SEC 14 T29N R14W.

Comments/Influences

BIRCH, MIDDLE 1BDRM 1BATH
1BED/1BATH
465 SQ FT
MID LEVEL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	102,100	157,100			93,659C
2024	55,000	90,800	145,800			90,843C
2023	20,000	81,400	101,400			86,518C
2022	10,000	82,000	92,000			82,399C

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	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
1976	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 465 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 465
Total Base New : 87,814 E.C.F.
Total Depr Cost: 65,859 X 3.100
Estimated T.C.V: 204,163

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

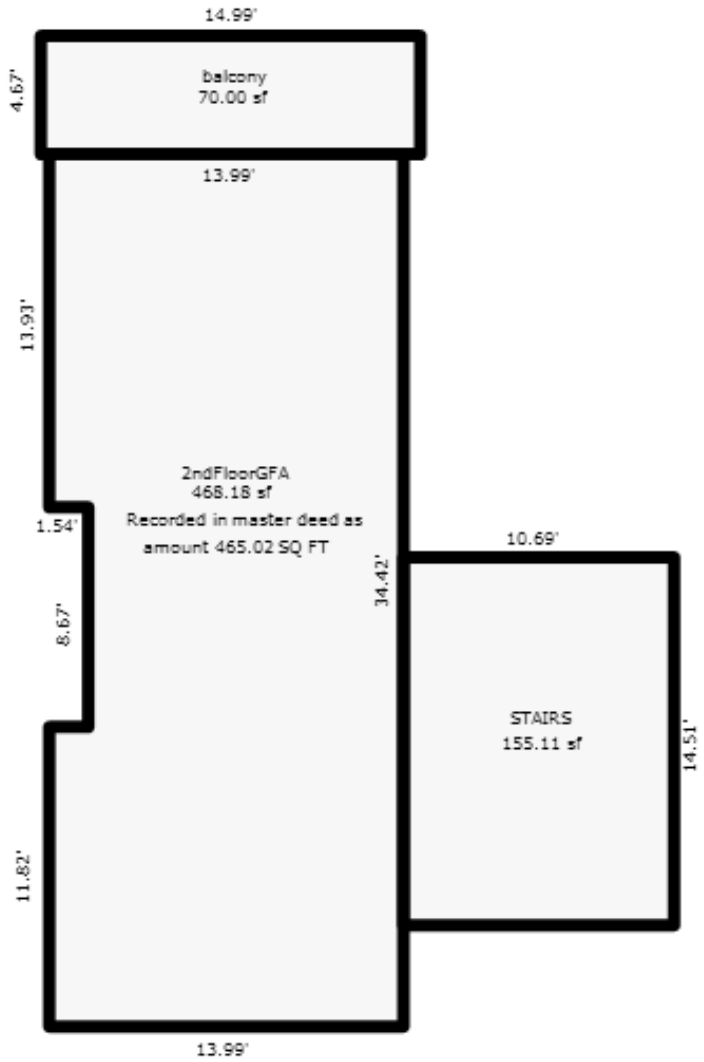
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	75,317	56,487
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	87,814	65,859

Notes: BIRCH
ECF (H818 TALL TIMBER) 3.100 => TCV: 204,163

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-018-00 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.
WOLIN SCOTT & BRIGITTE	WOLIN SCOTT & BRIGITTE TR	0	04/16/2019	WD	03-ARM'S LENGTH	1359P283	PROPERTY TRANSFER	0.0
CONDIT DONALD F & CAROL D	WOLIN SCOTT & BRIGITTE	201,000	11/18/2016	WD	03-ARM'S LENGTH	1281P81	PROPERTY TRANSFER	100.0

Property Address

3 TALL TIMBER 5

Owner's Name/Address

WOLIN SCOTT & BRIGITTE TRUST
42906 STEEPLEVIEW ST
NORTHVILLE MI 48168

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 392,234 TCV/TFA: 527.20

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1	Units	100000.00000	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Tax Description

L279 P26 L481 P065 APARTMENT 18 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

BALSAM, UPPER & LOFT 2BDRM 2BATH
2BED/2BATH
744SQ FT
UPPER LEVEL

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	146,100	196,100			121,996C
2024	80,000	121,300	201,300			118,328C
2023	40,000	108,700	148,700			112,694C
2022	15,000	109,600	124,600			107,328C

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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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 496 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 744
Total Base New : 125,694 E.C.F.
Total Depr Cost: 94,269 X 3.100
Estimated T.C.V: 292,234

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 496 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	496		
			Total:	106,317	79,737
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	125,694	94,269

Notes: BALSAM
ECF (H818 TALL TIMBER) 3.100 => TCV: 292,234

*** Information herein deemed reliable but not guaranteed***

BUILDING B

Recorded in master deed as amount 744.35 SQ FT

UNIT 18

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-019-00 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.
HAYES KYLE & SHIRLEY BRIA	HAYES TRUST	0	05/17/2024	WD	09-FAMILY	2024004145	PROPERTY TRANSFER	0.0
CHUMACK SANDRA J	HAYES KYLE & SHIRLEY BRIA	235,000	02/17/2023	WD	03-ARM'S LENGTH	2023001266	PROPERTY TRANSFER	100.0
ABERCROMBIE	CHUMACK	39,000	04/30/1990	WD	03-ARM'S LENGTH	310:415	OTHER	0.0

Property Address
4 TALL TIMBER 1

Owner's Name/Address
HAYES TRUST
4756 W EMPIRE WHY
EMPIRE MI 49630

Tax Description
L221 P41/80 L246 P112/84 L310 P415/90 APARTMENT 19 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences
PINE, LOWER STUDIO
STUDIO
277SQ FT
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. 100% 02/22/2023
MAP #: 17
2025 Est TCV 253,781 TCV/TFA: 845.94

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1	Units110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			118,255C
2024	55,000	59,700	114,700			114,700S
2023	20,000	53,500	73,500			42,687C
2022	7,500	53,900	61,400			40,655C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 300 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,844 E.C.F.
Total Depr Cost: 46,381 X 3.100
Estimated T.C.V: 143,781

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 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	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	61,844	46,381

Notes: PINE LOWER
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,781

*** Information herein deemed reliable but not guaranteed***

BUILDING B

Recorded in master deed as amount 277.19 SQ FT

UNIT 19

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-020-00 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.
CRISPELL KATHLEEN J ESTAT	LUEDTKE ELEANOR TRUST	359,030	06/07/2023	WD	03-ARM'S LENGTH	2023002734	PROPERTY TRANSFER	100.0
WAWRZYNIAK LEONARD & DEBB	CRISPELL KATHLEEN J	175,000	02/24/2017	WD	03-ARM'S LENGTH	1287P877	PROPERTY TRANSFER	100.0
WAWRZYNIAK LEONARD & DEBB		0	10/10/2007	OTH	03-ARM'S LENGTH	956/436	DEED	0.0
VERMEULEN	WAWRZYNIAK	140,000	10/30/1998	WD	03-ARM'S LENGTH	491:990	OTHER	0.0

Property Address

4 TALL TIMBER 3

Owner's Name/Address

LUEDTKE ELEANOR TRUST
600 TOWNSEND ST
BIRMINGHAM MI 48009

Tax Description

L233 P546 L281 P583 L406 P175 L491 P990 APARTMENT 20 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

MIDDLE 1BDRM 1BATH
1BED/1BATH
465SQ FT
MID LEVEL

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 314,163 TCV/TFA: 675.62

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	03/20/2023	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	~465	1BDRM1BATH	1 Units	110000.00000	100			110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	102,100	157,100			144,030C
2024	55,000	84,700	139,700			139,700S
2023	20,000	76,000	96,000			81,475C
2022	10,000	76,600	86,600			77,596C

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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
1976	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 465 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 465
Total Base New : 87,814 E.C.F.
Total Depr Cost: 65,859 X 3.100
Estimated T.C.V: 204,163

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

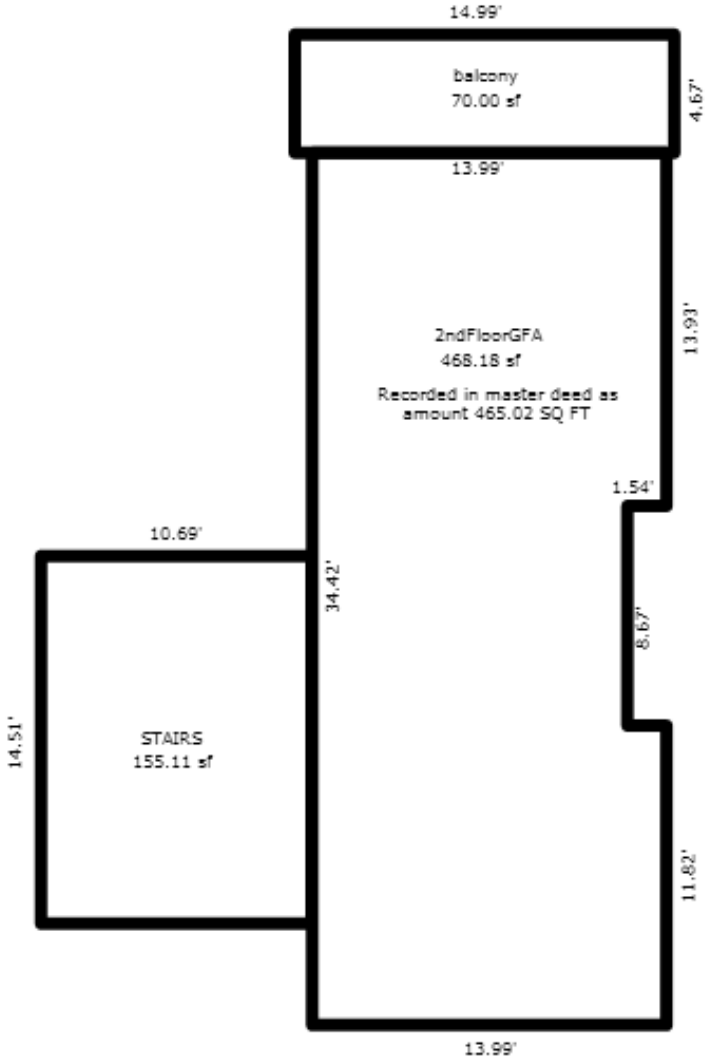
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 465 SF Floor Area = 465 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	465		
			Total:	75,317	56,487
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	87,814	65,859

Notes: BIRCH
ECF (H818 TALL TIMBER) 3.100 => TCV: 204,163

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 20

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-021-00 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.
CHUMACK SANDRA J	WEBBER KEVIN D	225,000	02/15/2023	WD	03-ARM'S LENGTH	2023000645	PROPERTY TRANSFER	100.0
MUEHLENBECK	CHUMACK	51,500	12/12/1996	WD	03-ARM'S LENGTH	436:412	OTHER	0.0
BARNWELL	MUEHLENBECK	45,000	09/25/1993	WD	03-ARM'S LENGTH	371:306	OTHER	0.0
ABERCROMBIE	BARNWELL	48,000	05/31/1990	WD	03-ARM'S LENGTH	311:475	OTHER	0.0

Property Address

4 TALL TIMBER 2

Owner's Name/Address

WEBBER KEVIN D
6284 COBBLESTONE LN
DEXTER MI 48130

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 253,784 TCV/TFA: 845.95

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL >300SQFT STUDIO			1	Units110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Tax Description

L311 P475 L371 P306 L436 P412/96
APARTMENT 21 TALL TIMBER CONDOMINIUM REC
IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

LOWER - STUDIO
STUDIO
297SQ FT
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
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	71,900	126,900			118,255C
2024	55,000	59,700	114,700			114,700S
2023	20,000	53,500	73,500			49,022C
2022	7,500	53,900	61,400			46,688C

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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
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 300 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 300
Total Base New : 61,845 E.C.F.
Total Depr Cost: 46,382 X 3.100
Estimated T.C.V: 143,784

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

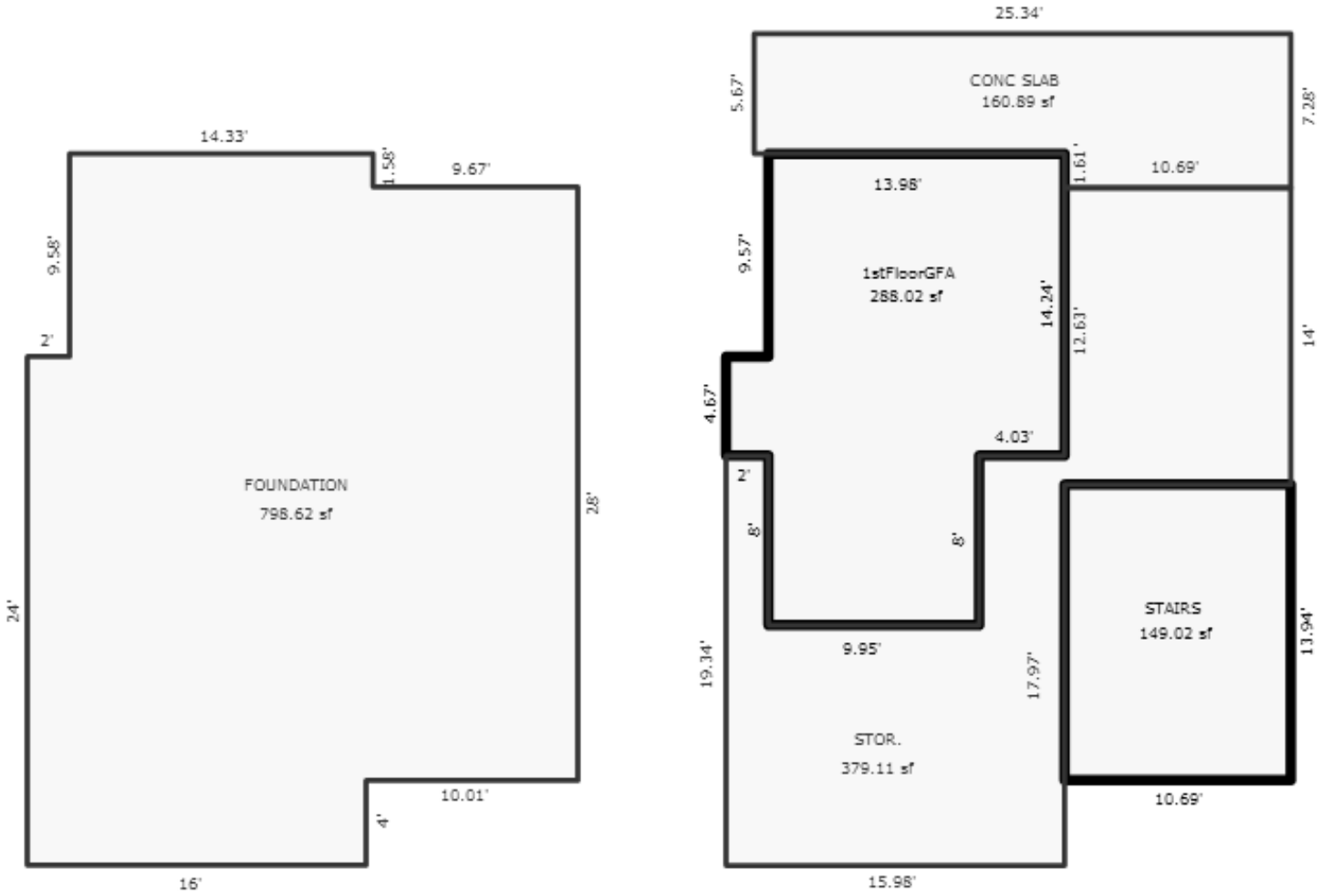
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	300		
			Total:	49,347	37,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
Deck					
Treated Wood			82	2,452	1,839
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
Lump Sum Items					
END UNIT			1		1
			Totals:	61,845	46,382

Notes: SPRUCE LOWER
ECF (H818 TALL TIMBER) 3.100 => TCV: 143,784

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 297.14 SQ FT

UNIT 21

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-022-00 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.
CHUMACK SANDRA J	CLEMENTS JEFFREY K & JANE	412,000	06/16/2023	WD	03-ARM'S LENGTH	2023002636	PROPERTY TRANSFER	100.0
TRAMITZ	CHUMACK	96,000	07/16/1991	WD	03-ARM'S LENGTH	326:380	OTHER	0.0

Property Address

4 TALL TIMBER 4

Owner's Name/Address

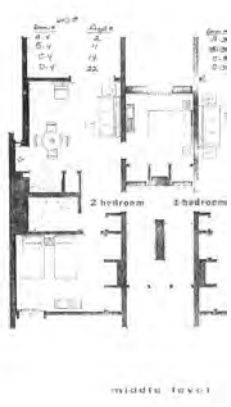
CLEMENTS JEFFREY K & JANET H
413 GROVE ST
EVANSTON IL 60201

Tax Description

L326 P380/91 APARTMENT 22 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 SEC 14 T29N R14W.

Comments/Influences

MIDDLE 2BDRM 1BATH
2BED/1BATH
643SQ FT
MID LEVEL
3



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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
2025 Est TCV 377,032 TCV/TFA: 586.36

Building Permit(s)	Date	Number	Status
Electrical	11/20/2024	PE24-0811	100% FINIS
Plumbing	11/20/2024	PP24-0390	100% FINIS
COMMERCIAL ADD/ALT	05/01/2008	PB-0076	100% FINIS
Commercial, Add/Alter/Repa	04/17/2008	PB08-0076	

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	06/16/2023	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	02/06/2009	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1 Units	100000.00000	100			100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	138,500	188,500			188,500S
2024	80,000	110,500	190,500			190,500S
2023	40,000	99,100	139,100			75,913C
2022	15,000	99,900	114,900			72,299C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 643 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 643
Total Base New : 119,153 E.C.F.
Total Depr Cost: 89,365 X 3.100
Estimated T.C.V: 277,032

(16) Porches/Decks

Area	Type
103	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

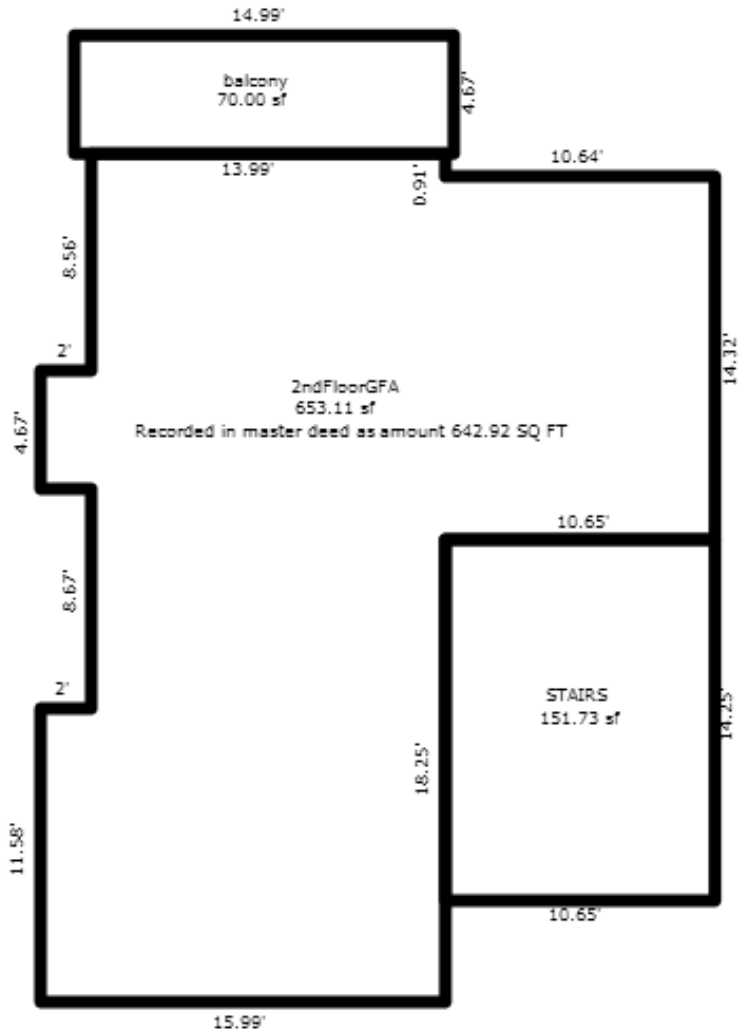
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 643 SF Floor Area = 643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	643		
			Total:	101,700	76,276
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
2 Fixture Bath			1	4,610	3,457
Deck					
Treated Wood			103	2,797	2,098
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
Lump Sum Items					
END UNIT			1	1	1
			Totals:	119,153	89,365

Notes: CEDAR MIDDLE
ECF (H818 TALL TIMBER) 3.100 => TCV: 277,032

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 22

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-023-00 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.
PARSLOW JANET L TRUST	PARSLOW HAROLD W & JANET	1	04/13/2016	WD	09-FAMILY	1267P125	PROPERTY TRANSFER	0.0
PARSLOW HAROLD W JR & JAN	PARSLOW TRUST	0	04/13/2016	WD	09-FAMILY		PROPERTY TRANSFER	0.0
SIRHAN JOHN A & CHERYL M	SHIRHAN JOHN A & CHERYL M	0	03/31/1998	QC	09-FAMILY	476P082	DEED	0.0
DAHNKE NANCY TRUST	PARSLOW HAROLD W & JANET	150,000	07/24/1995	WD	03-ARM'S LENGTH	407:363	OTHER	0.0

Property Address

4 TALL TIMBER D6

Owner's Name/Address

PARSLOW TRUST & SHIRHAN TRUST
1508 GRIFFIN TRAIL DR
METAMORA MI 48455

Tax Description

L407 P363 L476 P82/98 L627 P32/02 APARTMENT 23 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 L180P182 SEC 14 T29N R14W.

Comments/Influences

UPPER & LOFT 3BDRM 2BATH
L180P185 MASTER AMENDMENT SPLIT UNIT #23 TO #23 2BDRM +LOFT 6.59% (SAME AS UNIT #16,#12,#3 6.61%) AND UNIT #24 1BR&LOFT 5.45% VALUE SAME AS #18, #9, #6
3BED/2BATH
FULL KITCHEN
1000SQ FT
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 #: 17

2025 Est TCV 590,112 TCV/TFA: 590.11

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	06/01/2016	INSPECTED
WAS	05/20/2009	INSPECTED
WAS	10/27/2007	INSPECTED

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL MAPLE 950SQFT			1 Units	220000.00000		100		220,0

0.00 Total Acres Total Est. Land Value = 220,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	110,000	185,100	295,100			121,315C
2024	120,000	153,600	273,600			117,668C
2023	60,000	137,700	197,700			112,065C
2022	35,000	138,800	173,800			106,729C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 667 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 1,000
Total Base New : 159,191 E.C.F.
Total Depr Cost: 119,391 X 3.100
Estimated T.C.V: 370,112

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 667 SF Floor Area = 1000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

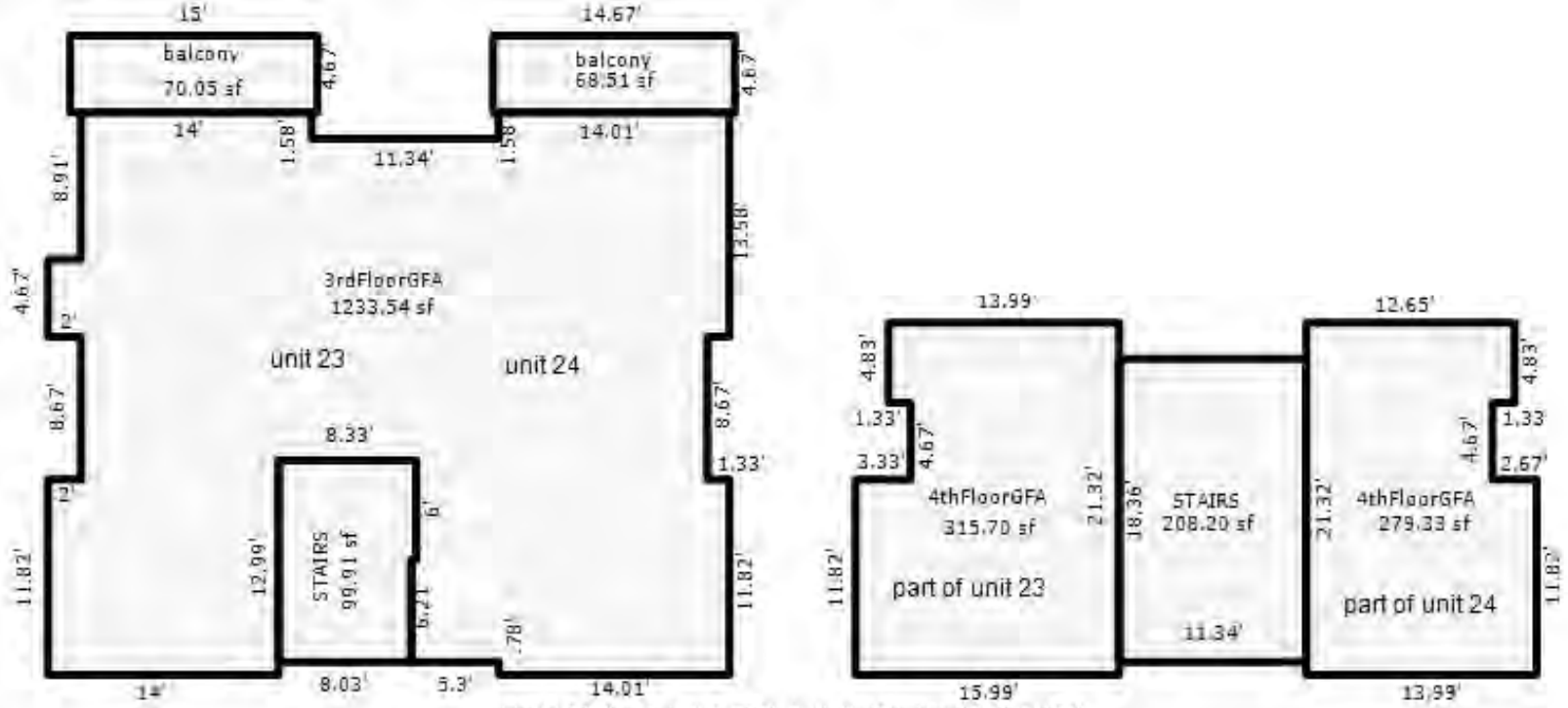
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	667		
			Total:	139,813	104,858
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			82	2,452	1,839
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Lump Sum Items					
END UNIT UPPER				1	1
			Totals:	159,191	119,391

Notes: OAK

ECF (H818 TALL TIMBER) 3.100 => TCV: 370,112

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Unit #23 2br & loft 6.59% & Unit #24 1br & loft 5.45%

Unit #23 split by Master Amend L180P185

Recorded in master deed as amount 1978.04 SQ FT

UNIT 23

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-818-024-00 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.
WALKER ANDREW J & WALKER	WEMYSS NICK & INGA TRUST	420,000	01/25/2024	WD	03-ARM'S LENGTH	2024000420	PROPERTY TRANSFER	100.0
WALKER KAY E	WALKER ANDREW J	0	10/11/2010	QC	09-FAMILY	2010 1064-229Q	DEED	0.0
WALKER ANDREW J	WALKER ANDREW J AND JOHN	0	10/11/2010	QC	09-FAMILY	2010 1064-221Q	PROPERTY TRANSFER	0.0
WALKER KAY E	WALKER ANDREW J	1	09/20/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address

4 TALL TIMBER D5

Owner's Name/Address

WEMYSS NICK & INGA TRUST
51 BENT OAK COURT
DANVILLE CA 94506

Tax Description

L391 P441-442 L417 P747 L504 P485/99 APARTMENT 24 TALL TIMBER CONDOMINIUM REC IN LIBER 172 PAGE 251 L180P182 SEC 14 T29N R14W.

Comments/Influences

UPPER&LOFT 2BDRM 2 BATH
2BED/2BATH
FULL KITCHEN
744 SQ FT
UPPER LEVEL

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Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2025 Est TCV 416,801 TCV/TFA: 560.22

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

Land Value Estimates for Land Table H818.H818 TALL TIMBER

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H818 TALL	640-744 SQFT		1 Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Who	When	What
TPC	10/26/2023	INSPECTED
TPC	06/01/2016	INSPECTED
WAS	10/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	158,400	208,400			208,400S
2024	80,000	140,900	220,900			129,294C
2023	40,000	126,300	166,300			123,138C
2022	15,000	127,300	142,300			117,275C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 744 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
X	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 744
Total Base New : 136,261 E.C.F.
Total Depr Cost: 102,194 X 3.100
Estimated T.C.V: 316,801

(16) Porches/Decks

Area	Type
82	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Wall Heat, Air Conditioning
Ground Area = 744 SF Floor Area = 744 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	744		
			Total:	116,884	87,662
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,641
3 Fixture Bath			1	6,880	5,160
Deck					
Treated Wood			82	2,452	1,839
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
			Totals:	136,261	102,194

Notes:
ECF (H818 TALL TIMBER) 3.100 => TCV: 316,801

*** Information herein deemed reliable but not guaranteed***

BUILDING B

Unit #23 2br & loft 6.59% & Unit #24 1br & loft 5.45%

Unit #23 split by Master Amend L180P185

Recorded in master deed as amount 1978.04 SQ FT

UNIT 23

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-001-00 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.
GREMEL FRANKLIN & GRACE F	MCLAUGHLIN CHARLES M & LA	0	01/10/1983	WD	16-LC PAYOFF	239P725	DEED	0.0
GREMEL FRANKLIN & GRACE F	MCLAUGHLIN CHARLES M & LA	42,000	11/14/1977	LC	16-LC PAYOFF	194P571	DEED	0.0

Property Address
7243 W DAY FOREST RD

Owner's Name/Address
MCLAUGHLIN CHARLES M & LANA J
1305 GREENLEAF
ROYAL OAK MI 48067

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 68
2025 Est TCV 2,245,640 TCV/TFA: 932.19

Building Permit(s)	Date	Number	Status
Mechanical	10/11/2022	PM22-0865	100% FINIS
Electrical	09/29/2022	PE22-0724	100% FINIS
HOUSE	10/15/1997	97000582	100% FINIS
HOUSE	10/08/1997	1997-1604	100% FINIS

Tax Description
L239 P725/83 PRT OF LOTS 1 & 2 BEG S 41 DEG 04' 00" E110 FT FROM NWLY COR LOT 1 TH S 41 DEG 04' 00" E 83.40 FT TO PC OF A CURVE TO LEFT TH ALG SD CURVE 30.42 FT DELTA EQUAL TO 02 DEG 09' 30" RADIUS EQUAL TO 807.50 FT & LONG CHORD BEARING S 42 DEG 08' 45" E 30.42 FT TH S 18 DEG 44' 43" W254.59 FT TO TRAVERSE LN ALG SHR OF GLEN LK TH N 36 DEG 32' 00" W ALG SD TRAV LN 110 FT TH N 16 DEG 57' 35" E 248.67 FT TO POB THOROGOOD'S PLAT. SEC 33 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
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/02/2022	INSPECTED
TPC	12/22/2016	INSPECTED
TPC	04/04/2013	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	250.00	0.9765	0.9036	14500	100		1,279,373
GROUP A 14500	10.00	250.00	0.9765	0.9036	14500	50	SURPLUS: ZONING 100'	63,
110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	1,343,341

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	671,700	451,100	1,122,800			395,025C
2024	669,500	443,600	1,113,100			383,148C
2023	323,200	355,000	678,200			364,903C
2022	259,400	290,700	550,100			344,575C

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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
1997	0

Condition: Average

Room List

4	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1606 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	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: 20
Floor Area: 2,409
Total Base New : 415,420 E.C.F.
Total Depr Cost: 332,333 X 2.700
Estimated T.C.V: 897,299

(16) Porches/Decks

Area	Type
150	WCP (1 Story)
951	Treated Wood

(17) Garage

Year Built: 1997
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 264
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

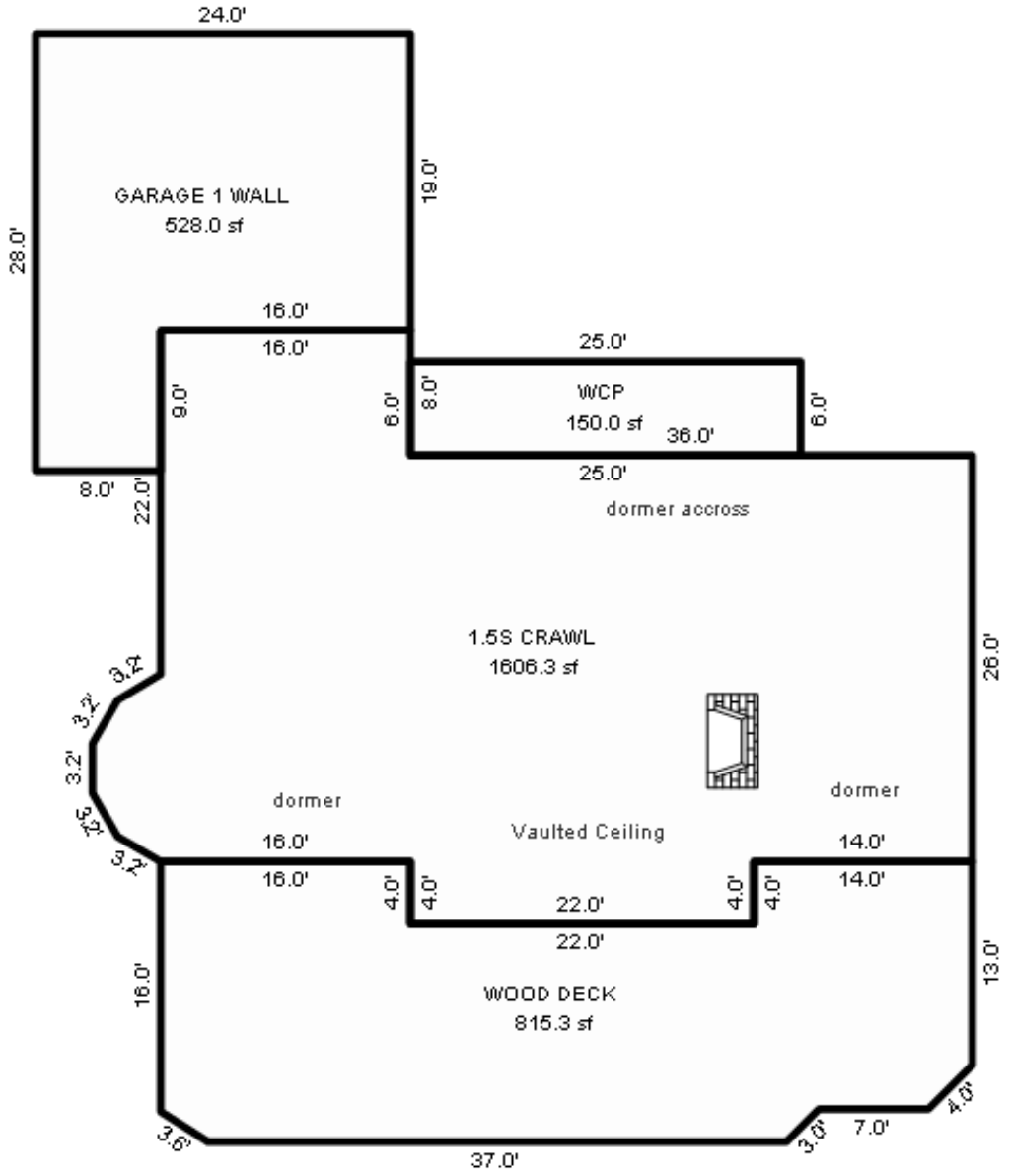
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1997
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1606 SF Floor Area = 2409 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,606		
			Total:	326,580	261,262

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	1	6,880	5,504
Water/Sewer			
1000 Gal Septic	1	5,676	4,541
Water Well, 100 Feet	1	6,289	5,031
Porches			
WCP (1 Story)	150	8,526	6,821
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	35,936	28,749
Storage Over Garage	264	4,778	3,822
Common Wall: 2 Wall	1	-6,271	-5,017
Door Opener	1	688	550
Built-Ins			
Appliance Allow.	1	4,003	3,202
Fireplaces			
Interior 1 Story	1	6,965	5,572
Deck			
Treated Wood	951	13,181	10,545
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: 45-006-820-001-10 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.
MORAWSKI GERALD R	MORAWSKI GERALD R TRUST	0	02/24/2022	QC	09-FAMILY	2022001188	PROPERTY TRANSFER	0.0
MORAWSKI GERALD R & DEBOR	MORAWSKI GERALD R	0	02/24/2022	QC	09-FAMILY	2022001187	PROPERTY TRANSFER	0.0
MORAWSKI GERALD R & DEBOR	MORAWSKI GERALD R & DEBOR	0	03/04/2020	WD	09-FAMILY	2020001270	PROPERTY TRANSFER	0.0

Property Address
7229 W DAY FOREST RD

Owner's Name/Address
MORAWSKI GERALD R TRUST
7229 W DAY FOREST RD
EMPIRE MI 49630

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/10/1994
MAP #: 68
2025 Est TCV 2,133,761 TCV/TFA: 930.15

Building Permit(s)	Date	Number	Status
Mechanical	01/23/2020	PM20-0056	100% FINIS
REMODEL	05/23/2000	20000222	
HOUSE	10/06/1993	1993-1786	100% FINIS
WELL/SEPTIC	09/17/1993	1993-1789	100% FINIS

Tax Description
L194 P567/77 PRT OF LOTS 2 & 3 BEG AT PT THAT IS SELYALG NLY LN OF SD LOT 3 30 FT FROM NW COR OF LOT 3 TH S 24 DEG 28' 12" W 247.77 FT TO A TRAV LN ALG SHR GLEN LK TH N 71 DEG 08' 00" W ALG SD TRAV LN 27.78 FT TH CONT ALG SD TRAV LN N 36 DEG32' 00" 72.22 FT TH N 18 DEG 44' 43" E 254.59 FT TH ALG CURVE TO LEFT 122.34 FTHAVING DELTA EQUAL TO 08 DEG 40' 49" RADIUS EQUAL TO 801.50 FT & LONG CHORD BEARING S 47 DEG 29' 26" E 122.22 FT TO POB THOROGOOD'S PLAT. SEC 33 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

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	04/04/2013	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	255.00	1.0000	0.9081	14500	100		1,316,725
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	1,316,725

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	3500	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	658,400	408,500	1,066,900			354,116C
2024	656,200	401,700	1,057,900			343,469C
2023	316,800	302,700	619,500			327,114C
2022	256,000	247,900	503,900			311,538C

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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
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	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: 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: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1529 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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
1	Direct-Vented Ga

Class: C +10
Effec. Age: 15
Floor Area: 2,294
Total Base New : 353,819 E.C.F.
Total Depr Cost: 300,754 X 2.700
Estimated T.C.V: 812,036

(16) Porches/Decks

Area	Type
42	WCP (1 Story)
905	Treated Wood

(17) Garage

Year Built: 1994
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: 480
% 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 1994
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1529 SF Floor Area = 2294 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

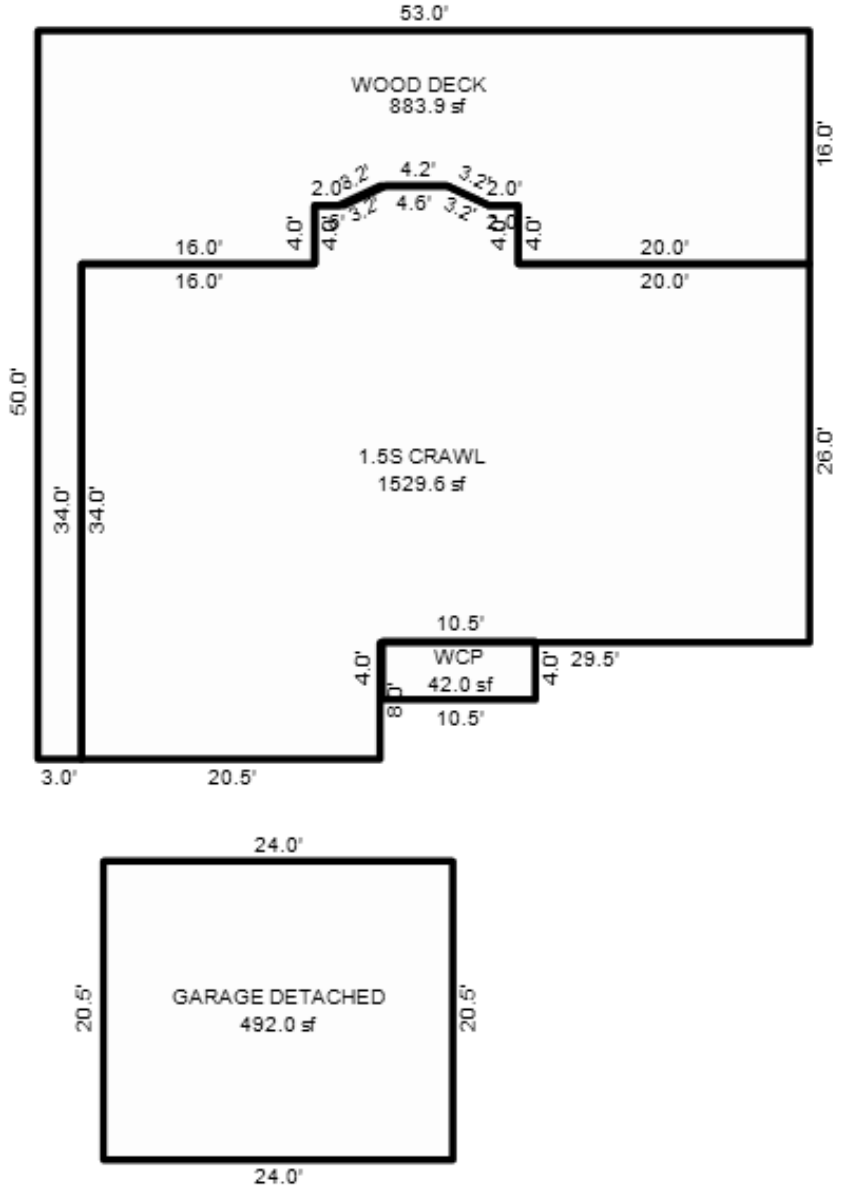
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,529		
			Total:	281,323	239,133

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)	42	2,821	2,398
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	26,467	22,497
Door Opener	1	550	467
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Exterior 2 Story	1	8,080	6,868
Direct-Vented Gas	1	3,043	2,587
Deck			
Treated Wood	905	11,837	10,061
	Totals:	353,819	300,754

Notes:
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 812,036

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-001-50 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.
LEBER DAVID D & MARIE	MILLER JOSEPH P LIVING TR	420,000	12/28/2012	WD	03-ARM'S LENGTH	1149P965	PROPERTY TRANSFER	100.0
STEVENS ELSIE MARIE		0	10/16/2008	CD	07-DEATH CERTIFICATE	1065/903	OTHER	0.0
THOROGOOD THOMAS & MAYSIE	LEBER DAVID D & MARIE S H	0	09/03/1985	WD	16-LC PAYOFF	256P819	DEED	0.0
THOROGOOD THOMAS	LEBER DAVID D	16,500	07/23/1970	LC	16-LC PAYOFF		DEED	0.0

Property Address
7251 W DAY FOREST RD

Owner's Name/Address
MILLER JOSEPH P LIVING TRUST
426 N DRIVE S
HOMER MI 49245

Tax Description
L256 P819/85 GA 538-A PRT LOT 1 BEG NE LOT COR TH S 22 DEG 30'30" W 226.87 FT TH S 38 DEG 03' E 140.9 FT TO SE LOT COR TH NLY ALG E LOT LN TO POB PLAT OF FOREST GLEN AND ALSO PRT LOT 1 THOROGOOD'S PLAT BEG NW COR TH S 41 DEG 04' E 110 FT TH S 16 DEG 57' 35" W 248.67 FT TO SHR GLEN LK TH N ALG E LOT LN 320.55 FT TO POB PLATS OF FOREST GLEN & THOROGOOD. SEC 33 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 68
2025 Est TCV 2,651,548 TCV/TFA: 1147.8

Building Permit(s)	Date	Number	Status
Mechanical	12/05/2016	PM16-0729	
Electrical	11/04/2016	PE16-0601	
Mechanical	11/04/2016	PM16-0639	
Plumbing	07/11/2016	PP16-0143	

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	12/22/2016	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	12/05/2015	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	219.87	0.9193	0.8751	14500	100		1,166,461
GROUP A 14500	40.00	219.87	0.9193	0.8751	14500	50	SURPLUS: ZONING 100' MIN	
140 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	1,399,753

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.24	3500	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	699,900	625,900	1,325,800			598,607C
2024	697,600	615,500	1,313,100			580,609C
2023	336,800	468,400	805,200			552,961C
2022	265,900	390,200	656,100			526,630C

*** 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
2017	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: 2310 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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 +5
Effec. Age: 7
Floor Area: 2,310
Total Base New : 496,523 E.C.F.
Total Depr Cost: 461,776 X 2.700
Estimated T.C.V: 1,246,795

(16) Porches/Decks

Area	Type
236	WCP (1 Story)
138	WPP
253	WPP
313	WCP (1 Story)
292	WPP

(17) Garage

Year Built: 2016
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 1936
% Good: 0
Storage Area: 616
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2017
(11) Heating System: Forced Heat & Cool
Ground Area = 2310 SF Floor Area = 2310 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,310		
			Total:	347,378	323,071

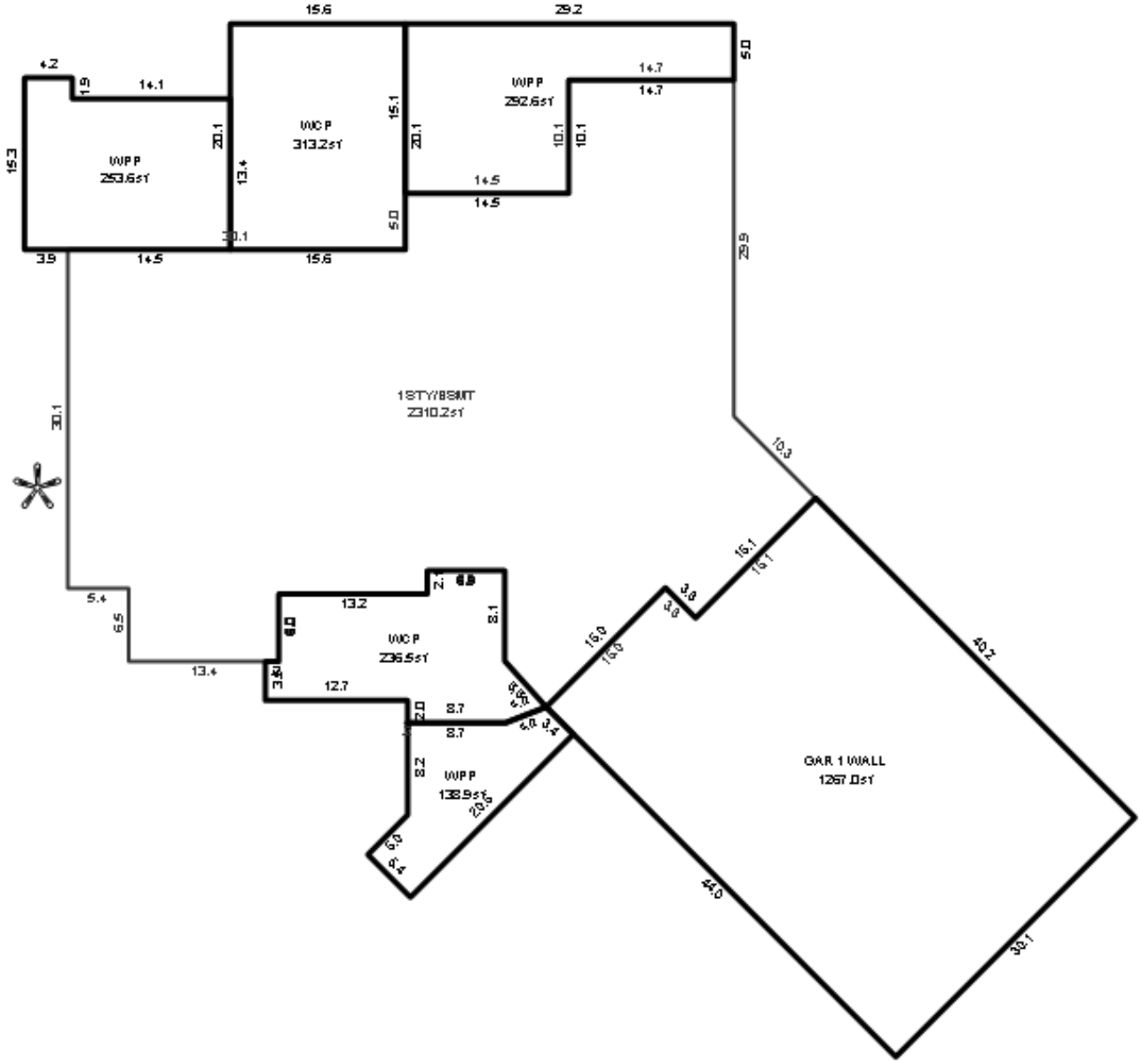
Other Additions/Adjustments

Exterior			
Brick Veneer	120	2,077	1,932
Basement, Outside Entrance, Above Grade	1	1,883	1,751
Plumbing			
Average Fixture(s)	1	1,486	1,382
3 Fixture Bath	2	9,357	8,702
2 Fixture Bath	1	3,130	2,911
Water/Sewer			
2000 Gal Septic	1	9,735	9,054
Water Well, 50 Feet	1	2,705	2,516
Porches			
WCP (1 Story)	236	8,909	8,285
WPP	138	3,669	3,412
Foundation: Shallow	138	-1,103	-1,026
WPP	253	5,002	4,652
Foundation: Shallow	253	-1,536	-1,428
WCP (1 Story)	313	10,329	9,606
Foundation: Shallow	313	-1,722	-1,601
WPP	292	5,098	4,741
Foundation: Shallow	292	-1,659	-1,543
Garages			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-001-50, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-003-00 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.
LUND JOHN E	LUND JOHN E REV TRUST	0	12/05/2013	WD	03-ARM'S LENGTH	1186P401	PROPERTY TRANSFER	0.0
LUND CAROL E	LUND JOHN E	0	09/08/2010	CD	07-DEATH CERTIFICATE	1185P258	DEED	0.0
LUND CAROL E	LUND JOHN E & CAROL E H/W	0	08/29/1986	QC	09-FAMILY	267P24	DEED	0.0

Property Address
7209 W DAY FOREST RD

Owner's Name/Address
LUND JOHN E REV TRUST
7209 W DAY FOREST RD
EMPIRE MI 49630

Tax Description
L226 P340/81 GA 538 1 LOT 3 & 4 EXC PRT LOT 3 COM AT NWLY COR COR TH S 20 DEG 11' 00" W 257.17 FT TO TRAVERSE LN ON SHR TH S 71 DEG 08' 00" E ALG TRAVERSE LN 10.00 FT TH N 24 DEG 28'12" E 247.77 FT TO N LN AND PT ON CURVE TO RIGHT TH ALG CURVE TO RIGHT LONG CHD N 50 DEG 44' 15" W 29.99 FT TO POB THOROGOOD'S PLAT ALSO EXC PRT LOT 4 BEG AT NW COR LOT 5 OR NE COR LOT 4 SD PLAT TH S 44 DEG 52' 14" W 159.81 FT TH N 40 DEG 29' 28" E 157.21 FT TO SWLY SD DAY FOREST RD TH S 59 DEG 26' E 12.39 FT TO POB THOROGOOD'S PLAT SEC 33 T29N

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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 #: 68
2025 Est TCV 2,581,585 TCV/TFA: 601.63

Building Permit(s)	Date	Number	Status
SHED	10/31/2019	LU19-38	100% FINIS
DEQ WATER RESOURCES DIVISI	06/09/2016	WR00-2840	100% FINIS
Mechanical	12/15/2008	PM08-0577	
MECHANICAL	02/13/2004	PM04-0093	

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	12/02/2019	INSPECTED
WAS	12/12/2008	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	236.00	0.9329	0.8907	14500	100		1,204,883
GROUP A 14500	32.00	236.00	0.9329	0.8907	14500	50	SURPLUS: ZONING 100' MIN	

132 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 1,397,664

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.15	537	0	0
D/W/P: Asphalt Paving	3.12	1500	0	0
Wood Frame	26.26	166	50	2,179
Wood Frame	24.63	220	50	2,709

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000

Total Estimated Land Improvements True Cash Value = 9,888

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	698,800	592,000	1,290,800			564,186C
2024	696,500	582,300	1,278,800			547,223C
2023	336,300	449,700	786,000			521,165C
2022	267,300	371,300	638,600			496,348C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable 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: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2452 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

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
1	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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
Effec. Age: 20
Floor Area: 4,291
Total Base New : 543,533 E.C.F.
Total Depr Cost: 434,827 X 2.700
Estimated T.C.V: 1,174,033

(16) Porches/Decks

Area	Type
52	CCP (1 Story)
1020	Treated Wood
72	Treated Wood

(17) Garage

Year Built: 2003
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: 720
% 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 Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 2452 SF Floor Area = 4291 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

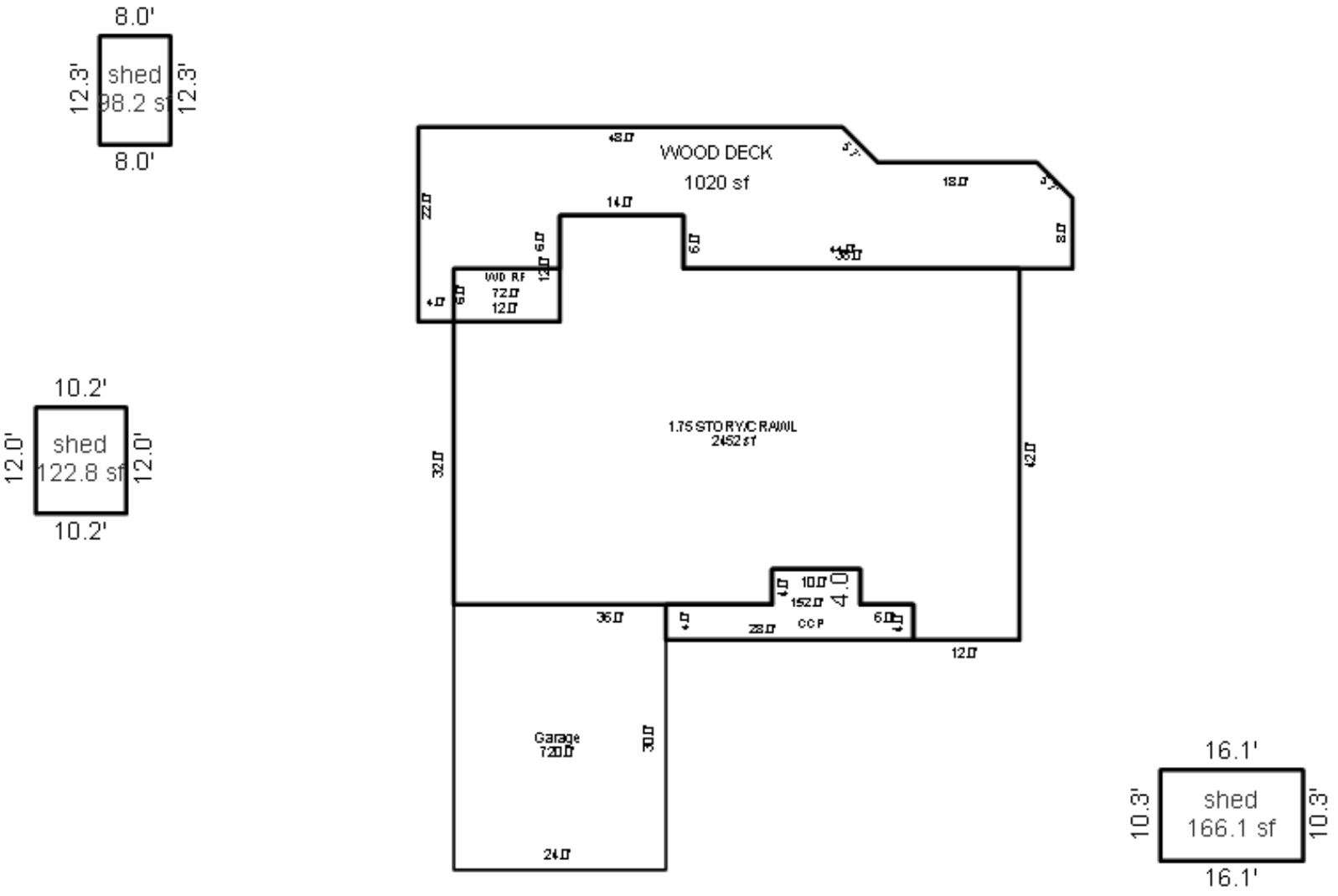
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,452		
			Total:	456,327	365,061

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
3 Fixture Bath	2	9,357	7,486
2 Fixture Bath	1	3,130	2,504
Water/Sewer			
1000 Gal Septic	1	4,899	3,919
Water Well, 100 Feet	1	5,849	4,679
Porches			
CCP (1 Story)	52	1,567	1,254
Deck			
Treated Wood w/Roof (Deck Portion)	72	2,155	1,724
Treated Wood w/Roof (Roof portion)	72	1,384	1,107
Treated Wood	1020	13,342	10,674
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	720	35,352	28,282
Common Wall: 1 Wall	1	-2,705	-2,164
Door Opener	1	550	440
Built-Ins			
Appliance Allow.	1	2,786	2,229
Dishwasher	1	784	627

<<<<< 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: 45-006-820-004-00 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.
MCCARTHY RYAN & AMY TRUST	MCCARTHY AMY N	0	09/07/2023	WD	09-FAMILY	2023004372	PROPERTY TRANSFER	0.0
MCCARTHY AMY N	MCCARTHY AMY N TRUST	0	09/07/2023	WD	09-FAMILY	2023004507	PROPERTY TRANSFER	0.0
MCCARTHY RYAN & AMY TRUST	MCCARTHY RYAN & AMY	0	09/07/2022	QC	09-FAMILY	2022005409	DEED	0.0
MCCARTHY RYAN & AMY	MCCARTHY RYAN & AMY TRUST	0	09/07/2022	QC	09-FAMILY	2022005582	PROPERTY TRANSFER	0.0

Property Address

7181 W DAY FOREST RD

Owner's Name/Address

MCCARTHY AMY N TRUST
12649 BEACON HILL CT
PLYMOUTH MI 48170

Tax Description

L219 P347 L369 P981 L411 P192/95 PRT OF LOTS 4 & 5 THOROGOOD'S PLAT & PRT OF GOVT LOT 4 SEC 33 BEG NW COR LOT 5 TH S 59 DEG 26' E 20 FT TH S 36 DEG 29'16" W 253.65 FT TO SHR LITTLE GLEN LAKE TH ALG SD SHR N 47 DEG 54'18" W 49.63 FT TH LEAVING SD SHR N 40 DEG 29'28" E 246.08 FT TO SWLY SD DAY FOREST DR TH S 59 DEG 26' E 12.39 FT TO POB THOROGOOD'S PLAT SEC 33 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 #: 68
2025 Est TCV 1,679,015 TCV/TFA: 592.04

Building Permit(s)	Date	Number	Status
Mechanical	03/08/2024	PM24-0193	100% FINIS
Electrical	02/01/2024	PE24-0056	100% FINIS
Mechanical	01/11/2024	PM24-0033	100% FINIS
Res. Add/Alter/Repair	01/08/2024	PB23-0614	100% FINIS

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/07/2024	INSPECTED
TPC	04/10/2024	INSPECTED
TPC	11/07/2023	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	49.63	251.90	1.1914	0.9053	14500	100		776,202
50 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	776,202

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	27.05	320	50	4,328
D/W/P: Crushed Rock	2.57	500	50	642
Total Estimated Land Improvements True Cash Value =				4,970

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	388,100	451,400	839,500			503,766C
2024	386,800	367,500	754,300			418,493C
2023	186,700	318,500	505,200			444,885C
2022	162,100	261,600	423,700			423,700S

*** 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
1995	2024

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
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: 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		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1418 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: SLAB
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

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 25
Floor Area: 2,836
Total Base New : 443,382 E.C.F.
Total Depr Cost: 332,535 X 2.700
Estimated T.C.V: 897,843

(16) Porches/Decks

Area	Type
92	CCP (2 Story)
73	CGEP (1 Story)
73	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 1.5 STORY Cls BC Blt 1995
(11) Heating System: Electric Baseboard
Ground Area = 1418 SF Floor Area = 2836 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	Block	Slab	1,418		
			Total:	391,673	293,753
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,185	1,639
3 Fixture Bath			1	6,872	5,154
Water/Sewer					
1000 Gal Septic			1	5,669	4,252
Water Well, 100 Feet			1	6,466	4,849
Porches					
CCP (2 Story)			92	4,098	3,074
CGEP (1 Story)			73	7,943	5,957
Balcony					
Wood Balcony			73	3,653	2,740
Built-Ins					
Appliance Allow.			1	4,116	3,087
Fireplaces					
Exterior 2 Story			1	10,707	8,030
			Totals:	443,382	332,535

Notes:
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 897,843

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-005-00 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.
MCCARTHY RYAN & AMY	MCFRALEY PROPERTIES LLC	0	03/15/2023	QC	09-FAMILY	2023001155	DEED	0.0
HEINHUIS WINSTON D ET AL	MCCARTHY RYAN & AMY	1,695,000	08/08/2022	WD	03-ARM'S LENGTH	2022005451	PROPERTY TRANSFER	100.0
HEINHUIS PATRICIA L TRUST	HEINHUIS WINSTON D ET AL	0	07/19/2022	QC	09-FAMILY	2022004333	DEED	0.0
HEINHUIS PATRICIA L	HEINHUIS PATRICIA L TRUST	0	10/26/2016	WD	09-FAMILY	1278P289	PROPERTY TRANSFER	0.0

Property Address
7157 W DAY FOREST RD

Owner's Name/Address
MCFRALEY PROPERTIES LLC
12649 BEACON HILL CT
PLYMOUTH MI 48170

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 68
2025 Est TCV 2,160,720 TCV/TFA: 761.35

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	09/25/1997	97000520	

X Improved Vacant

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	97.00	250.00	1.0076	0.9036	14500	100		1,280,631
97 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	1,280,631

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.01	1302	0	0
D/W/P: 3.5 Concrete	6.63	39	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
THAT PART OF LOT 5 OF THOROGOOD'S PLAT AS RECORDED IN LIBER 2 OF PLATS, PAGE 30, IN SECTION 33, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHWESTERLY LINE OF DAY FOREST ROAD, NORTH 59°26' WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°20' WEST, 276.25 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 5; THENCE ALONG THE SHORE OF GLEN LAKE, NORTH 48°29' WEST

Who	When	What
TPC	11/07/2023	INSPECTED
TPC	12/08/2022	INSPECTED
TPC	08/08/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	640,300	440,100	1,080,400			686,877C
2024	638,200	432,700	1,070,900			666,225C
2023	308,100	326,400	634,500			634,500S
2022	250,400	243,600	494,000			278,719C

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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
1948	1997

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
X	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: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2131 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

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)
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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 2,838
Total Base New : 461,708 E.C.F.
Total Depr Cost: 323,181 X 2.700
Estimated T.C.V: 872,589

(16) Porches/Decks

Area	Type
135	CCP (1 Story)
654	WPP
39	WPP
99	Treated Wood
491	Treated Wood

(17) Garage

Year Built: 1997
Car Capacity: 3
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 888
% Good: 0
Storage Area: 667
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1948
(11) Heating System: Forced Hot Water
Ground Area = 2131 SF Floor Area = 2838 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

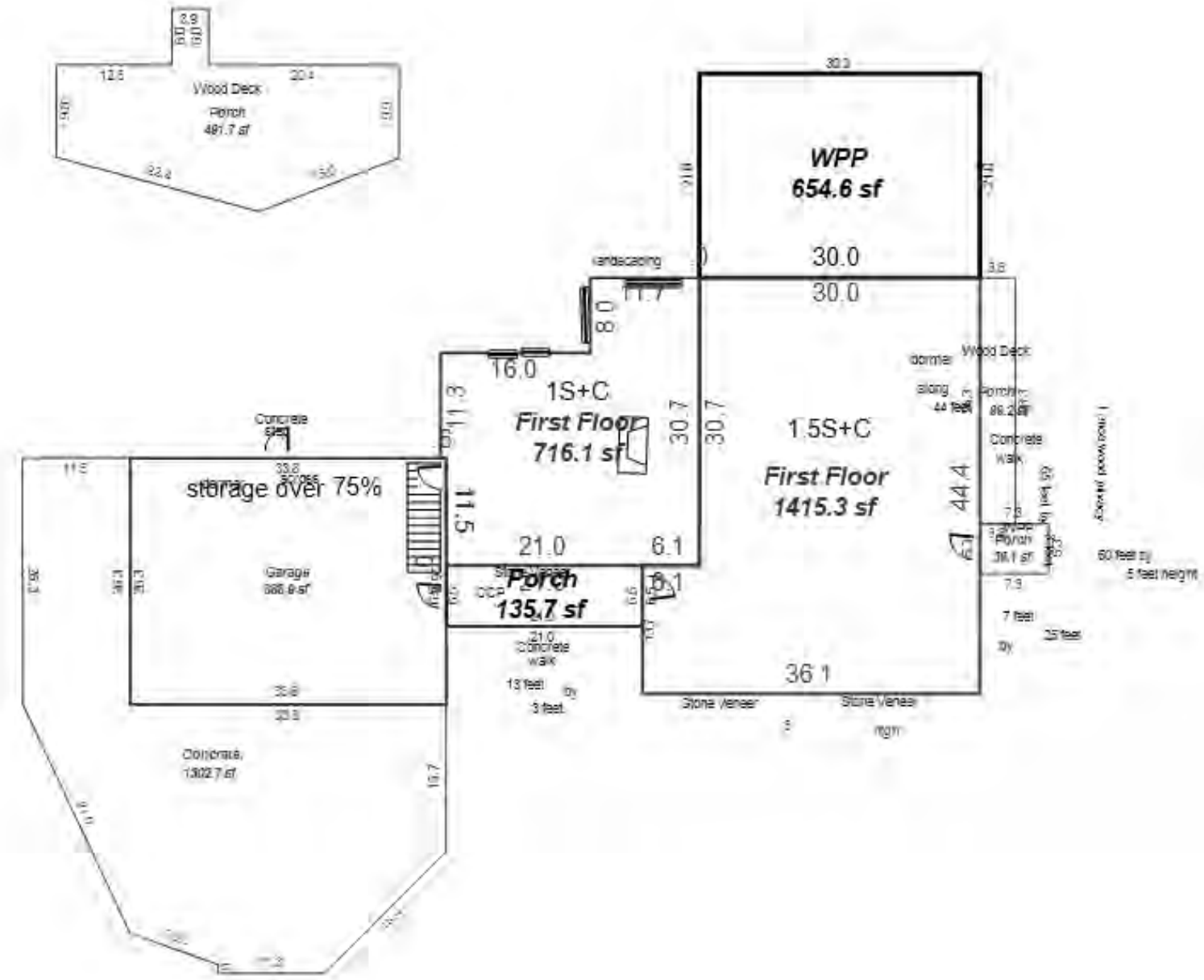
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	716		
1.5 Story	Siding	Crawl Space	1,415		
			Total:	358,639	251,034

Other Additions/Adjustments

Exterior			
Stone Veneer	40	1,529	1,070
Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	3	14,035	9,824
Water/Sewer			
1000 Gal Septic	1	4,899	3,429
Water Well, 100 Feet	1	5,849	4,094
Porches			
CCP (1 Story)	135	3,730	2,611
WPP	654	10,987	7,691
WPP	39	1,849	1,294
Deck			
Treated Wood	99	2,560	1,792
Treated Wood	491	7,517	5,262
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	888	30,698	21,489
Storage Over Garage	667	9,231	6,462
Common Wall: 1/2 Wall	1	-1,114	-780

<<<<< 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: 45-006-820-005-10 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.
MILLER JEFFREY A & MILLER	THOROGOOD GLEN LLC	0	09/29/2021	QC	09-FAMILY	2021007984	PROPERTY TRANSFER	0.0
MILLER JOHN A & JUDY A TR	MILLER JEFFREY A & MILLER	0	02/28/2020	WD	09-FAMILY	2020001390	PROPERTY TRANSFER	0.0
MILLER JOHN A & JUDY A	MILLER JOHN A & JUDY A TR	0	11/25/2017	AFF	07-DEATH CERTIFICATE	1356P239	PROPERTY TRANSFER	0.0
MILLER JOHN A & JUDY A	MILLER JOHN A & JUDY A	0	10/14/2011	QC	15-LADY BIRD	1101-572 QCD	DEED	0.0

Property Address
7153 W DAY FOREST RD

Owner's Name/Address
THOROGOOD GLEN LLC
MILLER JEFFREY A
814 N EATON ST
ALBION MI 49224

Tax Description
L242 P382/83 . PRT OF LOTS 5 & 6 COM AT A PT ON N LN LOT 6 20 FT NW OF NE COR OF SD LOT 6 FOR POB TH N 59 DEG 26' W ALG N LN LOTS 5 & 6 93 FT TH S TO SW COR LOT 6 TH S 48 DEG29' E ALG SD S LN 80 FT TH N 43 DEG 27' E TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 68
2025 Est TCV 1,848,937 TCV/TFA: 798.68

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	11/01/1999	99000763	

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	04/23/2019	INSPECTED
TPC	11/01/2016	INSPECTED
WAS	06/16/2008	DATA ENTER

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	88.00	290.00	1.0325	0.9378	14500	100		1,235,440
88 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	1,235,440

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	1000	0	0
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 =				6,440

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	617,700	306,800	924,500			275,584C
2024	615,700	301,700	917,400			267,298C
2023	297,200	227,600	524,800			254,570C
2022	238,600	186,600	425,200			242,448C

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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
1953	1986

Condition: Average

Room List

	Basement
5	1st Floor
3	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1175 S.F.
Slab: 370 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

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
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: 2,315
Total Base New : 345,902 E.C.F.
Total Depr Cost: 224,836 X 2.700
Estimated T.C.V: 607,057

(16) Porches/Decks

Area	Type
94	CGEP (1 Story)
300	WPP
65	WCP (1 Story)

(17) Garage

Year Built: 1976
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% 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 Blt 1953
(11) Heating System: Forced Hot Water
Ground Area = 1545 SF Floor Area = 2315 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

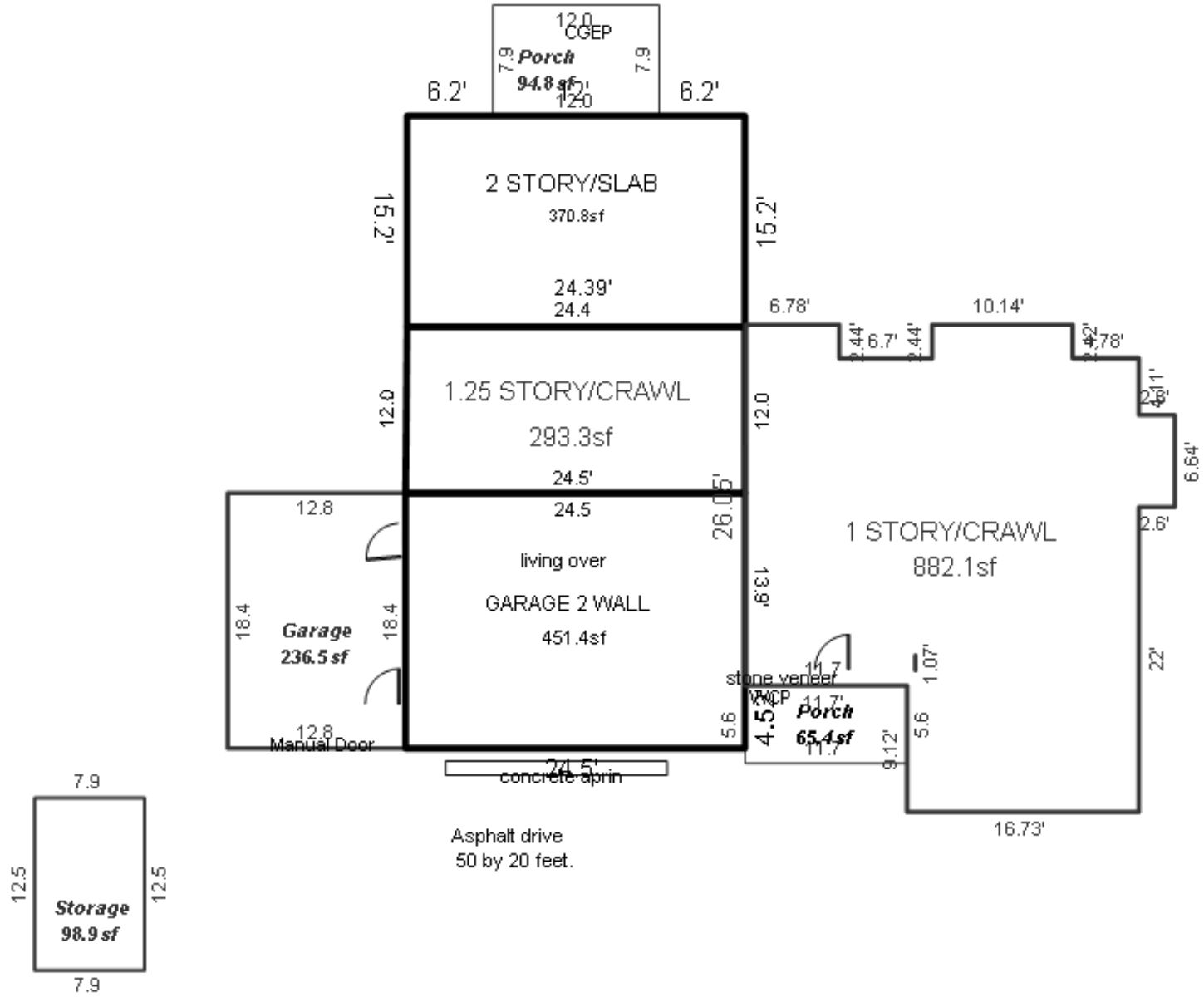
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	370		
1 Story	Siding	Crawl Space	293		
1 Story	Siding	Crawl Space	882		
1 Story	Siding	Overhang	400		
			Total:	271,534	176,498

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			
CGEP (1 Story)	94	7,394	4,806
WPP	300	5,094	3,311
WCP (1 Story)	65	3,749	2,437
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	451	21,197	13,778
Common Wall: 1 Wall	1	-2,705	-1,758
Door Opener	1	550	357
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,235	-1,453

<<<<< 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: 45-006-820-006-00 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.
REDER MARK A & KAREN R	7137 DAY FOREST REALTY LL	2,095,000	04/24/2023	WD	03-ARM'S LENGTH	2023001679	PROPERTY TRANSFER	100.0
BODZIAK JOHN & BERNICE	REDER MARK A & KAREN R	635,000	09/22/2006	WD	03-ARM'S LENGTH	915:842	OTHER	100.0

Property Address

7137 W DAY FOREST RD

Owner's Name/Address

7137 DAY FOREST REALTY LLC
660 ADA DR SE SUITE 301
ADA MI 49301

Tax Description

L915 P842/06 PRT LOTS 6 & 7 COM AT NW COR LOT 7 TH S 59 DEG 26' E ON N LN 70 FT TH S 43 DEG27' W 297.85 FT M/L TO SWLY LN SD LOT TH N 43 DEG 12' W ON SWLY LN 70 FT TO SW COR TH N 48 DEG 29' W INTO LOT 6 20 FT TH N 43 DEG 27' E 297.85 FT M/L TO N LN LOT 6 TH S 59 DEG 26' E ON N LN 20 FT TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 77,68
2025 Est TCV 1,906,536 TCV/TFA: 948.05

Building Permit(s)	Date	Number	Status
Mechanical	01/30/2018	PM18-0074	100% FINIS
Electrical	12/05/2017	PE17-0686	100% FINIS
Res. Add/Alter/Repair	09/07/2017	PB17-0508	100% FINIS
Plumbing	09/01/2017	PP17-0223	100% FINIS

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/13/2023	INSPECTED
TPC	04/23/2019	INSPECTED
TPC	03/26/2018	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	90.00	304.92	1.0267	0.9496	14500	100		1,272,297
90 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	1,272,297

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	1500	0	0
D/W/P: Flagstone/Sand	21.16	60	0	0
Wood Frame	25.42	186	50	2,364

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,864

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	636,100	317,200	953,300			953,300S
2024	634,000	312,000	946,000			946,000S
2023	302,300	176,400	478,700			353,040C
2022	242,100	144,600	386,700			336,229C

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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
1950 198	2019

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	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: 1373 S.F.
Slab: 95 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 2,011
Total Base New : 310,833 E.C.F.
Total Depr Cost: 233,102 X 2.700
Estimated T.C.V: 629,375

(16) Porches/Decks

Area	Type
123	CGEP (1 Story)
105	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1468 SF Floor Area = 2011 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

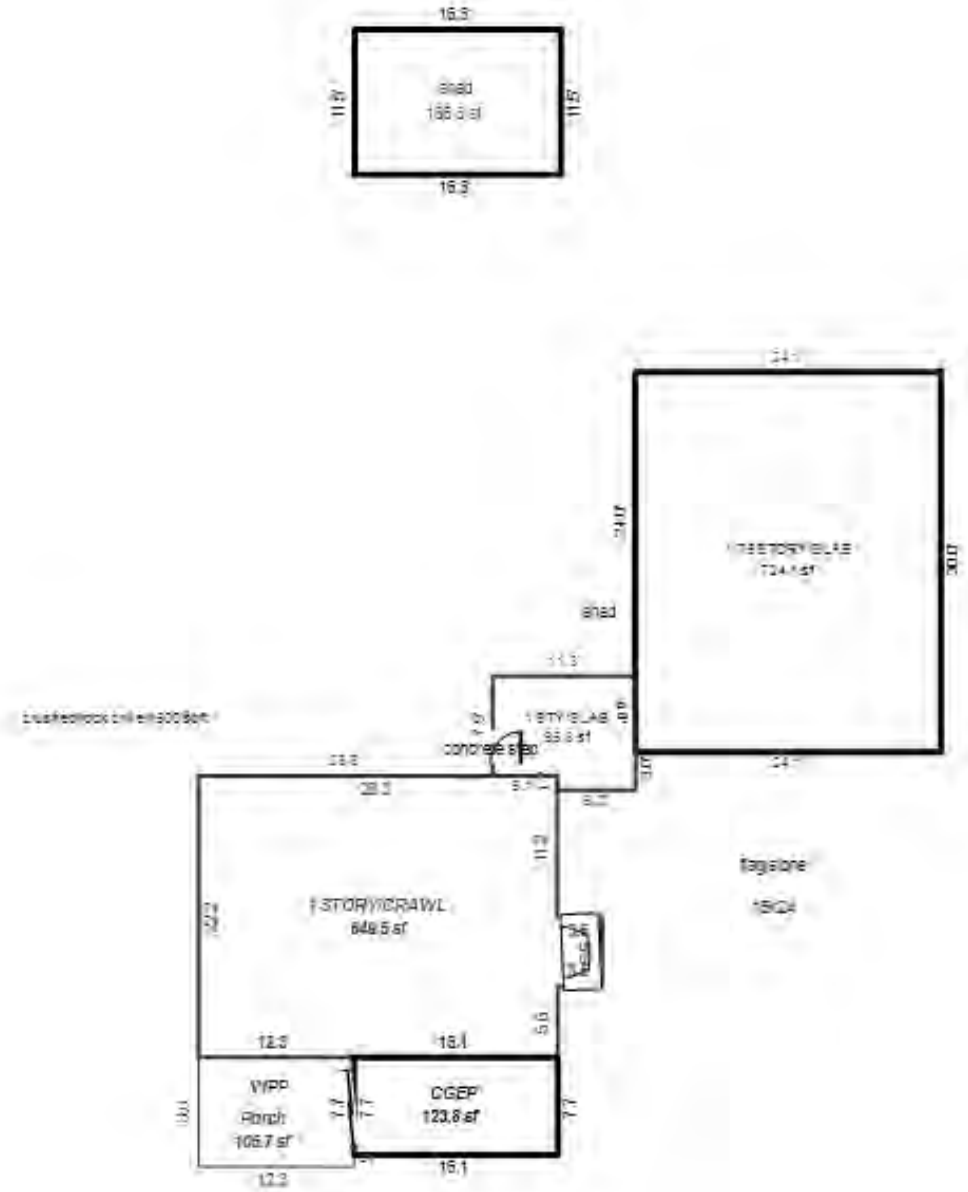
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	649		
1.75 Story	Siding	Crawl Space	724		
1 Story	Siding	Slab	95		
		Total:		266,245	199,662

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,114
3 Fixture Bath	2	9,357	7,018
Water/Sewer			
2000 Gal Septic	1	9,735	7,301
Water Well, 50 Feet	1	2,705	2,029
Porches			
CGEP (1 Story)	123	8,963	6,722
WPP	105	2,997	2,248
Built-Ins			
Appliance Allow.	1	2,786	2,089
Fireplaces			
Exterior 1 Story	1	6,559	4,919
	Totals:	310,833	233,102

Notes: 2018 1.5S ADDITION
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 629,375

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-007-00 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.
BRODHAGEN GARY D & LINDA	SEWARD SCOTT B & GAIL	182,000	05/19/1988	WD	03-ARM'S LENGTH	288P105	DEED	0.0
THOROGOOD THOMAS & MAYSIE	BRODHAGEN DONALD GARY & L	2,500	09/10/1973	WD	03-ARM'S LENGTH	169P980	DEED	0.0

Property Address

W DAY FOREST RD

Owner's Name/Address

SEWARD SCOTT B & GAIL M
DECLARATION OF TRUST
7115 W DAY FOREST RD
EMPIRE MI 49630

Tax Description

L169 P980 L288 P105 L410 P933/95 GA
538-2A E 30 FT LOT 7 THOROGOOD'S PLAT.
SEC 33 T29N R14W & SEC 4 T28N R14W.

Comments/Influences

'30 WIDE AT 9/24/1973

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 75% 04/27/2000
MAP #: 77,68
2025 Est TCV 417,646

Building Permit(s)	Date	Number	Status
Mechanical	05/11/2006	PM06-0263	

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
TPD	11/01/2016	INSPECTED
TPC	12/11/2011	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 10000	30.00	310.00	1.4350	0.9701	10000	100		417,646
30 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	417,646

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	208,800	0	208,800			50,577C
2024	157,300	0	157,300			49,057C
2023	106,200	0	106,200			46,721C
2022	88,400	0	88,400			44,497C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-008-00 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.
BRODHAGEN GARY D & LINDA	SEWARD SCOTT B & GAIL	182,000	05/19/1988	WD	03-ARM'S LENGTH	288P105	DEED	0.0

Property Address

7115 W DAY FOREST RD

Owner's Name/Address

SEWARD SCOTT B & GAIL M
DECLARATION OF TRUST
7115 W DAY FOREST RD
EMPIRE MI 49630

Tax Description

L169 P981 L288 P105 L410 P933/95 LOT 8 EXC THAT PRT BEG NELY COR OF LOT 8 TH N 59 DEG 28' 45" W 13.28 FT TH S 43 DEG 35' 15" W 331.55 FT TH S 46 DEG 24' 45" E 10 FT TH NELY ALG E LOT LN TO POB THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 75% 04/27/2000
MAP #: 77,68
2025 Est TCV 2,117,118 TCV/TFA: 682.28

Building Permit(s)	Date	Number	Status
Electrical	06/02/2010	PE10-0160	

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	11/01/2016	INSPECTED
WAS	06/16/2008	DATA ENTER
WAS	03/28/2008	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	90.00	330.00	1.0267	0.9685	14500	100		1,297,689
90 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	1,297,689

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.66	1620	0	0
D/W/P: 3.5 Concrete	6.21	174	0	0
Wood Frame	25.78	101	50	1,302

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 =				6,302

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	648,800	409,800	1,058,600			301,686C
2024	646,700	403,000	1,049,700			292,615C
2023	312,200	303,700	615,900			278,681C
2022	290,700	248,800	539,500			265,411C

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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
1957	1974

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 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:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1619 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min		

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 35
Floor Area: 1,619
Total Base New : 262,345 E.C.F.
Total Depr Cost: 170,521 X 2.700
Estimated T.C.V: 460,407

(16) Porches/Decks

Area	Type
161	WPP
249	Treated Wood
117	Treated Wood

(17) Garage

Year Built:
Car Capacity: 2
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: 500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1619 SF Floor Area = 1619 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	1,619		
			Total:	205,639	133,664

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	161	4,062	2,640
Deck			
Treated Wood	249	4,811	3,127
Treated Wood	117	2,911	1,892
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	500	20,350	13,227
Common Wall: 1 Wall	1	-2,235	-1,453
Door Opener	1	550	357
Built-Ins			
Appliance Allow.	1	2,786	1,811
Fireplaces			
Exterior 1 Story	1	6,559	4,263
	Totals:	262,345	170,521

<<<<< 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
1966	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: Tile

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 699 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

	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
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 699
Total Base New : 95,836 E.C.F.
Total Depr Cost: 62,294 X 2.700
Estimated T.C.V: 168,194

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1966
(11) Heating System: Forced Air w/ Ducts
Ground Area = 699 SF Floor Area = 699 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

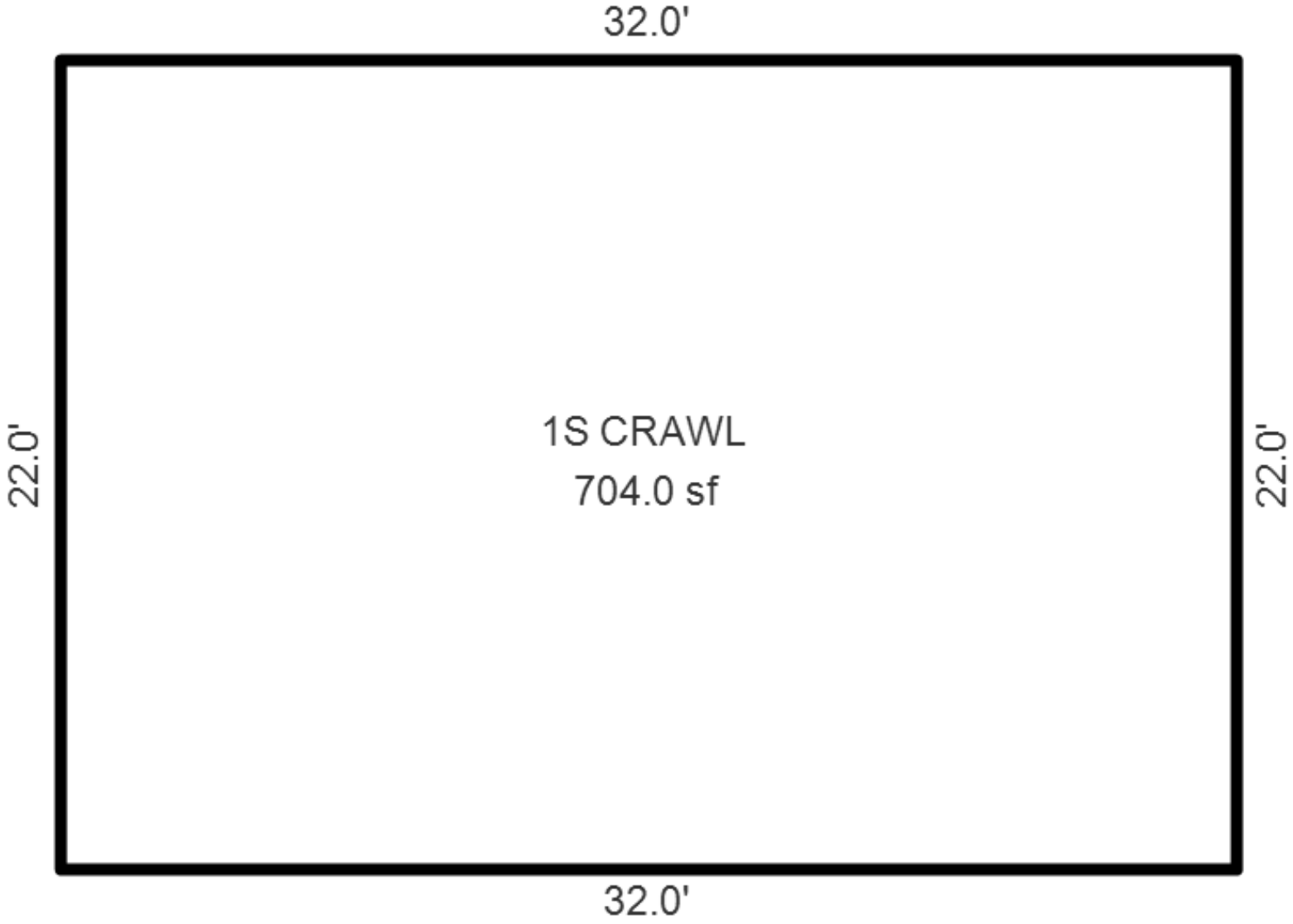
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	699		
			Total:	86,903	56,487

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,238	805
Built-Ins			
Appliance Allow.	1	1,947	1,266
Fireplaces			
Exterior 1 Story	1	5,748	3,736
	Totals:	95,836	62,294

Notes: ASPEN - LAKE SIDE COTTAGE
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 168,194

*** 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
1957	1974

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
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
2	Front Overhang
2	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 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

	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)
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
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 785
Total Base New : 105,142 E.C.F.
Total Depr Cost: 68,343 X 2.700
Estimated T.C.V: 184,526

(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: 3 Single Family 1 STORY Cls CD Blt 1957
(11) Heating System: Forced Air w/ Ducts
Ground Area = 785 SF Floor Area = 785 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

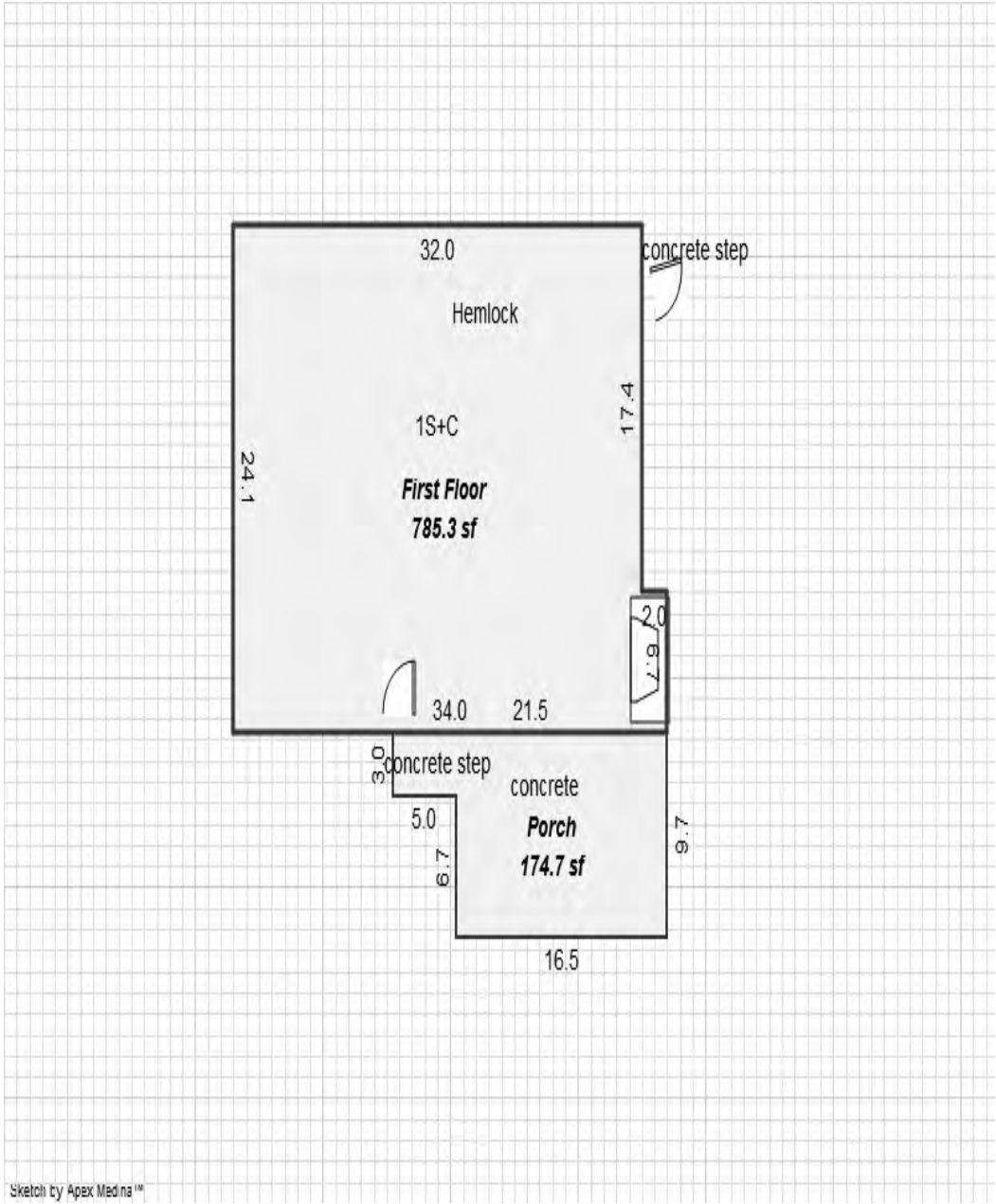
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	785		
			Total:	96,209	62,536

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,238	805
Built-Ins			
Appliance Allow.	1	1,947	1,266
Fireplaces			
Exterior 1 Story	1	5,748	3,736
	Totals:	105,142	68,343

Notes: HEMLOCK - MIDDLE COTTAGE
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 184,526

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-009-00 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
7105 W DAY FOREST RD

Owner's Name/Address
BOND V LYNN
7105 DAY FOREST RD
EMPIRE MI 49630

Tax Description
L257 P919 L301 P989 L335 P819-821/92 DC L435 P104 L437 P613/97 LOT 9 EXC THAT PRT BEG NWLY COR SD LOT TH S 59 DEG 28' 45" E 3.02 FT TH S 61 DEG 39' 00" E 62.90 FT TO NELY COR SD LOT TH S 37 DEG 55' 25" W 179 FT ALG ELY LN SD LOT TH N 61 DEG 49' 25" W 84.32 FT TO WLY LN SD LOT TH N 43 DEG 35' 15" E 183.32 FT TO POB TOGETHER WITH NON-EXCLUSIVE EASEMENT THOROGOOD'S PLAT. SEC 33 T29N R14W & SEC 4 T28N 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% 05/07/2001
MAP #: 77
2025 Est TCV 2,068,872 TCV/TFA: 890.60

Building Permit(s)	Date	Number	Status
HOUSE	09/09/1998	98000526	
ADDITION/ALTERATION	09/11/1991	91000286	

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
WAS	06/16/2008	DATA ENTER
WAS	03/28/2008	INSPECTED
WAS	06/22/2007	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	362.00	1.0000	0.9912	14500	100		1,437,267
100 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	1,437,267

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 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,301

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	718,600	315,800	1,034,400			290,998C
2024	716,300	310,600	1,026,900			282,249C
2023	345,800	234,300	580,100			268,809C
2022	265,100	192,100	457,200			256,009C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1964	1991

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
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	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 1848 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

	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)
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
1	Direct-Vented Ga

Class: C
Effec. Age: 29
Floor Area: 2,323
Total Base New : 326,190 E.C.F.
Total Depr Cost: 231,594 X 2.700
Estimated T.C.V: 625,304

(16) Porches/Decks

Area	Type
596	Treated Wood

(17) Garage

Year Built: 1999
Car Capacity: 2.5
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 475
% 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 1964
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1848 SF Floor Area = 2323 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

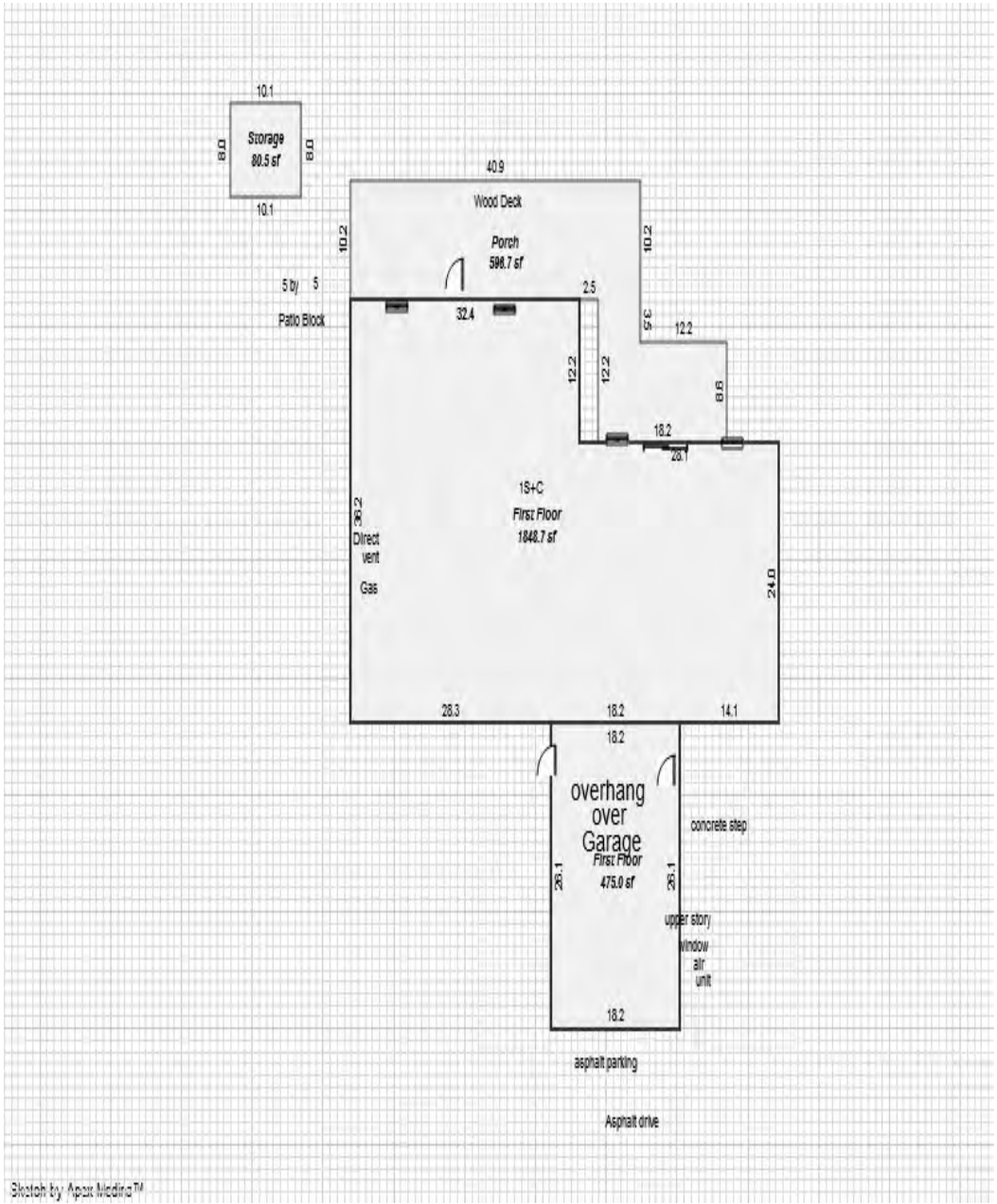
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
1 Story	Siding	Overhang	475		
			Total:	272,335	193,358

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,055
2 Fixture Bath	1	3,130	2,222
Water/Sewer			
1000 Gal Septic	1	4,899	3,478
Water Well, 100 Feet	1	5,849	4,153
Deck			
Treated Wood	596	8,535	6,060
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	475	26,282	18,660
Common Wall: 1 Wall	1	-2,705	-1,921
Door Opener	1	550	390
Built-Ins			
Appliance Allow.	1	2,786	1,978
Fireplaces			
Direct-Vented Gas	1	3,043	2,161
	Totals:	326,190	231,594

Notes:
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 625,304

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-009-10 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.
HICKEY JAMES L & DENISE M	HICKEY JAMES L & DENISE M	0	09/27/2022	QC	09-FAMILY	2022005908	DEED	0.0
TIBBITTS WILLIAM K & ESTH	HICKEY JAMES L & DENISE M	250,000	04/19/2004	WD	03-ARM'S LENGTH	799:322	OTHER	100.0

Property Address

7091 W DAY FOREST RD

Owner's Name/Address

HICKEY JAMES L & DENISE M
7091 W DAY FOREST RD
EMPIRE MI 49630

Tax Description

L220 P443/80 L799 P322/04 PRT OF LOTS 8 & 9 BEG NELY COR LOT 9 TH S 37 DEG 55'25" W 179 FT ALG ELY LOT LN TH N 61 DEG 49'25" W 84.32 FT TO WLY LOT LN TH S 43 DEG 35'15" W 150.55 FT TO PT NEAR SHR GLEN LAKE TH N 46 DEG 24'45" W 10 FT TH N 43 DEG 35'15" E 331.55 FT TO NLY LN LOT 8 TH S 59 DEG 28'45" E 13.28 FT TH S 61 DEG 39'00" E 62.90 FT TO POB THOROGOOD'S PLAT SEC 4 T28N 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% 05/29/2019
MAP #: 77,68
2025 Est TCV 748,044 TCV/TFA: 690.71

Building Permit(s)	Date	Number	Status
Mechanical	09/27/2019	PM19-0740	100% FINIS
Res. Add/Alter/Repair	08/29/2017	PB17-0478	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
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	LAKE VIEW

Who	When	What
TPC	12/02/2019	INSPECTED
TPC	11/14/2017	INSPECTED
WAS	06/16/2008	DATA ENTER

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	BACK LOT WITH 14' ON LAKE Value
A 100' @ 5000/	94.32	175.92	1.0147	0.7975	5000	100		381,619
94 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	381,619

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	190,800	183,200	374,000			157,651C
2024	84,000	180,200	264,200			152,911C
2023	72,500	136,100	208,600			145,630C
2022	61,100	111,800	172,900			138,696C

*** 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	0

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	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

	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: Tile

(6) Ceilings

X	Tile

(7) Excavation

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
1	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)
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: 35
Floor Area: 1,083
Total Base New : 205,942 E.C.F.
Total Depr Cost: 133,861 X 2.700
Estimated T.C.V: 361,425

(16) Porches/Decks

Area	Type
84	CPP
105	WPP

(17) Garage

Year Built: 1966
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 288
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 1 Car

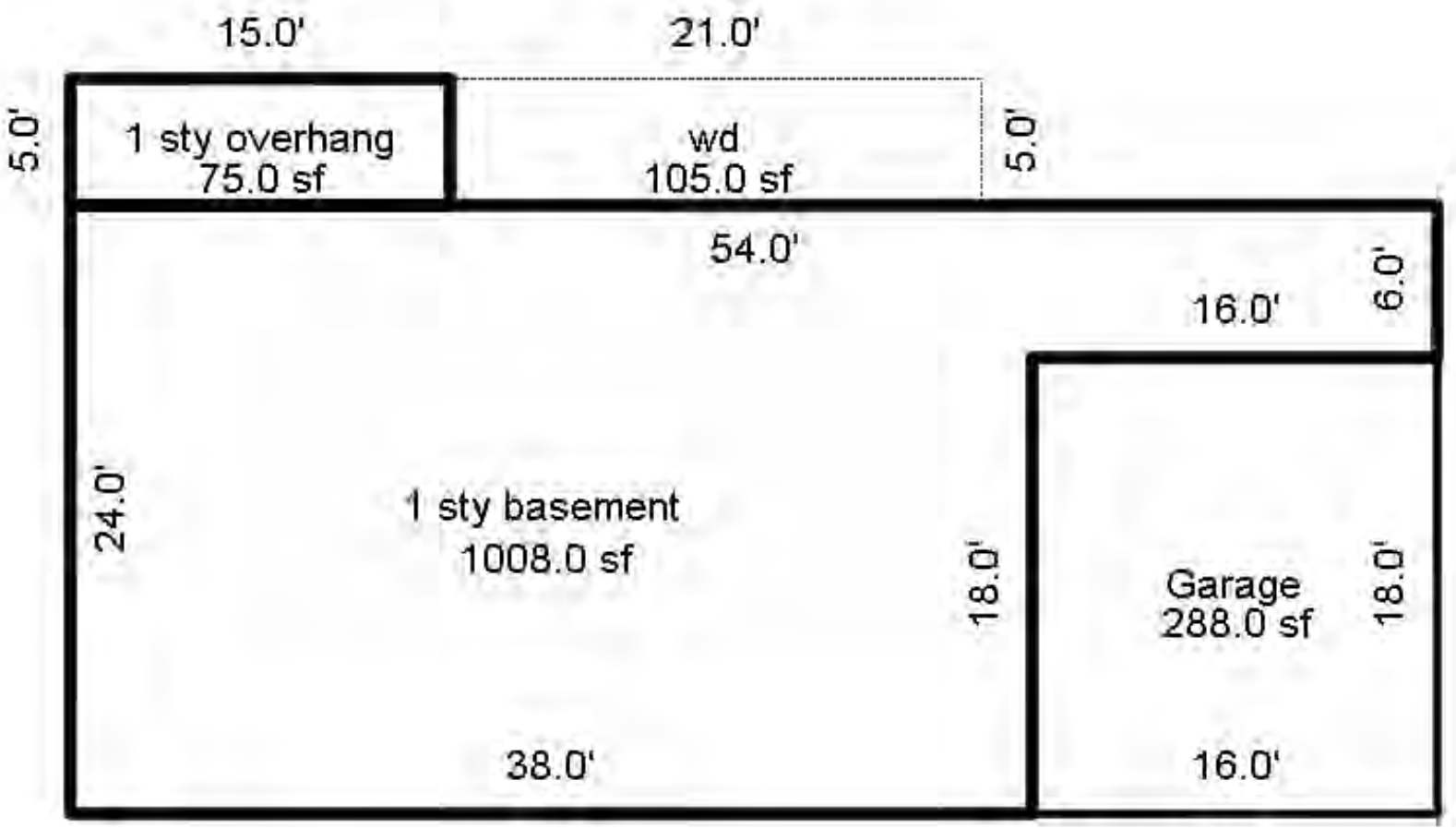
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1083 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	1,008		
1 Story	Siding	Overhang	75		
			Total:	160,977	104,635
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,578	1,676
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			84	1,814	1,179
WPP			105	2,997	1,948
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			288	14,170	9,210
Common Wall: 2 Wall			1	-4,470	-2,905
Door Opener			1	550	357
Basement Garage: 1 Car			1	2,617	1,701
Built-Ins					
Appliance Allow.			1	2,786	1,811
Fireplaces					
Exterior 1 Story			1	6,559	4,263

<<<<< 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: 45-006-820-010-00 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-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0% Qual. Ag.					
Owner's Name/Address	MAP #: 77,68					
STATE OF MICHIGAN	2025 Est TCV 0					

Improved | X | Vacant

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	99.88	305.88	1.0003	0.9503	14500	100		1,376,713
100 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	1,376,713

Tax Description

LOT 10 THOROGOODS PLAT. SEC 33 T29N R14W & SEC 4 T28N R14W.

Comments/Influences

ADJACENT DNR BOAT LAUNCH 820-011-00 UNDER PARCEL 11-00 HTTPS://WWW.MICHIGAN.GOV/DOCUMENTS/TREASURY/2020_PILT_MASTER_LIST_OP_690302_7.PDF

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/06/2018	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: 45-006-820-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: AGRICULTURAL-VACA	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7075 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		DEQ WATER RESOURCES DIVISI	12/21/2018	DE18-0147	100% FINIS
Owner's Name/Address	P.R.E. 100% 06/14/1994 Qual. Ag.		Mechanical	06/08/2012	PM12-0202	
DEPT OF NATURAL RESOURCES FINANCIAL SERVICES - PILT PO BOX 30028 LANSING MI 48909	MAP #: 77		Plumbing	10/12/2011	PP11-0148	
	2025 Est TCV 936,800		Electrical	07/25/2011	PE11-0240	

Tax Description

LOTS 11 12 & 13 THOROGOOD'S PLAT. SEC 4 T28N R14W. DNR PILT PAR ID: 2786

Comments/Influences

2013 BULLETIN 8 INCREASE TAXABLE VALUE HTTPS://WWW.MICHIGAN.GOV/DOCUMENTS/TREASURY/2020_PILT_MASTER_LIST_OP_690302_7.PDF

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	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
PT	09/14/2024	INSPECTED
TPC	04/23/2019	INSPECTED
WAS	05/15/2010	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 200' @ 800/	300.00	357.00	1.0000	0.0000	800	1*		0
EXEMPT PARK LAND			2.459 Acres		10,000	0		0
Flat Value: DNR								936,800

* denotes lines that do not contribute to the total acreage calculation.

300 Actual Front Feet, 2.46 Total Acres Total Est. Land Value = 936,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.13	38500	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	468,400	0	468,400			478,466C
2024	468,400	0	468,400			464,080C
2023	468,400	0	468,400			441,981C
2022	468,400	0	468,400			420,935C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-014-00 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.
HOOVER CLINTON & AMBER	LITTLE GLEN LAKE HOUSE LL	935,000	07/02/2021	QC	21-NOT USED/OTHER	2021007079	PROPERTY TRANSFER	100.0
BATES LEE R & VIOLET H TR	HOOVER CLINTON & AMBER	935,000	03/10/2021	WD	03-ARM'S LENGTH	2021002303	REAL PROPERTY STA	100.0
BATES LEE R & VIOLET H	BATES LEE R & VIOLET H TR	0	12/19/1991	QC	09-FAMILY	1243P182	OTHER	0.0

Property Address
7061 W DAY FOREST RD

Owner's Name/Address
LITTLE GLEN LAKE HOUSE LLC
8230 REVADO HILL CT
ADA MI 49301

Tax Description
L289 P414/88 LOT 14 THOROGOOD'S PLAT. SEC 4 T28N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 77
2025 Est TCV 1,976,243 TCV/TFA: 1143.0

Building Permit(s)	Date	Number	Status
Plumbing	11/21/2024	PP24-0392	100% FINIS
ADDITION/ALTERATION	06/26/1997	97000281	100% FINIS
GARAGE	12/16/1992	92001240	
DECK/PORCH	07/10/1991	91000104	

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

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	355.00	1.0000	0.9864	14500	100		1,430,268
100 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	1,430,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.12	5000	0	0
D/W/P: 4in Concrete	7.01	993	0	0
Wood Frame	26.18	168	50	2,199
Wood Frame	32.53	80	50	1,301

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 =				13,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	715,100	273,000	988,100			491,158C
2024	712,800	268,600	981,400			476,390C
2023	344,100	203,500	547,600			453,705C
2022	264,600	167,500	432,100			432,100S

Who	When	What
TPC	09/08/2016	INSPECTED
WAS	02/18/2008	INSPECTED
WAS	11/27/2007	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
1955 198	2021

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
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: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1287 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: 25
Floor Area: 1,729
Total Base New : 262,965 E.C.F.
Total Depr Cost: 197,213 X 2.700
Estimated T.C.V: 532,475

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1993
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 462
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

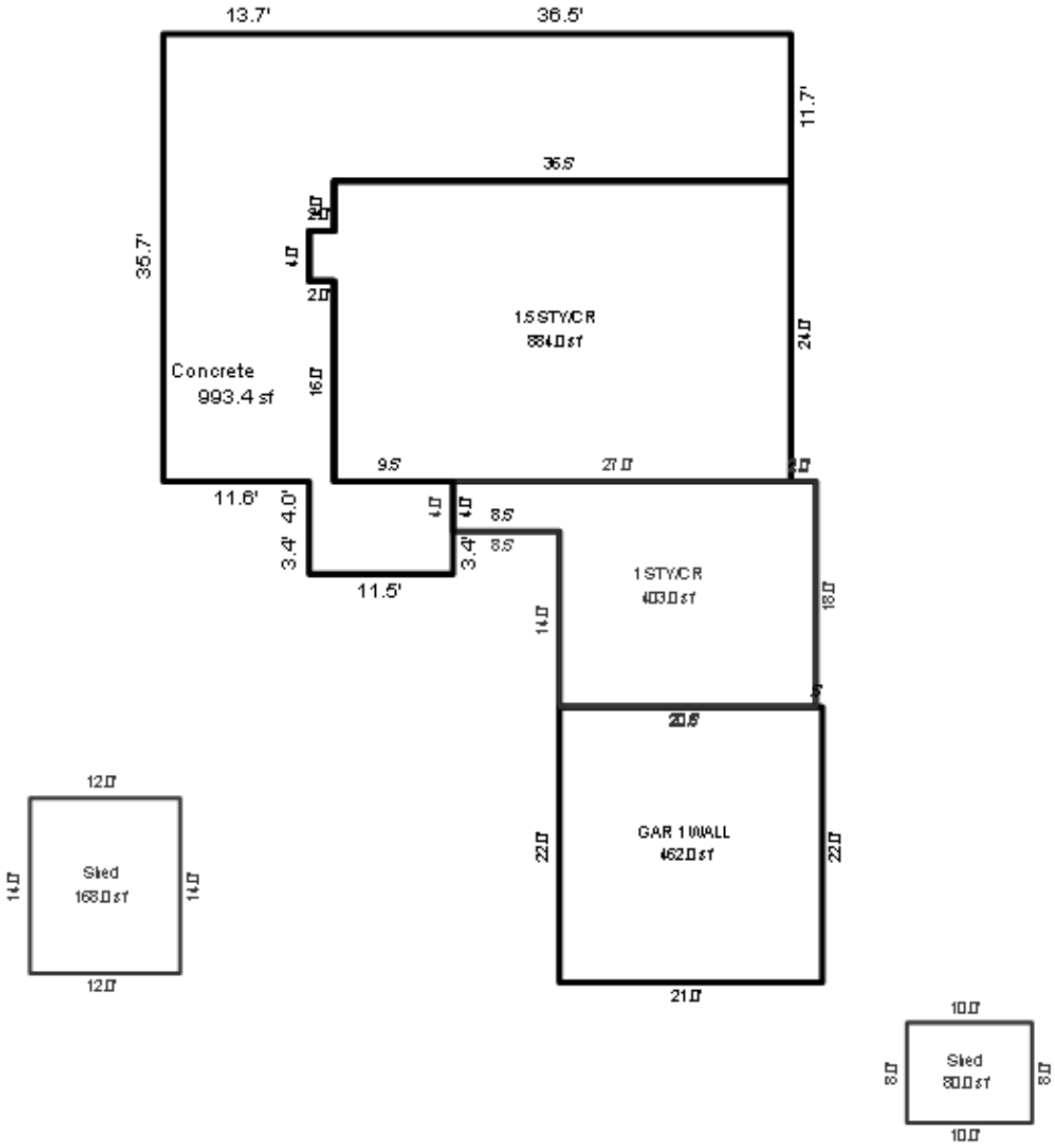
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 5 Blt 1955
(11) Heating System: Forced Heat & Cool
Ground Area = 1287 SF Floor Area = 1729 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	884		
1 Story	Siding	Crawl Space	403		
			Total:	220,687	165,507

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
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	462	21,543	16,157
Common Wall: 1 Wall	1	-2,705	-2,029
Door Opener	1	550	412
Built-Ins			
Appliance Allow.	1	2,786	2,089
Fireplaces			
Prefab 2 Story	1	3,192	2,394
	Totals:	262,965	197,213

Notes:
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 532,475

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-015-00 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.
STURRUS THOMAS J	NANAGOSA TRAIL LLC	0	04/25/2023	QC	21-NOT USED/OTHER	2023003551	DEED	0.0
GEORGE CHRIS O	STURRUS THOMAS J	1,725,000	10/05/2022	WD	03-ARM'S LENGTH	2022005953	PROPERTY TRANSFER	100.0
GRIMM HAROLD G & CONNIE M	GEORGE CHRIS O	400,000	09/08/2016	MLC	03-ARM'S LENGTH	1272P34	REALTOR	100.0
GRIMM HAROLD G	GEORGE CHRIS O	0	09/08/2016	WD	16-LC PAYOFF	1327P620	OTHER	0.0

Property Address

7043 W DAY FOREST RD

Owner's Name/Address

NANAGOSA TRAIL LLC
6863 SLEEPER AVE
FREMONT MI 49412

Tax Description

L241 P651/83 L344 P220 L476 P293/98 PRT LOTS 15 & 16 COM NE COR SEC 4 TH ALGE SEC LN S 00 DEG 41' W 181.72 FT TH ALG SLY LN DAY FOREST RD N 61 DEG 39' W 60 FT TO POB TH S 05 DEG 39' W 378.46 FT TH ALG SHR GLEN LAKE N 58 DEG 24' W 100 FT TH ALG WLY LN LOT 15 N 11 DEG 10' E 359.57 FT TH ALG SLY LN DAY FOREST RD S 61 DEG 39' E 60 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT THOROGOOD'S PLAT SEC 4 T28N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 77
2025 Est TCV 2,056,421 TCV/TFA: 851.17

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/21/2023	PB23-0084	100% FINIS
Electrical	03/06/2023	PE23-0154	100% FINIS
HOUSE	01/22/2023	LU23-01	100% FINIS
Mechanical	12/19/2022	PM22-1128	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	STEEP FROM RD

Who	When	What
TPC	05/12/2023	INSPECTED
TPC	12/08/2022	INSPECTED
TPC	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	375.00	1.0000	1.0000	14500	100		1,450,000
100 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	1,450,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	1500	50	1,717
D/W/P: 4in Concrete	7.01	400	50	1,402
Total Estimated Land Improvements True Cash Value =				3,119

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	725,000	303,200	1,028,200			639,977C
2024	722,600	298,200	1,020,800			620,735C
2023	348,800	118,600	467,400			467,400S
2022	266,000	47,100	313,100			268,603C

*** 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
1988	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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: 0 S.F.
Slab: 1208 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	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)
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: C
Effec. Age: 25
Floor Area: 2,416
Total Base New : 297,929 E.C.F.
Total Depr Cost: 223,445 X 2.700
Estimated T.C.V: 603,302

(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 2 STORY Cls C Blt 1988
(11) Heating System: Forced Heat & Cool
Ground Area = 1208 SF Floor Area = 2416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

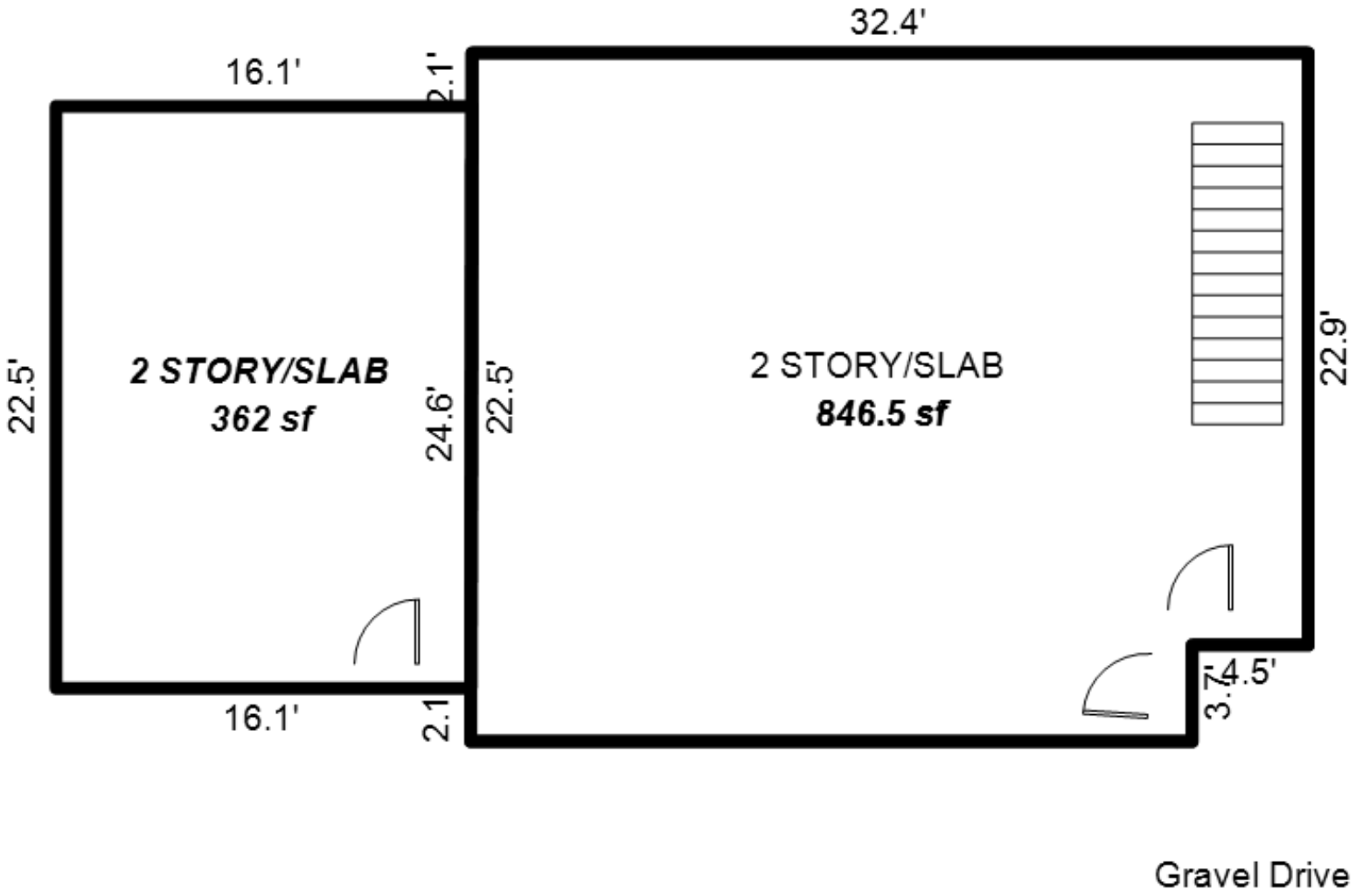
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,208		
			Total:	270,421	202,815

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,114
3 Fixture Bath	2	9,357	7,018
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
Built-Ins			
Appliance Allow.	1	2,786	2,089
Local Cost Items			
GENERATOR	1	1	1 *
	Totals:	297,929	223,445

Notes:
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 603,302

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-016-00 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.
STUART JOHN D & KATHLEEN	CRONIN MARGARET M	1,150,000	07/01/2020	WD	03-ARM'S LENGTH	2020003938	PROPERTY TRANSFER	100.0
ALLMAN JOHN D & LORETTA M	STUART JOHN D & KATHLEEN	875,000	08/31/2017	WD	03-ARM'S LENGTH	1305P913	PROPERTY TRANSFER	100.0

Property Address
7021 W DAY FOREST RD

Owner's Name/Address
CRONIN MARGARET M
7 LITTLE CREEK LN
CINCINNATI OH 45246

Tax Description
L241 P651/83 PRT LOTS 15 & 16 COM NE COR SD SEC 4 TH ALG E SEC LN S 00 DEG 41' W 181.72 FT TO POB TH CONT S 00 DEG 41' W 400.3 FT TO SHR GLEN LAKE TH N 58 DEG 24' W ALG SD SHR 100 FT TH N 05 DEG 39' E 378.46 FT TH S 61 DEG 39' E 60 FT TO POB THOROGOOD'S PLAT SEC 4 T28N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 77
2025 Est TCV 2,487,625 TCV/TFA: 994.25

Building Permit(s)	Date	Number	Status
Mechanical	11/13/2020	PM20-0790	100% FINIS
Electrical	11/04/2020	PE20-0587	100% FINIS
HOUSE	10/11/1993	93001807	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	07/19/2017	INSPECTED
TPC	11/29/2012	INSPECTED
WAS	02/18/2008	INSPECTED

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 14500	100.00	375.00	1.0000	1.0000	14500	100		1,450,000
100 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	1,450,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	725,000	518,800	1,243,800			604,247C
2024	722,600	510,200	1,232,800			586,079C
2023	348,800	385,000	733,800			558,171C
2022	266,000	318,500	584,500			531,592C

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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
1993	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Pine/Cedar
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

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	X	Solid		H.C.

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1668 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

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
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: BC
Effec. Age: 15
Floor Area: 2,502
Total Base New : 447,763 E.C.F.
Total Depr Cost: 380,602 X 2.700
Estimated T.C.V: 1,027,625

(16) Porches/Decks

Area	Type
140	WGEP (1 Story)
140	WPP
180	WPP
32	Treated Wood

(17) Garage

Year Built: 1993
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: 589
% Good: 0
Storage Area: 295
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1668 SF Floor Area = 2502 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	1,668		
			Total:	337,844	287,168

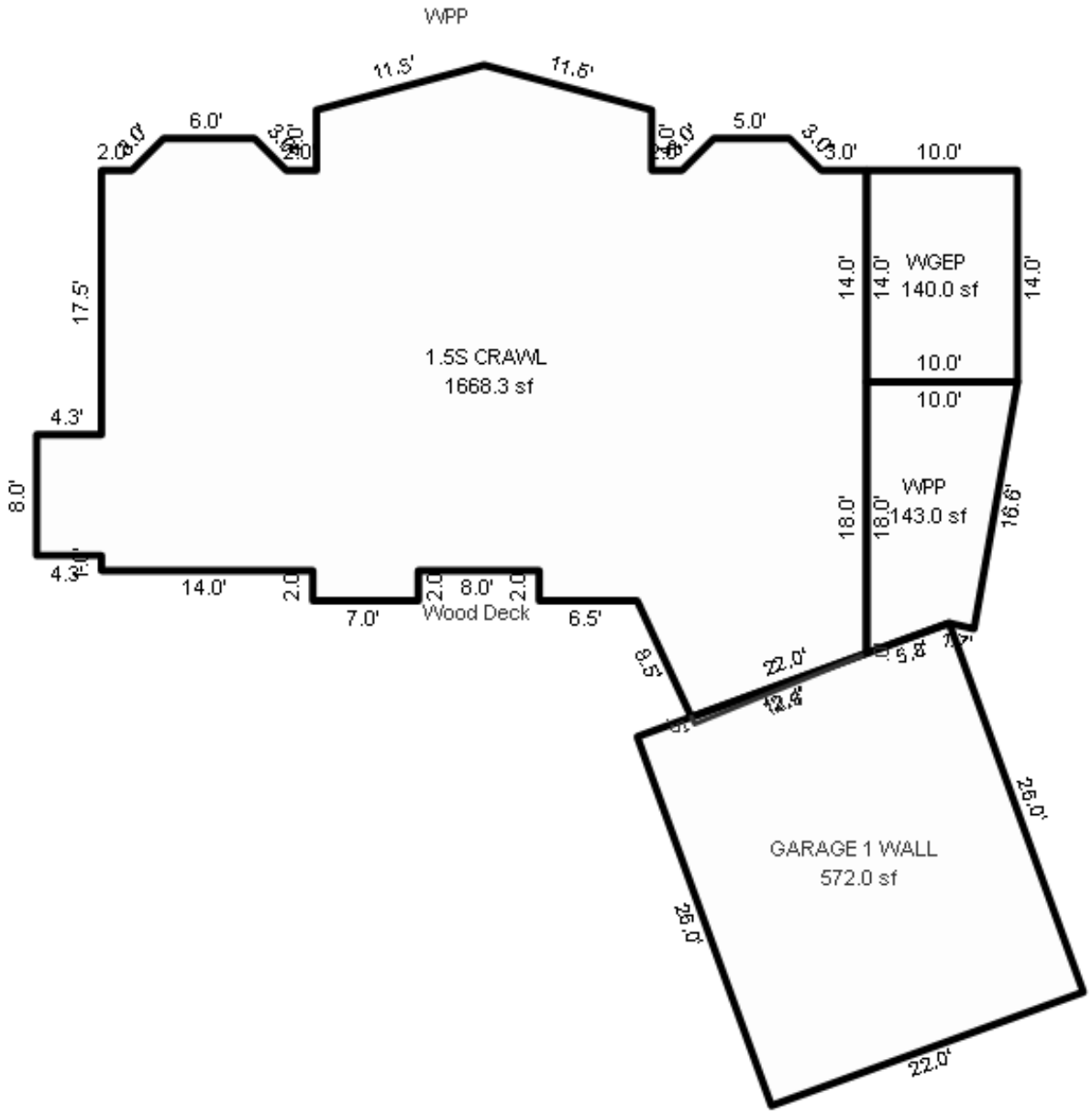
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
2 Fixture Bath	1	4,610	3,918
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			
WGEP (1 Story)	140	14,909	12,673
WPP	140	4,638	3,942
WPP	180	5,456	4,638
Deck			
Treated Wood	32	1,496	1,272
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	589	38,856	33,028
Storage Over Garage	295	5,340	4,539
Common Wall: 1 Wall	1	-3,139	-2,668
Door Opener	2	1,376	1,170
Built-Ins			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-820-016-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-830-017-00 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

W DAY FOREST RD

Owner's Name/Address

US GOVT NATL PARK
SLEEPING BEAR DUNES NATL LAKE SHR
9922 W FRONT ST
EMPIRE MI 49630

Tax Description

LOTS 17 THRU 24 ACREAGE INCLUDED IN 133-001-00 THOROGOOD'S PLAT NO. 2. SEC 33 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: NTL P

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			0.00 Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

Who	When	What
TPC	04/28/2017	INSPECTED
PSC	12/08/2013	INSPECTED
WAS	06/16/2007	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SHED
Calculator Occupancy: Warehouses - Storage

Class: C
Floor Area: 200
Gross Bldg Area: 200
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 3
Physical %Good: 93
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: Low Cost
Heat#1: No Heating or Cooling 0%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 200
Ave. Perimeter: 50
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: C Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 50

Base Rate for Upper Floors = 55.54

Adjusted Square Foot Cost for Upper Floors = 55.54

Total Floor Area: 200 Base Cost New of Upper Floors = 11,108

Reproduction/Replacement Cost = 11,108
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 10,330

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 10,330
Replacement Cost/Floor Area= 55.54 Est. TCV/Floor Area= 51.65

(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: 45-006-831-001-00 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.
SMALL WILLIAM J & KATHY A	CHESNUT DAVID G & RUTH T	94,000	12/10/2013	WD	03-ARM'S LENGTH	1186P696 WD	PROPERTY TRANSFER	100.0
BAKER HALL LLC	SMALL WILLIAM J & KATHY A	119,900	06/30/2005	WD	03-ARM'S LENGTH	860:365	OTHER	100.0

Property Address

1 TIMBER CREST 33 A

Owner's Name/Address

CHESNUT DAVID G & RUTH T
4473 MASTERS DR
COLUMBUS OH 43220

Tax Description

L860 P365/05 UNIT 1-A 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W

Comments/Influences

1/8TH SHARE

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 119,446 TCV/TFA: 84.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE		1 Units	40000.00000			100		40,00

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000

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
	Sewer
X	Electric
	Gas
	Curb
	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	12/12/2024	INSPECTED
WAS	01/30/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	20,000	39,700	59,700			56,492C
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S

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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: FRACTIONAL SHR

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 664 S.F.
Crawl: 752 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

619	Recreation	SF
	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

0	Amps Service

No./Qual. 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
1	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 1,416
Total Base New : 371,032 E.C.F.
Total Depr Cost: 39,182 X 1.900
Estimated T.C.V: 74,446

(16) Porches/Decks

Area	Type
240	CPP
341	WPP

(17) Garage

Year Built: 2002
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: 592
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

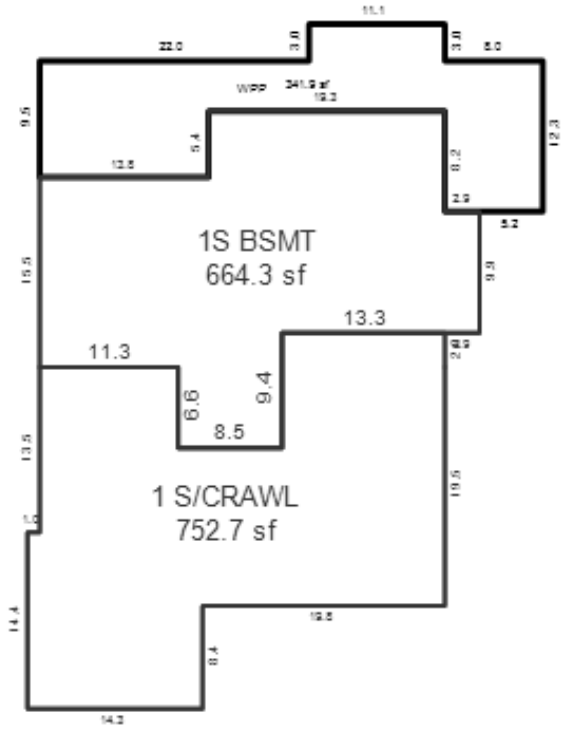
Carport Area:
Roof:

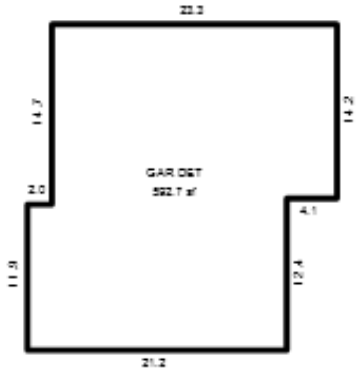
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/8SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	664		
1 Story	Siding	Crawl Space	752		
			Total:	256,042	27,038
Other Additions/Adjustments					
Recreation Room			619	17,035	1,799
Plumbing					
Average Fixture(s)			1	2,188	231
3 Fixture Bath			1	6,880	727
2 Fixture Bath			1	4,610	487
Porches					
CPP			240	5,237	553
WPP			341	7,437	785
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			592	39,001	4,119
Door Opener			2	1,376	145
Water/Sewer					
Public Water			1	1,927	203
Public Sewer			1	1,927	203
Built-Ins					
Appliance Allow.			1	4,003	423
Jacuzzi Tub			1	11,975	1,265
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: 45-006-831-001-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

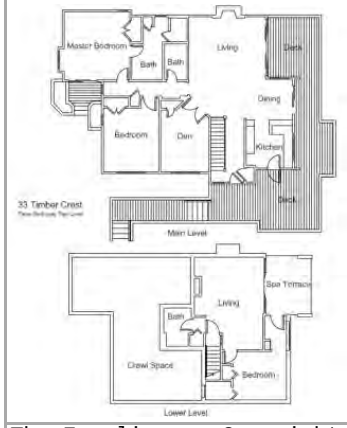
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEWIS PHILLIP A	ATWOOD WILLIAM E JR & EIR	120,000	12/12/2024	WD	03-ARM'S LENGTH	2024006092	PROPERTY TRANSFER	100.0
LEWIS PHILLIP A & MICHELE	LEWIS PHILLIP A	0	04/10/2019	WD	09-FAMILY	1356P483	PROPERTY TRANSFER	0.0
BAKER HALL LLC	LEWIS PHILLIP A & MICHELE	119,900	12/26/2003	WD	03-ARM'S LENGTH	783:421	OTHER	100.0

Property Address
1 TIMBER CREST 33 B

Owner's Name/Address
ATWOOD WILLIAM E JR & EIRKA R
1430 ROTHBURY NE AVE
GRAND RAPIDS MI 49505

Tax Description
L783 P421/04 UNIT 1-B 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.

Comments/Influences
1/8TH SHARE



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
School: GLEN LAKE COMMUNITY SCH DIST					
P.R.E. 0%					
MAP #: 19					
2025 Est TCV 119,446 TCV/TFA: 84.35					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	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	12/12/2024	INSPECTED
WAS	01/30/2008	INSPECTED

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	40000.00000		100		40,00
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	40,000

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	20,000	39,700	59,700			59,700S
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2002	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: 664 S.F.
Crawl: 752 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

619	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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
1	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 1,416
Total Base New : 371,032 E.C.F.
Total Depr Cost: 39,182 X 1.900
Estimated T.C.V: 74,446

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Area	Type
240	CPP
341	WPP

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Year Built: 2002
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: 592
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/8SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	664		
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			Total:	256,042	27,038
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WPP			341	7,437	785
Garages					
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Base Cost			592	39,001	4,119
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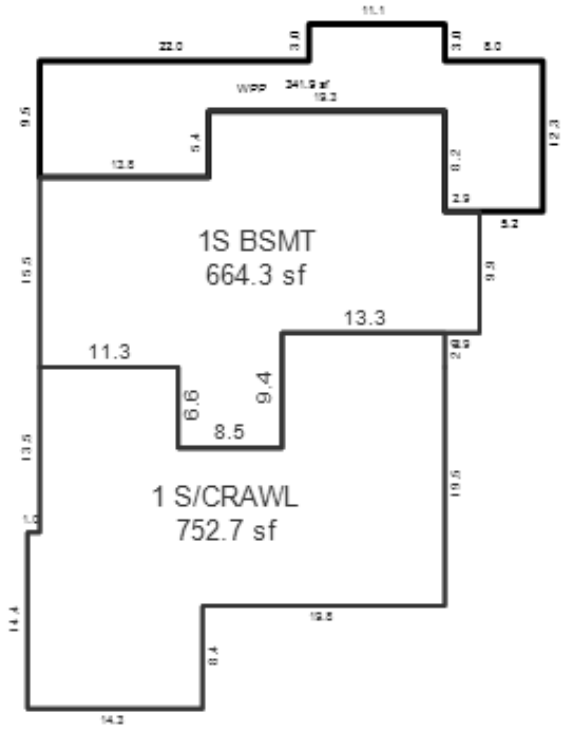
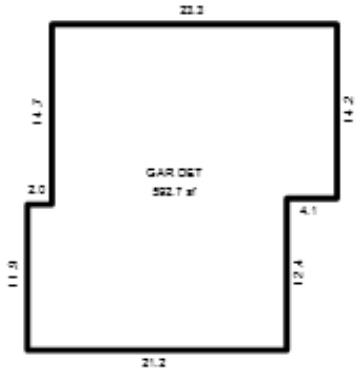
Public Water			1	1,927	203
Public Sewer			1	1,927	203
Built-Ins					
Appliance Allow.			1	4,003	423
Jacuzzi Tub			1	11,975	1,265
Fireplaces					

<<<<< 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: 45-006-831-001-20 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.
AML HOLDINGS LLC	MCALLISTER CATHERINE M &	90,000	11/13/2014	WD	03-ARM'S LENGTH	1214P340	PROPERTY TRANSFER	100.0
BAKER HALL LLC, NOW IN DI	AML HOLDINGS LLC	1	11/12/2014	QC	09-FAMILY	1214P338	DEED	100.0

Property Address

1 TIMBER CREST 33 C

Owner's Name/Address

MCALLISTER CATHERINE M & WILLIAM J
817 S STATE ROUTE 587
FOSTORIA OH 44830

Tax Description

UNIT 1-C 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.

Comments/Influences

1/8TH SHARE

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 119,446 TCV/TFA: 84.35

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
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	12/12/2024	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/30/2008	INSPECTED

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE		1 Units	40000.00000			100		40,00

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000

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	20,000	39,700	59,700			56,492C
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S

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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: FRACTIONAL SHR

Yr Built	Remodeled
2002	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: 664 S.F.
Crawl: 752 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

619	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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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	Elec. Ceil. Radiant
	Radiant (in-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

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1	Public Water
1	Public Sewer
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	1000 Gal Septic
	2000 Gal Septic

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(15) Built-ins

1	Appliance Allow.
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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
1	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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	Interior 2 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: 12
Floor Area: 1,416
Total Base New : 371,032 E.C.F.
Total Depr Cost: 39,182 X 1.900
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(16) Porches/Decks

Area	Type
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(17) Garage

Year Built: 2002
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Class: BC
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Foundation: 42 Inch
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Mech. Doors: 0
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Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: LOWER LEVEL 619 SQ FT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	664		
1 Story	Siding	Crawl Space	752		
			Total:	256,042	27,038
Other Additions/Adjustments					
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Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
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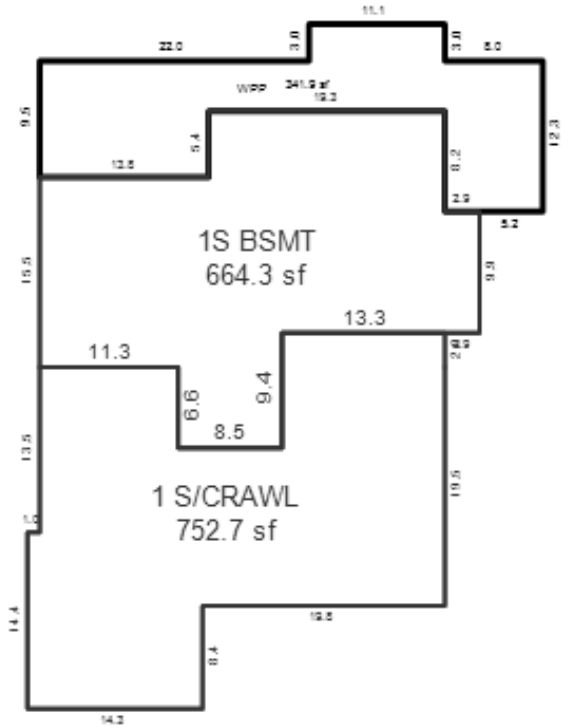
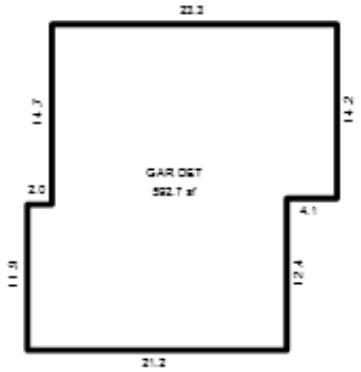
Built-Ins					
Appliance Allow.			1	4,003	423
Jacuzzi Tub			1	11,975	1,265
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-831-001-20, Residential Building 1 Printed on 01/20/2025





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-831-001-30 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.
BAKER HALL LLC	KARAMANSKI THEODORE J &	123,750	12/26/2003	WD	03-ARM'S LENGTH	782:434	OTHER	100.0

Property Address
1 TIMBER CREST 33 D

Owner's Name/Address
KARAMANSKI THEODORE J &
MCMAHON EILEEN
40 COMMONS DR
PALOS PARK IL 60464-1299

Tax Description
L782 P434/03 UNIT 1-D 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.

Comments/Influences
1/8TH SHARE

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 119,446 TCV/TFA: 84.35

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
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	12/12/2024	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/30/2008	INSPECTED

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	40000.00000		100		40,00

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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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	20,000	39,700	59,700			56,492C
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S

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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: FRACTIONAL SHR

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 664 S.F.
Crawl: 752 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

619	Recreation	SF
	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

0	Amps Service

No./Qual. 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
1	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 1,416
Total Base New : 371,032 E.C.F.
Total Depr Cost: 39,182 X 1.900
Estimated T.C.V: 74,446

(16) Porches/Decks

Area	Type
240	CPP
341	WPP

(17) Garage

Year Built: 2002
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: 592
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/8TH SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	664		
1 Story	Siding	Crawl Space	752		
			Total:	256,042	27,038
Other Additions/Adjustments					
Recreation Room			619	17,035	1,799
Plumbing					
Average Fixture(s)			1	2,188	231
3 Fixture Bath			1	6,880	727
2 Fixture Bath			1	4,610	487
Porches					
CPP			240	5,237	553
WPP			341	7,437	785
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			592	39,001	4,119
Door Opener			2	1,376	145
Water/Sewer					
Public Water			1	1,927	203
Public Sewer			1	1,927	203
Built-Ins					
Appliance Allow.			1	4,003	423
Jacuzzi Tub			1	11,975	1,265
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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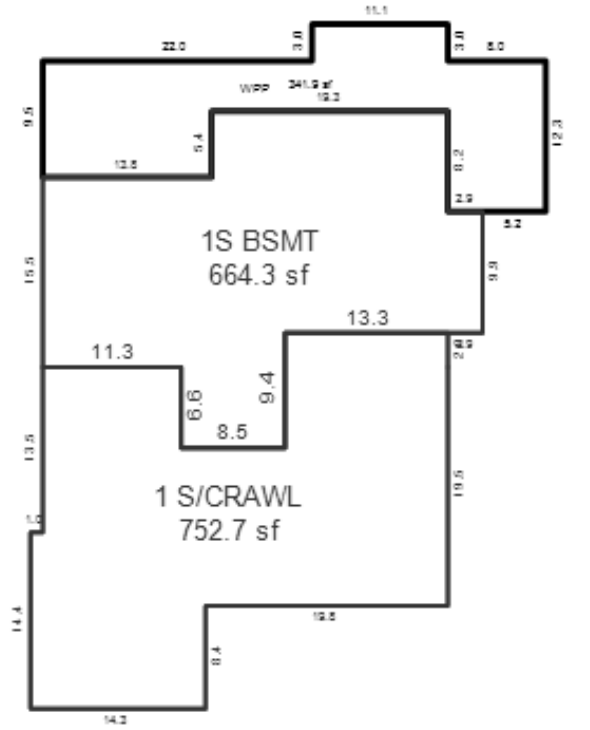

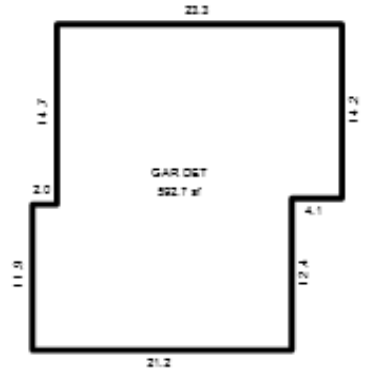

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-831-001-40 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.
WOLCOTT WARREN D JR & MAR	WOLCOTT WARREN D JR & MAR	0	03/31/2017	WD	09-FAMILY	1296P78	DEED	0.0
BAKER HALL LLC	WOLCOTT WARREN D & MARILY	119,900	12/26/2003	WD	03-ARM'S LENGTH	782:435	OTHER	100.0

Property Address
1 TIMBER CREST 33 E

Owner's Name/Address
WOLCOTT WARREN D JR & MARILYN L
1315 GREBE
HIGHLAND MI 48357

Tax Description
L782 P435/03 UNIT 1-E 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.

Comments/Influences
1/8TH SHARE

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 119,446 TCV/TFA: 84.35

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
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	12/12/2024	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/30/2008	INSPECTED

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	40000.00000		100		40,00

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000

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	20,000	39,700	59,700			56,492C
2024	25,000	37,200	62,200			54,794C
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Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2002	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: 664 S.F.
Crawl: 752 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

619	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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
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	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
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	Ceramic Tile Floor
	Ceramic Tile Wains
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	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
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Lump Sum Items:

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1	Appliance Allow.
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
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	Intercom
1	Jacuzzi Tub
	Jacuzzi repl.Tub
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1	Interior 1 Story
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1	Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 1,416
Total Base New : 371,032 E.C.F.
Total Depr Cost: 39,182 X 1.900
Estimated T.C.V: 74,446

(16) Porches/Decks

Area	Type
240	CPP
341	WPP

(17) Garage

Year Built: 2002
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: 592
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/8TH SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	256,042	27,038
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Plumbing					
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Jacuzzi Tub			1	11,975	1,265
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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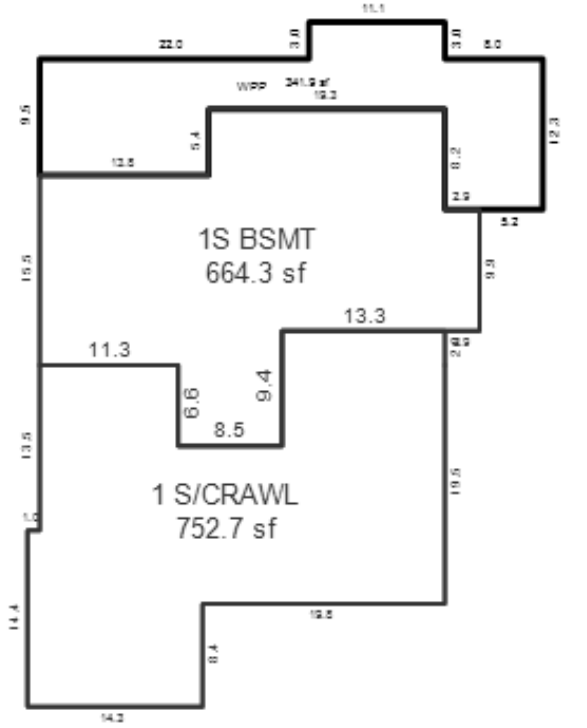

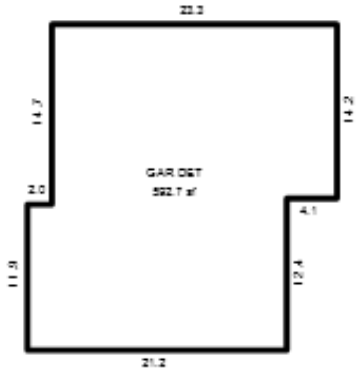

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Parcel Number: 45-006-831-001-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELSH JOHN V & TRACEY A	MILLER RICHARD C & LINDA	110,000	05/26/2005	WD	03-ARM'S LENGTH	855:562	OTHER	100.0
BAKER HALL LLC	WELSH JOHN V & TRACEY A	119,900	12/26/2003	WD	03-ARM'S LENGTH	782:436	OTHER	100.0

Property Address

1 TIMBER CREST 33 F

Owner's Name/Address

MILLER RICHARD C & LINDA L
906 DOWLING
BLOOMFIELD HILLS MI 48304

Tax Description

L782 P436/03 L855 P562/05 UNIT 1-F 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.

Comments/Influences

1/8TH SHARE

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2025 Est TCV 119,446 TCV/TFA: 84.35

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
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	12/12/2024	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/30/2008	INSPECTED

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	40000.00000		100		40,00

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000

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Yr Built	Remodeled
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Condition: Average

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	Flat		Shed

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Chimney: Brick

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0	Front Overhang
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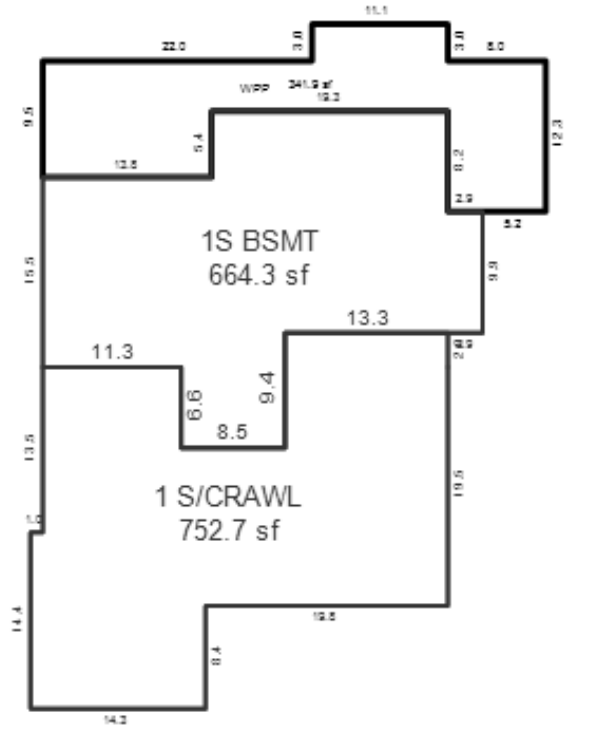

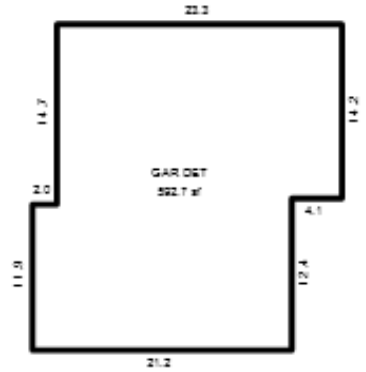

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-831-001-60 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.
MCCONNELL ROBIN W & TONI	MCCONNELL ROBIN W & TONI	0	12/19/2024	WD	15-LADY BIRD	2024006048	DEED	0.0
WOODS JAMES H & SUSAN P	MCCONNELL ROBIN & TONI	87,000	09/23/2011	WD	03-ARM'S LENGTH	2011 1097-338	DEED	100.0
BAKER HALL LLC	WOODS JAMES H & SUSAN P	119,900	12/26/2003	WD	03-ARM'S LENGTH	782:437	OTHER	100.0

Property Address
1 TIMBER CREST 33 G

Owner's Name/Address
MCCONNELL ROBIN W & TONI K
1291 GREENLEAF DR
ROCHESTER MI 48309

Tax Description
L782 P437/03 UNIT 1-G 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.

Comments/Influences
1/8TH SHARE

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 119,446 TCV/TFA: 84.35

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
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	12/12/2024	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/30/2008	INSPECTED

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	40000.00000		100		40,00

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000

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	20,000	39,700	59,700			56,492C
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S

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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: FRACTIONAL SHR

Yr Built	Remodeled
2002	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: 664 S.F.
Crawl: 752 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

619	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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
1	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 1,416
Total Base New : 371,032 E.C.F.
Total Depr Cost: 39,182 X 1.900
Estimated T.C.V: 74,446

(16) Porches/Decks

Area	Type
240	CPP
341	WPP

(17) Garage

Year Built: 2002
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: 592
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

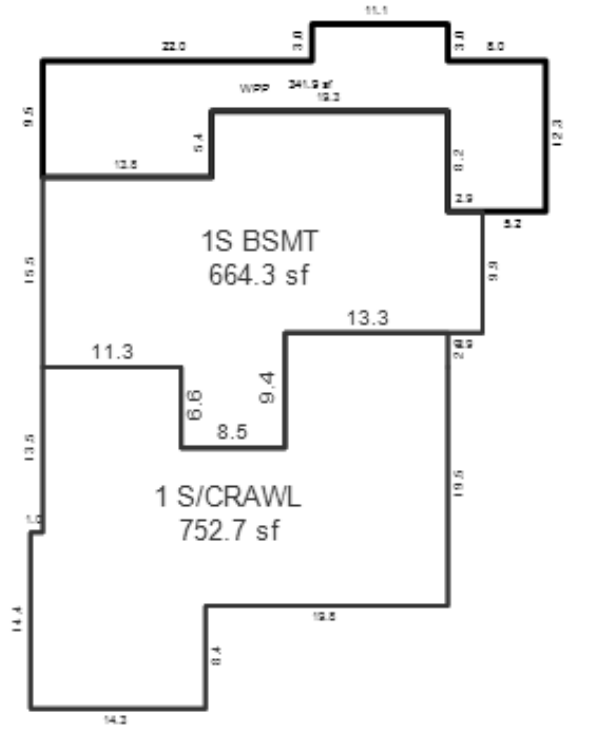
Carport Area:
Roof:

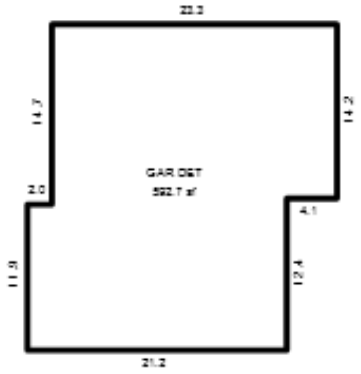
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/8TH SHARE
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	664		
1 Story	Siding	Crawl Space	752		
			Total:	256,042	27,038
Other Additions/Adjustments					
Recreation Room			619	17,035	1,799
Plumbing					
Average Fixture(s)			1	2,188	231
3 Fixture Bath			1	6,880	727
2 Fixture Bath			1	4,610	487
Porches					
CPP			240	5,237	553
WPP			341	7,437	785
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			592	39,001	4,119
Door Opener			2	1,376	145
Water/Sewer					
Public Water			1	1,927	203
Public Sewer			1	1,927	203
Built-Ins					
Appliance Allow.			1	4,003	423
Jacuzzi Tub			1	11,975	1,265
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: 45-006-831-001-70 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.
MCCONNELL ROBIN W & TONI	MCCONNELL ROBIN W & TONI	0	12/19/2024	WD	15-LADY BIRD	2024006049	DEED	0.0
HART ROY & MARILYN	MCCONNELL ROBIN & TONI	94,000	10/15/2013	WD	03-ARM'S LENGTH	1181P917	PROPERTY TRANSFER	100.0
BAKER HALL LLC	HART ROY & MARILYN	123,750	12/26/2003	WD	03-ARM'S LENGTH	783:25	OTHER	100.0

Property Address
1 TIMBER CREST 33 H

Owner's Name/Address
MCCONNELL ROBIN W & TONI K
1291 GREENLEAF DR
ROCHESTER MI 48309

Tax Description
L783 P25/04 UNIT 1-H 33 TIMBER CREST CONDOMINIUM MASTER DEED REC IN L759 P491-542 SEC 14 T29N R14W.

Comments/Influences
1/8TH SHARE
2008 TAAR 1685025 $125,000
THIS IS 33 TIMBER CREST #8

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2025 Est TCV 119,446 TCV/TFA: 84.35

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
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	12/12/2024	INSPECTED
TPC	06/28/2017	INSPECTED
WAS	01/30/2008	INSPECTED

Land Value Estimates for Land Table H831.H831 TIMBER CREST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	150.00	1.0000	1.0000	0	100		0
H831 TIMBE APPURTENANCE			1 Units	40000.00000		100		40,00
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	40,000

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	20,000	39,700	59,700			56,492C
2024	25,000	37,200	62,200			54,794C
2023	20,000	32,900	52,900			52,185C
2022	18,000	31,700	49,700			49,700S

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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: FRACTIONAL SHR

Yr Built	Remodeled
2002	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: 664 S.F.
Crawl: 752 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

619	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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
1	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 1,416
Total Base New : 371,032 E.C.F.
Total Depr Cost: 39,182 X 1.900
Estimated T.C.V: 74,446

(16) Porches/Decks

Area	Type
240	CPP
341	WPP

(17) Garage

Year Built: 2002
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: 592
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

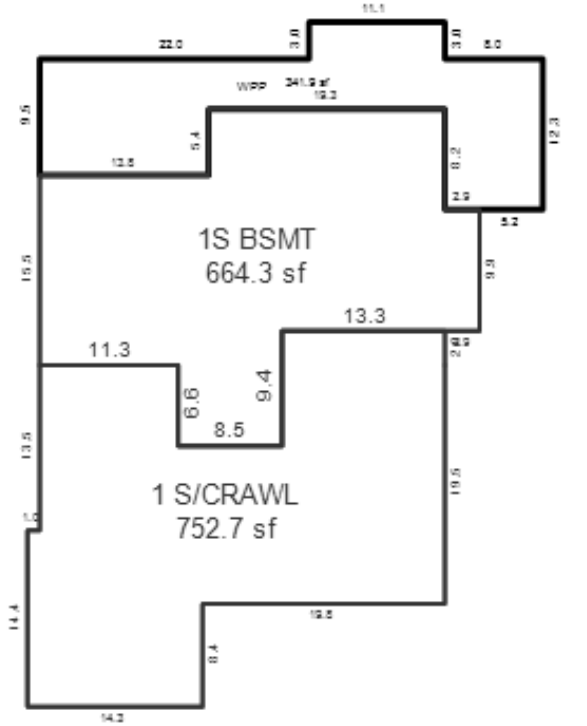
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/12/10.56
Economic Depreciation because of: 1/8TH SHARE
Building Areas

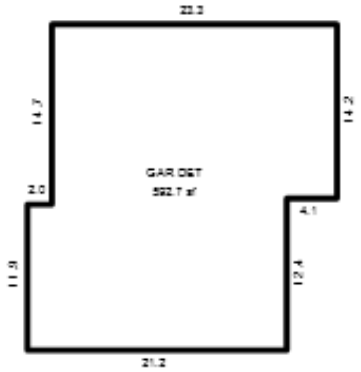
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	664		
1 Story	Siding	Crawl Space	752		
			Total:	256,042	27,038
Other Additions/Adjustments					
Recreation Room			619	17,035	1,799
Plumbing					
Average Fixture(s)			1	2,188	231
3 Fixture Bath			1	6,880	727
2 Fixture Bath			1	4,610	487
Porches					
CPP			240	5,237	553
WPP			341	7,437	785
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			592	39,001	4,119
Door Opener			2	1,376	145
Water/Sewer					
Public Water			1	1,927	203
Public Sewer			1	1,927	203
Built-Ins					
Appliance Allow.			1	4,003	423
Jacuzzi Tub			1	11,975	1,265
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-831-001-70, Residential Building 1 Printed on 01/20/2025





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-001-00 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.
DARDAS GARY & PATRICIA TR	DARDAS GARY F	0	10/12/2023	QC	09-FAMILY	2023004489	PROPERTY TRANSFER	0.0
DARDAS GARY F MD & PATRIC	DARDAS GARY & PATRICIA TR	1	02/05/2019	WD	09-FAMILY	1353P707	DEED	0.0

Property Address
1 VANTAGE PT

Owner's Name/Address
DARDAS GARY F
PO BOX 544
GLEN ARBOR MI 49636

Tax Description
L281 P437/87 UNIT 1 VANTAGE POINTE CONDOMINIUM REC IN L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences
FLOOR PLAN TYPE 1A

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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% 09/28/2022
MAP #: 15
2025 Est TCV 1,048,413 TCV/TFA: 585.71

Building Permit(s)	Date	Number	Status
Electrical	11/12/2024	PE24-0784	100% FINIS
Mechanical	11/12/2024	PM24-0880	100% FINIS

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/16/2024	INSPECTED
WAS	04/28/2018	INSPECTED

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE		1 Units	440000.00000			100		440,0
		0.00 Total Acres				Total Est. Land Value =		440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	304,200	524,200			339,938C
2024	210,000	310,600	520,600			328,747C
2023	160,000	258,800	418,800			313,093C
2022	90,000	288,900	378,900		378,900W	298,184C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1432 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

1148	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,790
Total Base New : 400,274 E.C.F.
Total Depr Cost: 320,217 X 1.900
Estimated T.C.V: 608,413

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1432 SF Floor Area = 1790 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	1,432		
			Total:	298,841	239,072
Other Additions/Adjustments					
Recreation Room			1148	31,593	25,274
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
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	400,274	320,217

Notes:
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 608,413

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-002-00 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.
MILLER JULIE	MESSANO JEFFREY P & AMY O	829,000	03/08/2022	WD	03-ARM'S LENGTH	2022001443	PROPERTY TRANSFER	100.0
DEBELACK SHIRLEY K TRUST	MILLER JULIE	0	06/29/2021	QC	09-FAMILY	2021005456	PROPERTY TRANSFER	100.0
BAYBERRY MILLS INC	DEBELACK SHIRLEY K TRUST	0	09/06/2013	OTH	33-TO BE DETERMINED	1181P364	OTHER	0.0
DEBELACK SHIRLEY K	DEBELACK SHIRLEY K TRUSTE	0	07/08/2008	WD	33-TO BE DETERMINED	983/3	PROPERTY TRANSFER	0.0

Property Address

2 VANTAGE PT

Owner's Name/Address

MESSANO JEFFREY P & AMY O
1020 WADDINGTON ST
BLOOMFIELD HILLS MI 48301

Tax Description

L282 P103/87 UNIT 2 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

FLOOR PLAN TYPE 2, INTERIOR
3BED/3BATH
INT UNIT

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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 #: 15
2025 Est TCV 985,465 TCV/TFA: 687.21

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/26/2023	PB23-0143	100% FINIS
Mechanical	02/22/2023	PM23-0187	100% FINIS
Res. Add/Alter/Repair	07/12/2022	PB22-0247	100% FINIS
Electrical	05/25/2022	PE22-0362	100% FINIS

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	272,700	492,700			425,235C
2024	210,000	278,500	488,500			412,450C
2023	160,000	227,000	387,000			387,000S
2022	90,000	220,800	310,800			310,800S

Who	When	What
TPC	05/24/2023	INSPECTED
TPC	12/09/2022	INSPECTED
TPC	02/12/2022	INSPECTED

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1147 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

1147	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 8
Floor Area: 1,434
Total Base New : 346,720 E.C.F.
Total Depr Cost: 287,087 X 1.900
Estimated T.C.V: 545,465

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

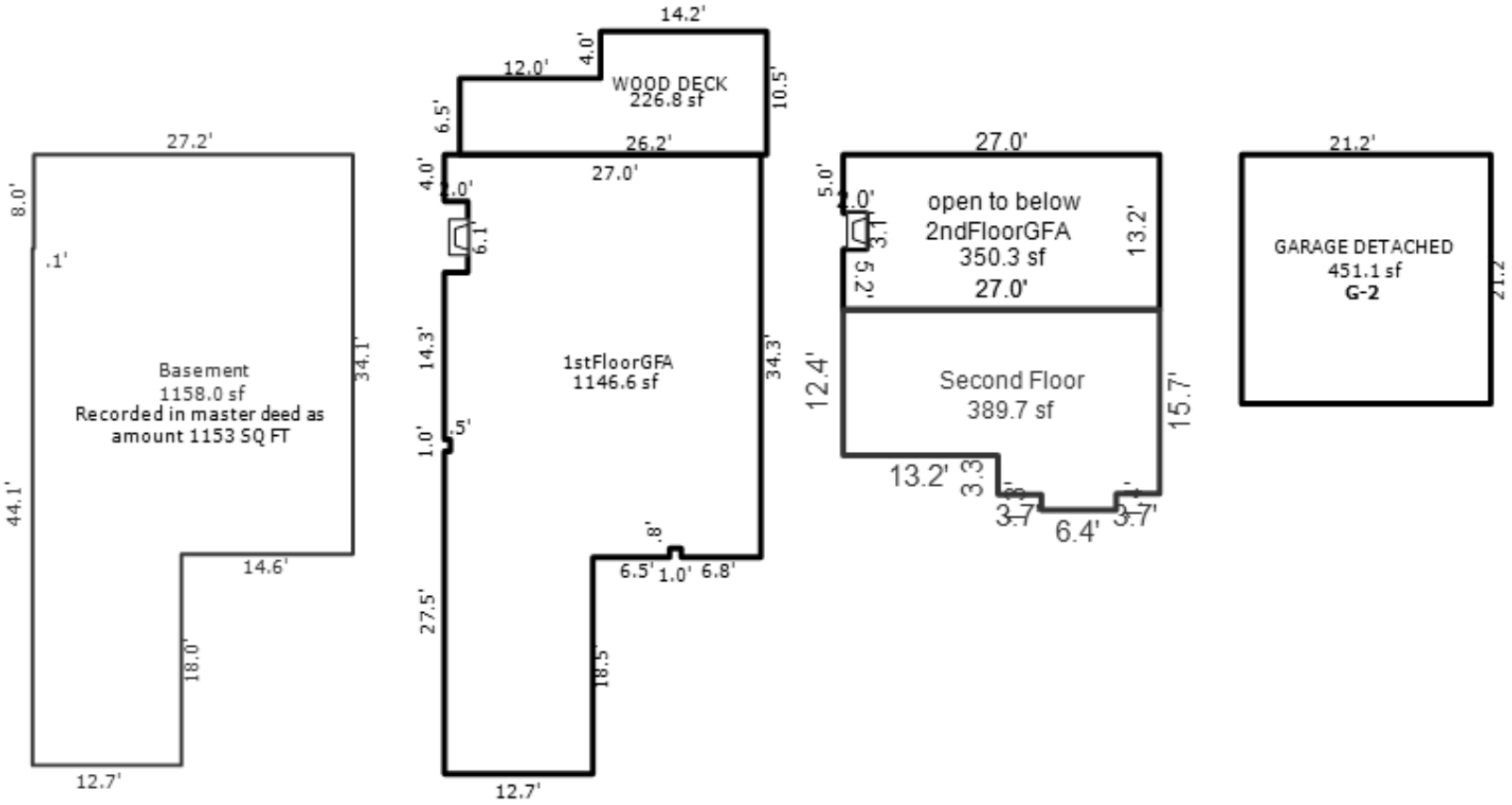
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1147 SF Floor Area = 1434 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/90/82.8
Economic Depreciation because of: INTERIOR UNIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,147		
			Total:	245,315	203,122
Other Additions/Adjustments					
Recreation Room			1147	31,565	26,136
Plumbing					
Average Fixture(s)			1	2,188	1,812
3 Fixture Bath			2	13,760	11,393
2 Fixture Bath			1	4,610	3,817
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	26,648
Door Opener			1	688	570
Water/Sewer					
Public Water			1	1,927	1,596
Public Sewer			1	1,927	1,596
Built-Ins					
Appliance Allow.			1	4,003	3,314
Fireplaces					
Interior 2 Story			1	8,554	7,083
			Totals:	346,720	287,087

Notes:
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 545,465

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 2

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-003-00 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.
CAMPBELL WALTER D MD LLC	ATHERTON SCOTT D & NANCY	700,000	09/21/2020	WD	03-ARM'S LENGTH	2020006286	PROPERTY TRANSFER	100.0
CAMPBELL WALTER D TRUST	CAMPBELL WALTER D MD LLC	1	05/03/2019	QC	09-FAMILY	1365P855	OTHER	100.0
CAMPBELL WALTER D & JUDIT	CAMPBELL WALTER D TRUST	0	10/24/1996	QC	09-FAMILY	432P752	OTHER	0.0
MUSZYNSKI THOMAS O & LIND	CAMPBELL WALTER D	290,000	05/10/1991	WD	03-ARM'S LENGTH	323:396	OTHER	0.0

Property Address

3 VANTAGE PT

Owner's Name/Address

ATHERTON SCOTT D & NANCY S
110 FRONT ST
PALM COAST FL 32137

Tax Description

L282 P559/87 L323 P396/91 L432 P752/96
UNIT 3 VANTAGE POINTE CONDOMINIUM REC
L274P133, 1ST AMEND L337P59, 2ND AMEND
L368P804, 3RD AMEND L597P177 RESTATED
L1223P726, 1ST AMEND L1316P469 2ND AMEND
2021006587 SEC 14 T29N R14W.

Comments/Influences

UNIT TYPE 3B
3BED/4BATH
END UNIT

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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 #: 15
2025 Est TCV 1,025,757 TCV/TFA: 613.86

Building Permit(s)	Date	Number	Status
Mechanical	04/27/2021	PM21-0334	100% FINIS
Electrical	03/18/2021	PE21-0152	100% FINIS
Mechanical	03/03/2021	PM21-0176	100% FINIS
Plumbing	03/03/2021	PP21-0061	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/10/2021	INSPECTED
TPC	05/10/2020	INSPECTED
TPC	04/26/2018	INSPECTED

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units		440000.00000	100		440,0
			0.00 Total Acres		Total Est. Land Value =			440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	292,900	512,900			418,410C
2024	210,000	299,100	509,100			405,830C
2023	160,000	249,100	409,100		409,100C	386,505C
2022	90,000	278,100	368,100		368,100C	368,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 1337 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

1166	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
4	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,671
Total Base New : 385,370 E.C.F.
Total Depr Cost: 308,293 X 1.900
Estimated T.C.V: 585,757

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

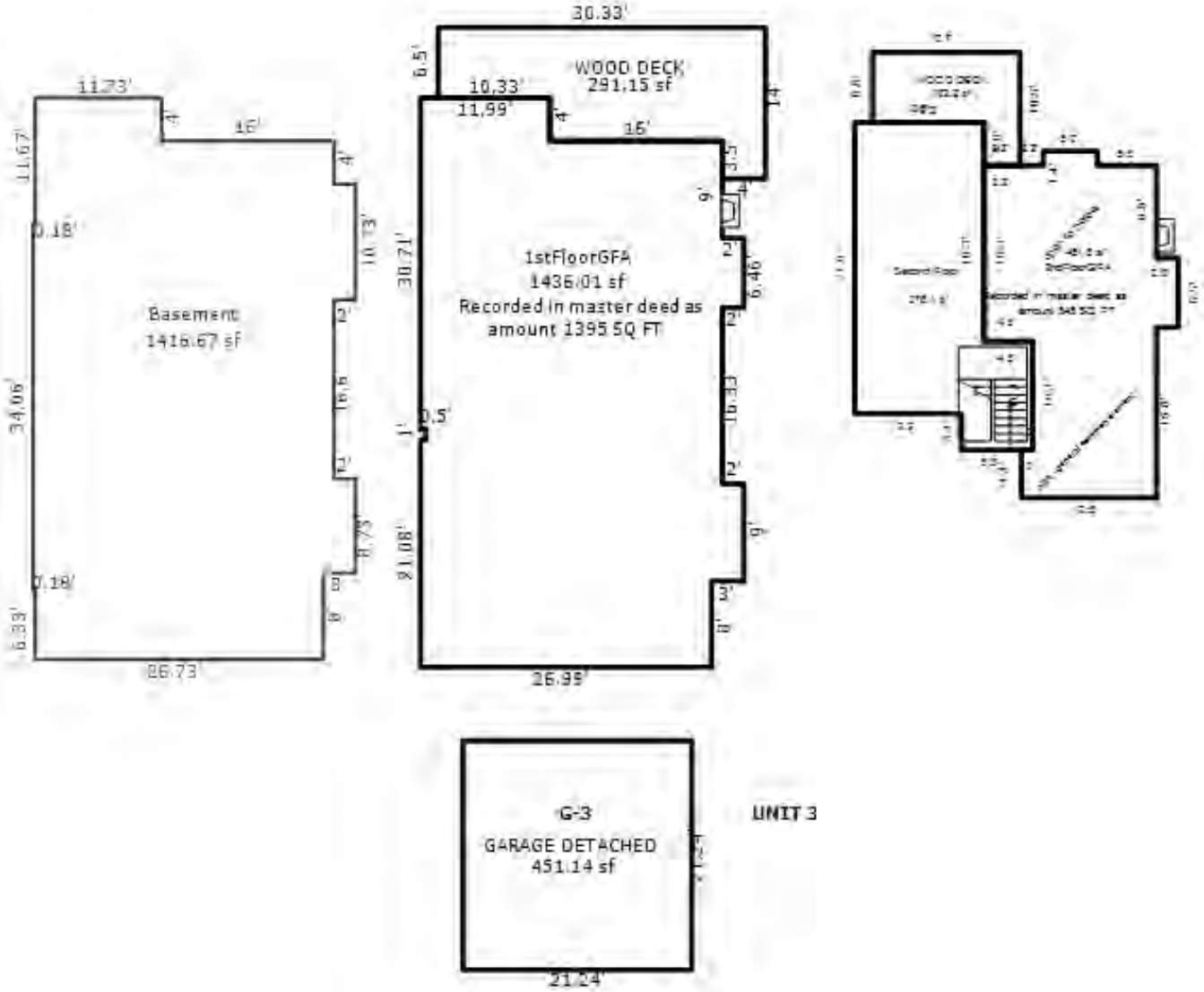
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1337 SF Floor Area = 1671 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,337		
			Total:	281,172	224,936
Other Additions/Adjustments					
Recreation Room			1166	32,088	25,670
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			3	20,640	16,512
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	385,370	308,293

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 585,757

*** Information herein deemed reliable but not guaranteed***

BUILDING A



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-004-00 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.
KURAS NATALIE D	KURAS NATALIE D TRUST	1	03/06/2018	WD	09-FAMILY	1322P661	DEED	0.0
KURAS NATALIE D		570,000	03/31/2000	WD	03-ARM'S LENGTH		DEED	0.0
KURAS JAMES D & NATALIE D	KURAS NATALIE D	0	01/11/1997	QC	09-FAMILY	437P787	DEED	0.0
CONTINENTAL EQUITIES INC	KURAS JAMES D & NATALIE D	213,900	08/17/1987	WD	03-ARM'S LENGTH	280P366	DEED	0.0

Property Address

4 VANTAGE PT

Owner's Name/Address

KURAS NATALIE D TRUST
425 DOCKSIDE DR APT 401
NAPLES FL 34110

Tax Description

L280 P366 L437 P787/97 UNIT 4 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

UNIT TYPE 1A

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 1,047,924 TCV/TFA: 586.09

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
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	04/26/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE		1 Units	440000.00000			100		440,0
		0.00 Total Acres				Total Est. Land Value =		440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	304,000	524,000			338,938C
2024	210,000	310,400	520,400			328,747C
2023	160,000	258,600	418,600			313,093C
2022	90,000	288,600	378,600			298,184C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1430 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

1148	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,788
Total Base New : 399,953 E.C.F.
Total Depr Cost: 319,960 X 1.900
Estimated T.C.V: 607,924

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

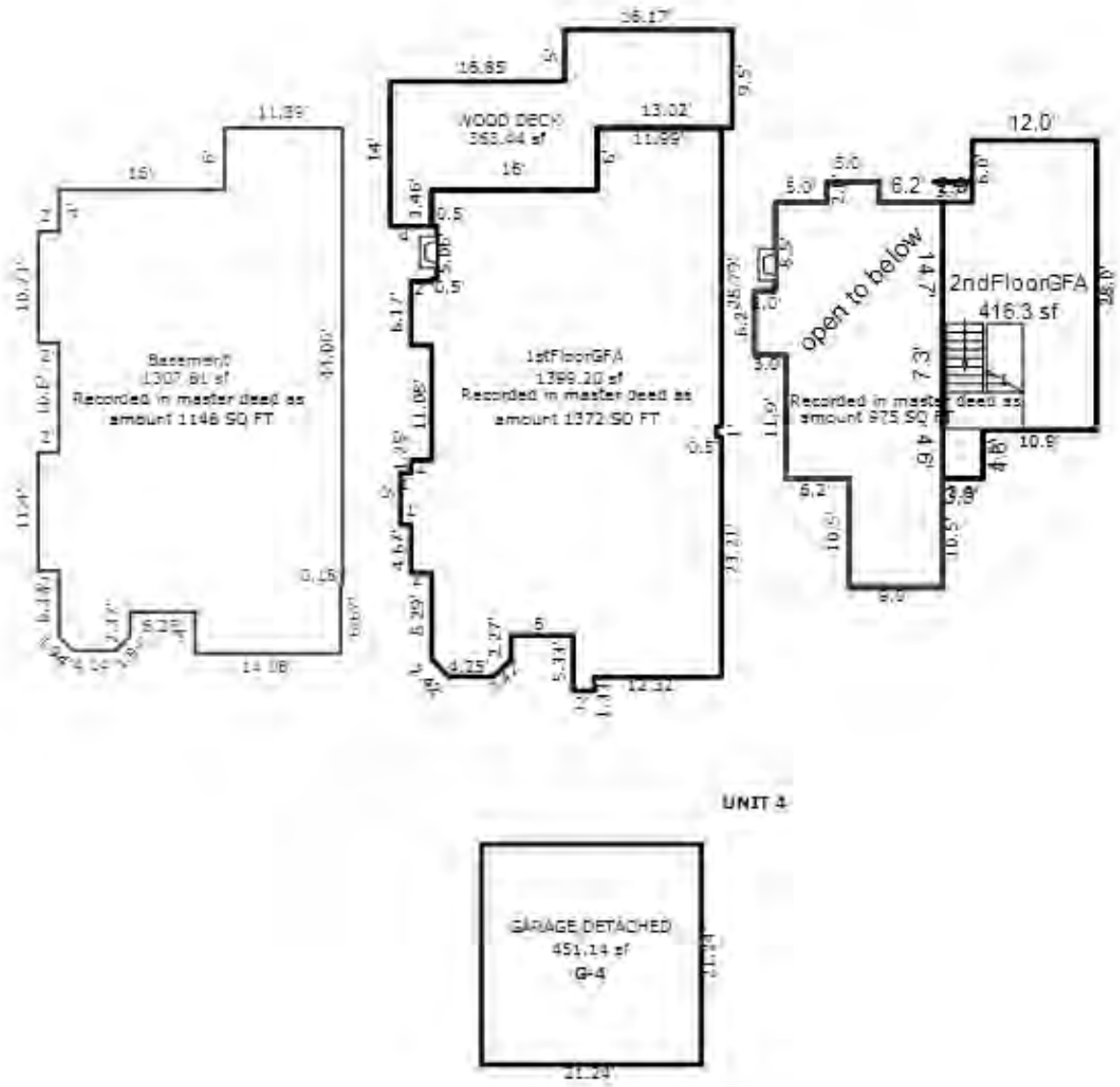
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1430 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,430		
			Total:	298,520	238,815
Other Additions/Adjustments					
Recreation Room			1148	31,593	25,274
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
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	399,953	319,960

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 607,924

*** Information herein deemed reliable but not guaranteed***

BUILDING B



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-005-00 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.
DARIN PIERCE PAMELA L	DARIN PIERCE PAMELA L TRU	0	08/02/2018	WD	09-FAMILY	1337P307	PROPERTY TRANSFER	0.0
DARIN BARBARA L TRUST	DARIN PIERCE PAMELA L	0	07/28/2018	QC	09-FAMILY	1337P305	PROPERTY TRANSFER	0.0
DARIN BARBARA L TRUST	DARIN-PIERCE PAMELA TRUST	0	03/16/2018	WD	09-FAMILY	1323P870	PROPERTY TRANSFER	0.0
DARIN BARBARA L TRUST	DARIN BARBARA L TRUST	0	02/13/2017	OTH	09-FAMILY	1320P414	PROPERTY TRANSFER	0.0

Property Address

5 VANTAGE PT

Owner's Name/Address

DARIN PIERCE PAMELA L TRUST
37533 BAYWOOD DR
FARMINGTON MI 48335

Tax Description

L282 P658 L513 P741/99 UNIT 5 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

UNIT TYPE 2
3BED/3BATH
INT UNIT
TYPE 2

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Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 928,183 TCV/TFA: 606.66

Building Permit(s)	Date	Number	Status
Res. Multi-Family	03/05/2018	PB18-0091	100% FINIS
Electrical	02/05/2018	PE18-0052	100% FINIS
Mechanical	12/18/2017	PM17-0819	100% FINIS
Plumbing	12/18/2017	PP17-0330	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/26/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE	1 Units		440000.00000			100		440,0
	0.00 Total Acres					Total Est. Land Value =		440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	244,100	464,100			258,440C
2024	210,000	249,200	459,200			250,670C
2023	160,000	207,600	367,600			238,734C
2022	90,000	231,800	321,800			227,366C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 1224 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

1153	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,530
Total Base New : 356,863 E.C.F.
Total Depr Cost: 256,939 X 1.900
Estimated T.C.V: 488,183

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

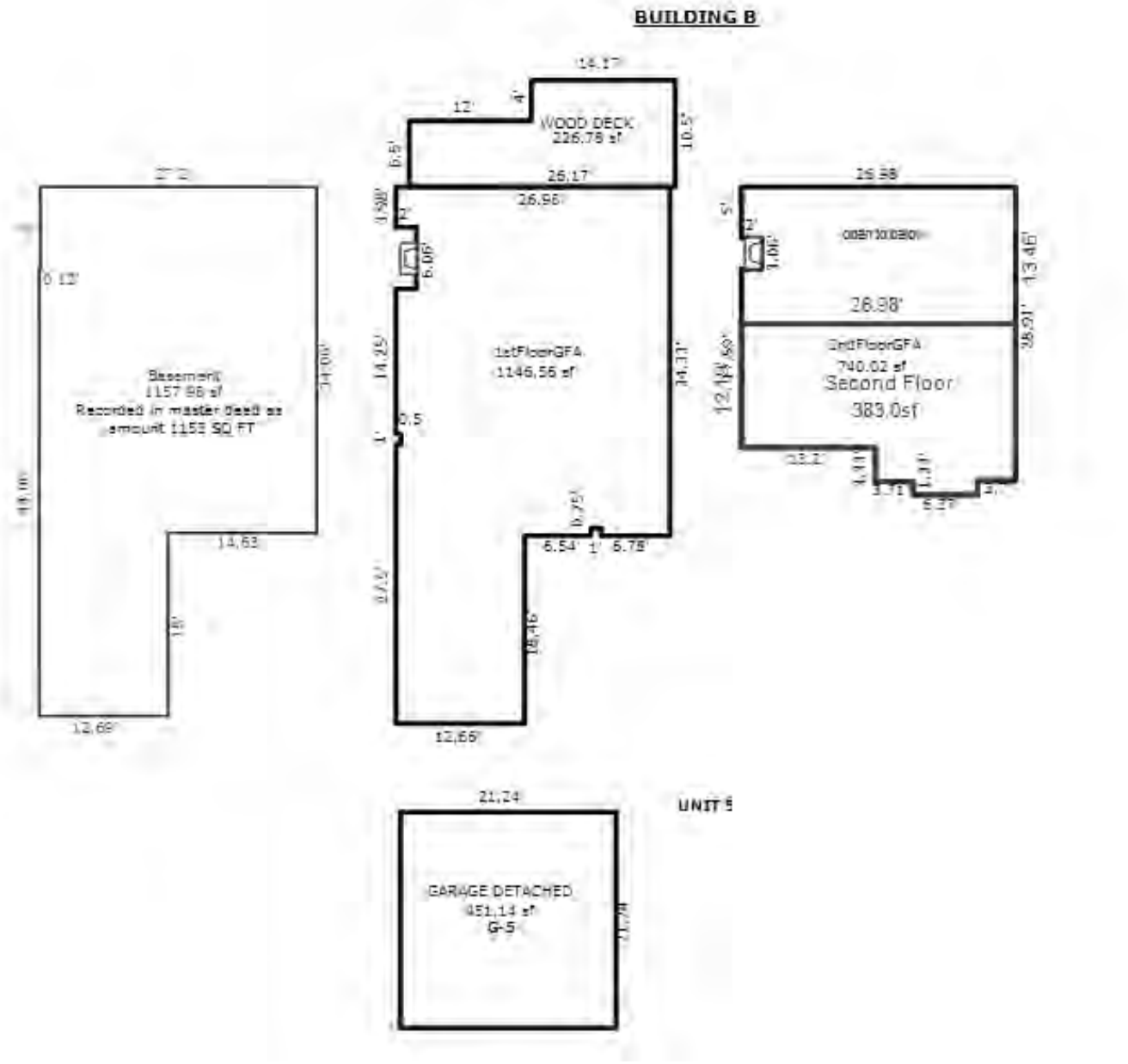
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1224 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,224		
			Total:	259,902	187,129
Other Additions/Adjustments					
Recreation Room			1153	31,731	22,846
Plumbing					
Average Fixture(s)			1	2,188	1,575
3 Fixture Bath			2	13,760	9,907
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	23,172
Door Opener			1	688	495
Water/Sewer					
Public Water			1	1,927	1,387
Public Sewer			1	1,927	1,387
Built-Ins					
Appliance Allow.			1	4,003	2,882
Fireplaces					
Interior 2 Story			1	8,554	6,159
			Totals:	356,863	256,939

Notes: INT UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 488,183

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-006-00 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.
ZERSCHLING ANNE T REVOCAB	FORD FAMILY TRUST	700,000	06/11/2020	WD	03-ARM'S LENGTH	2020003484	PROPERTY TRANSFER	100.0

Property Address
6 VANTAGE PT

Owner's Name/Address
FORD FAMILY TRUST
PO BOX 470
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 04/07/2021
MAP #: 15
2025 Est TCV 1,077,890 TCV/TFA: 585.17

Building Permit(s)	Date	Number	Status
Mechanical	10/06/2020	PM20-0633	100% FINIS
Electrical	10/05/2020	PE20-0502	100% FINIS
Mechanical	09/11/2020	PM20-0552	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE	1 Units		440000.00000			100		440,0
	0.00 Total Acres						Total Est. Land Value =	440,000

Tax Description
L280 P302/87 L334 P782/92 UNIT 6 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences
UNIT TYPE 3A, BLDG B, END UNIT
3BED/3BATH
END UNIT
TYPE 3

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/12/2020	INSPECTED
TPC	04/21/2020	INSPECTED
TPC	04/26/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	318,900	538,900			420,123C
2024	210,000	325,600	535,600			407,491C
2023	160,000	271,300	431,300			388,087C
2022	90,000	306,000	396,000			369,607C

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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: CONDOMINIUM

Yr Built	Remodeled
1987	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: 1474 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

1166	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
4	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
2	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,842
Total Base New : 419,667 E.C.F.
Total Depr Cost: 335,731 X 1.900
Estimated T.C.V: 637,890

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

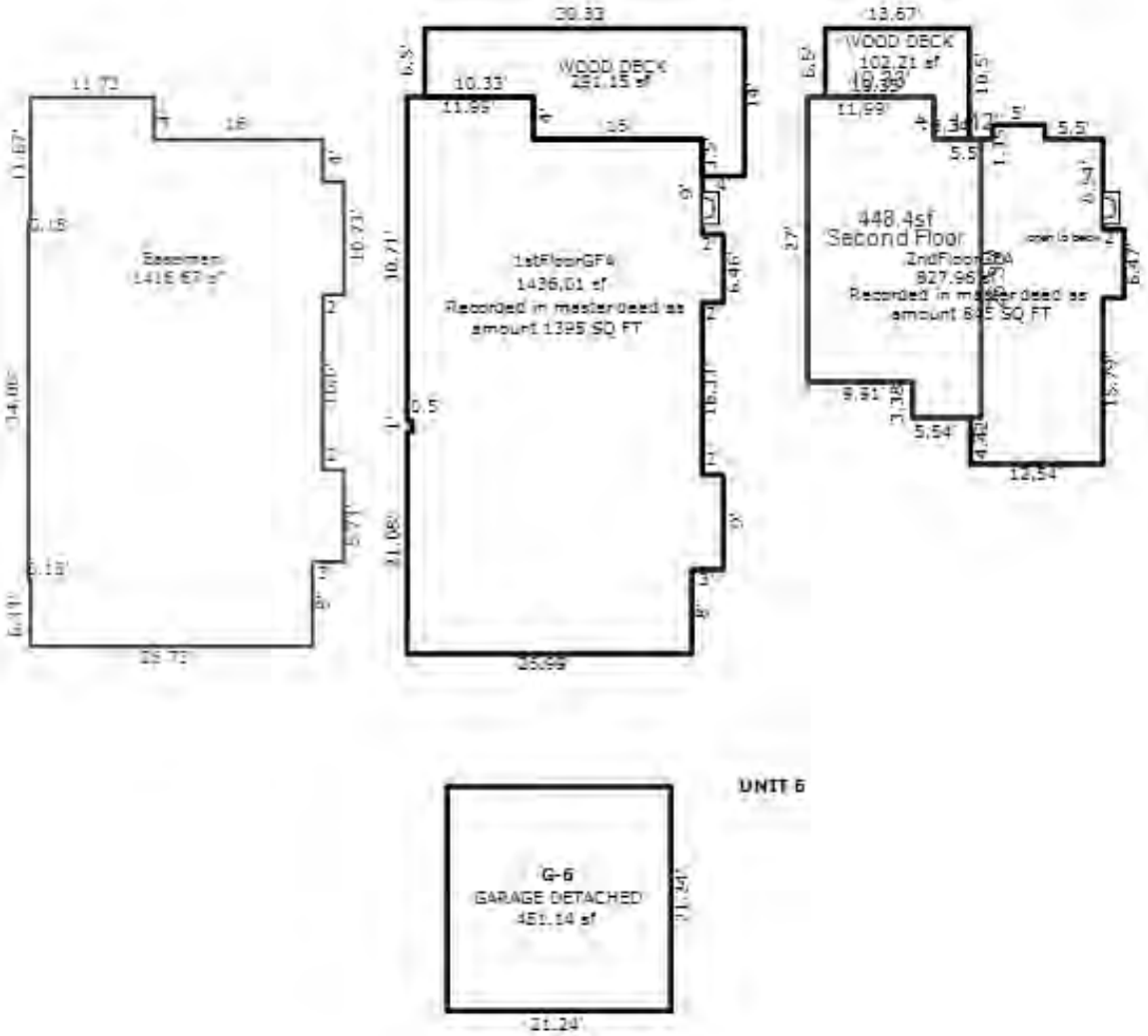
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1474 SF Floor Area = 1842 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Basement	1,474			
			Total:	306,610	245,287	
Other Additions/Adjustments						
Recreation Room			1166	32,088	25,670	
Plumbing						
Average Fixture(s)			1	2,188	1,750	
3 Fixture Bath			3	20,640	16,512	
Garages						
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			451	32,183	25,746	
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						
Interior 2 Story			1	8,554	6,843	
Direct-Vented Gas			2	8,858	7,086	
Local Cost Items						
GENERATOR			1	1	1	*
			Totals:	419,667	335,731	

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 637,890

*** Information herein deemed reliable but not guaranteed***

BUILDING B



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-007-00 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.
DARDAS TERRY J & JOAN G	DARDAS TERRY & JOAN TRUST	0	07/31/2012	WD	03-ARM'S LENGTH	1131P151	PROPERTY TRANSFER	0.0

Property Address

7 VANTAGE PT

Owner's Name/Address

DARDAS TERRY & JOAN TRUST
PO BOX 577
GLEN ARBOR MI 49636

Tax Description

L280 P377/87 UNIT 7 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

UNIT TYPE 3A, END UNIT
3BED/3BATH
END UNIT
TYPE 3

Class: RESIDENTIAL CONDO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 1,060,567 TCV/TFA: 576.08

Building Permit(s)	Date	Number	Status
Mechanical	11/17/2020	PM20-0798	100% FINIS
Electrical	08/21/2020	PE20-0393	100% FINIS

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
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	12/07/2020	INSPECTED
TPC	05/02/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE		1 Units	440000.00000			100		440,0
		0.00 Total Acres			Total Est. Land Value =			440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	310,300	530,300			314,478C
2024	210,000	316,800	526,800			305,023C
2023	160,000	263,900	423,900			290,499C
2022	90,000	297,800	387,800			276,666C

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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: CONDOMINIUM

Yr Built	Remodeled
1987	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: 1473 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

1417	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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: 20
Floor Area: 1,841
Total Base New : 408,268 E.C.F.
Total Depr Cost: 326,614 X 1.900
Estimated T.C.V: 620,567

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1473 SF Floor Area = 1841 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	1,473			
			Total:	306,311	245,049	
Other Additions/Adjustments						
Recreation Room			1417	38,996	31,197	
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	
Garages						
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			451	32,183	25,746	
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						
Interior 2 Story			1	8,554	6,843	
Local Cost Items						
GENERATOR			1	1	1	*
			Totals:	408,268	326,614	

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 620,567

*** Information herein deemed reliable but not guaranteed***

BUILDING C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-008-00 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.
WORMAN GARY L & MARY K	WORMAN MARY K TRUST NO 1	0	06/13/2023	QC	09-FAMILY	2023003565	DEED	0.0
WEADOCK THOMAS & BARBARA	WORMAN GARY L & MARY K	600,000	12/28/2012	WD	03-ARM'S LENGTH	1149P610	PROPERTY TRANSFER	100.0
CANTWELL TRUST	WEADOCK	570,000	03/30/2000	WD	03-ARM'S LENGTH	539:416	PROPERTY TRANSFER	0.0
STALLKAMP	CANTWELL	340,000	08/06/1996	WD	03-ARM'S LENGTH	428:1	OTHER	0.0

Property Address

8 VANTAGE PT

Owner's Name/Address

WORMAN MARY K TRUST NO 1
12604 RETREAT DR
GRAND HAVEN MI 49417

Tax Description

L351 P843 L428 P001 L506 P595 L539 P416
UNIT 8 VANTAGE POINTE CONDOMINIUM
L274P133, 1ST AMEND L337P59, 2ND AMEND
L368P804, 3RD AMEND L597P177 RESTATED
L1223P726, 1ST AMEND L1316P469 2ND AMEND
2021006587 SEC 14 T29N R14W.

Comments/Influences

UNIT TYPE 2, MIDDLE
3BED/3BATH
INT UNIT
TYPE 2
02-06-2006 MR WEADOCK CALLED TO REPORT
THE SAGINAW ADDRESS IS A NON HOMESTEAD.
THIS IS THE PRINCIPLE RESIDENCE.

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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 #: 15

2025 Est TCV 924,601 TCV/TFA: 604.71

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
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	05/02/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	242,300	462,300			341,921C
2024	210,000	247,400	457,400			331,641C
2023	160,000	206,100	366,100			315,849C
2022	90,000	230,100	320,100			300,809C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	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: 1223 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

1147	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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: 20
Floor Area: 1,529
Total Base New : 354,244 E.C.F.
Total Depr Cost: 255,053 X 1.900
Estimated T.C.V: 484,601

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

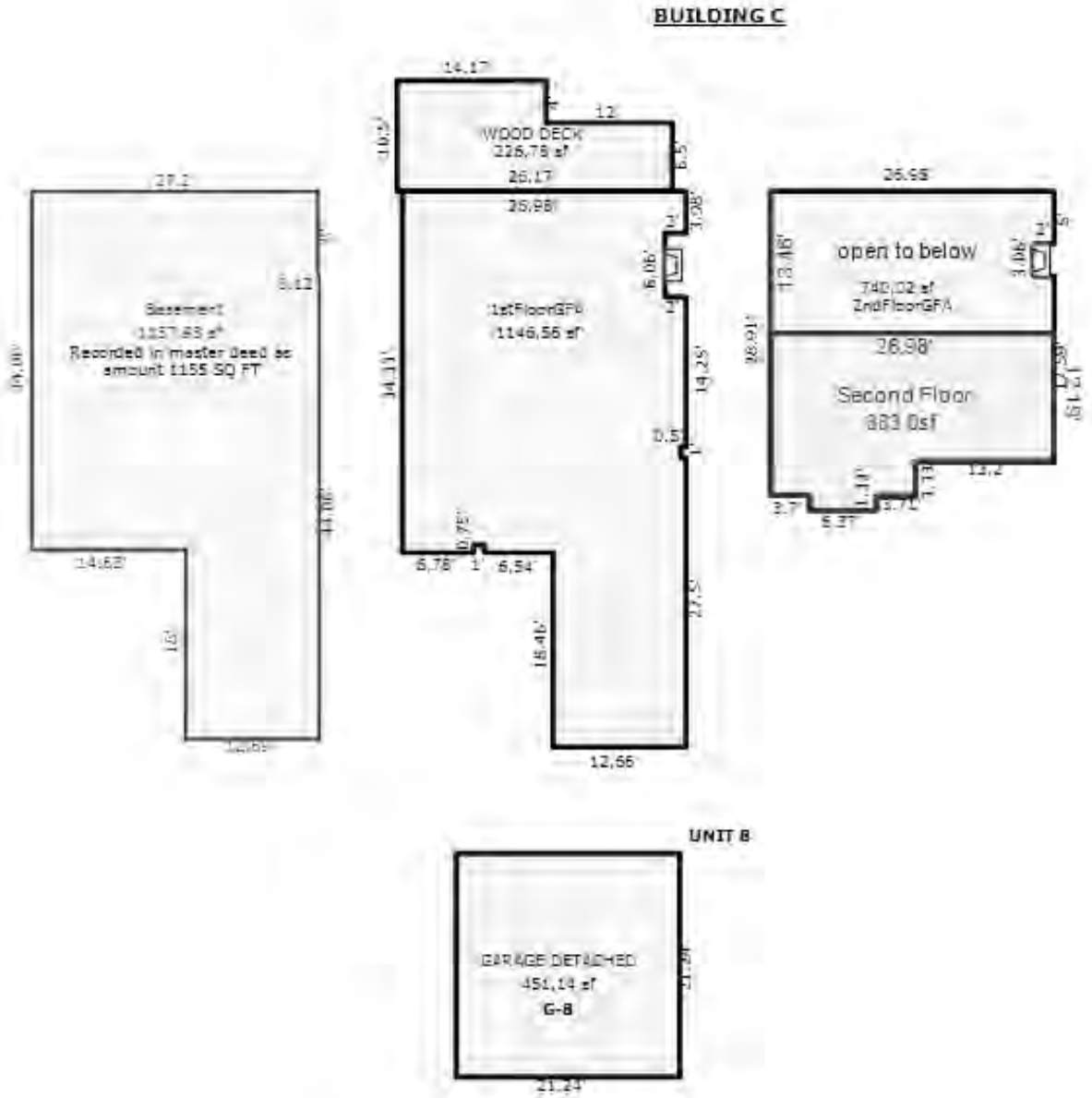
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1223 SF Floor Area = 1529 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
			Total:	259,719	186,996
Other Additions/Adjustments					
Recreation Room			1147	31,565	22,727
Plumbing					
Average Fixture(s)			1	2,188	1,575
3 Fixture Bath			1	6,880	4,954
2 Fixture Bath			1	4,610	3,319
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	23,172
Door Opener			1	688	495
Water/Sewer					
Public Water			1	1,927	1,387
Public Sewer			1	1,927	1,387
Built-Ins					
Appliance Allow.			1	4,003	2,882
Fireplaces					
Interior 2 Story			1	8,554	6,159
			Totals:	354,244	255,053

Notes: INT UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 484,601

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-009-00 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.
HOUGH CASS S JR & JOAN P	HOUGH CASS S JR & HOUGH W	1	09/16/2014	QC	09-FAMILY	1213P142	PROPERTY TRANSFER	0.0

Property Address

9 VANTAGE PT

Owner's Name/Address

HOUGH CASS S JR & HOUGH WESLEY C &
HOUGH JAMES E & HARRIS SUSAN H J/T
PO BOX 246
GLEN ARBOR MI 49636

Tax Description

L277 P388/87 UNIT 9 VANTAGE POINTE CONDOMINIUM RECL274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

UNIT TYPE 1A
4BED/3.5BATH
END UNIT
TYPE 1

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 1,056,880 TCV/TFA: 578.16

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
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	05/02/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	440000.00000		100		440,0
			0.00 Total Acres		Total Est. Land Value =			440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	308,400	528,400			323,532C
2024	210,000	314,900	524,900			313,805C
2023	160,000	262,400	422,400			298,862C
2022	90,000	292,900	382,900			284,631C

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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: CONDOMINIUM

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1462 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

1148	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,828
Total Base New : 405,844 E.C.F.
Total Depr Cost: 324,674 X 1.900
Estimated T.C.V: 616,880

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

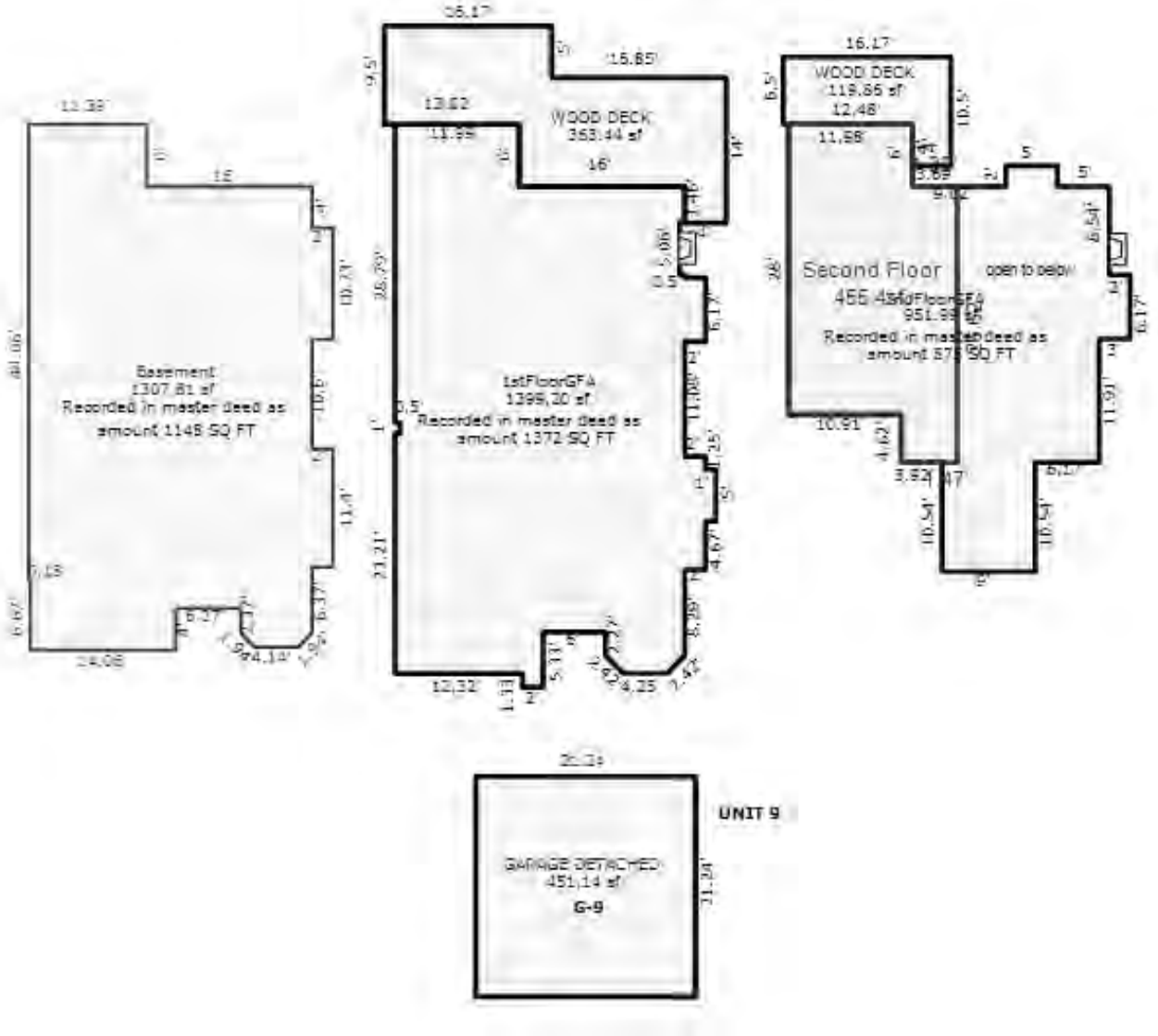
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1462 SF Floor Area = 1828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,462		
			Total:	304,411	243,529
Other Additions/Adjustments					
Recreation Room			1148	31,593	25,274
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
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	405,844	324,674

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 616,880

*** Information herein deemed reliable but not guaranteed***

BUILDING C



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-010-00 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.
VIVIAN	GOLDSTEIN	559,000	09/12/1997	WD	03-ARM'S LENGTH	452:966	OTHER	0.0
DE ROSE	VIVIAN	360,000	09/28/1991	WD	03-ARM'S LENGTH	330:203	PROPERTY TRANSFER	0.0

Property Address
10 VANTAGE PT

Owner's Name/Address
GOLDSTEIN SHELLY S
3500 MICHIGAN AVE #42
CINCINNATI OH 45208

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 1,047,924 TCV/TFA: 586.09

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE	1 Units		440000.00000	100				440,0
	0.00 Total Acres				Total Est. Land Value =			440,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L368 P146 L413 P348 L452 P960 L452 P980 UNIT 10 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences
FLOOR PLAN UNIT TYPE 1B, END UNIT
4BED/4BATH
LARGE END UNIT
TYPE 1

Who	When	What
TPC	05/02/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	304,000	524,000			402,040C
2024	210,000	310,400	520,400			389,952C
2023	160,000	258,600	418,600			371,383C
2022	90,000	288,600	378,600			353,699C

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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: CONDOMINIUM

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1430 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

1148	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,788
Total Base New : 399,953 E.C.F.
Total Depr Cost: 319,960 X 1.900
Estimated T.C.V: 607,924

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

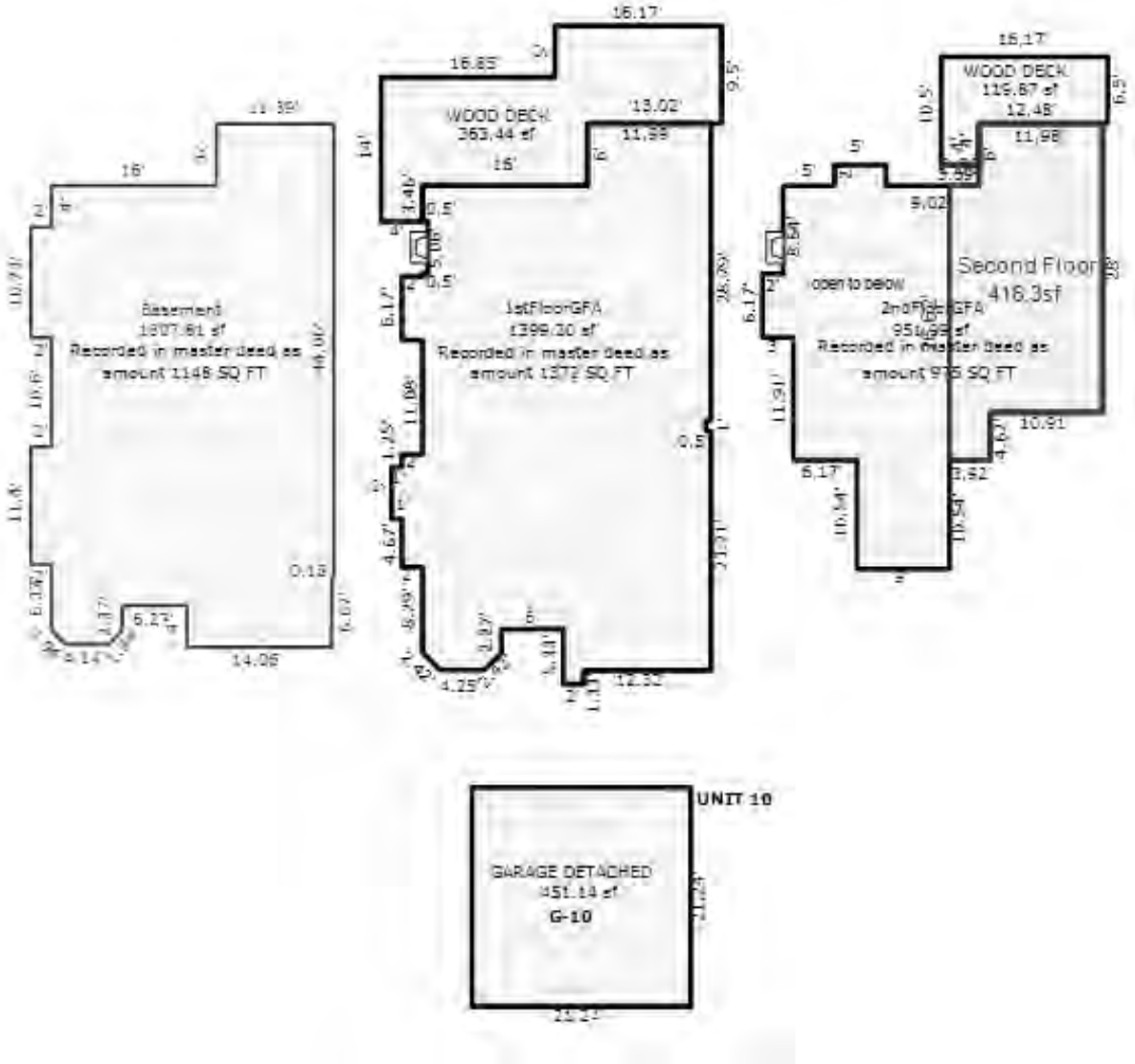
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1430 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,430		
			Total:	298,520	238,815
Other Additions/Adjustments					
Recreation Room			1148	31,593	25,274
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
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	399,953	319,960

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 607,924

*** Information herein deemed reliable but not guaranteed***

BUILDING D



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-011-00 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.
EURICH THOMAS R & VICKI A	THOMSON SUZANNE	1,100,000	03/31/2023	WD	03-ARM'S LENGTH	2023001487	PROPERTY TRANSFER	100.0
ELSHOLZ T J & ELSIE A	EURICH THOMAS R & VICKI A	700,000	08/25/2010	MLC	03-ARM'S LENGTH	2010 1057_799	PROPERTY TRANSFER	100.0

Property Address
11 VANTAGE PT

Owner's Name/Address
THOMSON SUZANNE
145 CENTRAL PARK WEST APT 8C
NEW YORK NY 10023

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 939,326 TCV/TFA: 614.34

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/16/2024	PB24-0495	100% FINIS
Electrical	01/04/2024	PE24-0009	100% FINIS
Res. Add/Alter/Repair	11/13/2023	PB23-0528	CANCELED
Plumbing	10/23/2023	PP23-0347	100% FINIS

Tax Description
L291 P706/88 UNIT 11 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences
FLOOR PLAN UNIT TYPE 2, INTERIOR UNIT
3BED/3BATH
INT UNIT
TYPE 2

X	Improved	
	Vacant	

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/29/2022	INSPECTED
TPC	05/02/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE		1 Units	440000.00000			100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	249,700	469,700			469,700S
2024	210,000	254,900	464,900			464,900S
2023	160,000	212,400	372,400			322,465C
2022	90,000	237,100	327,100			307,110C

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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: CONDOMINIUM

Yr Built	Remodeled
1987	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: 1223 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

1153	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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: 1,529
Total Base New : 365,009 E.C.F.
Total Depr Cost: 262,803 X 1.900
Estimated T.C.V: 499,326

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

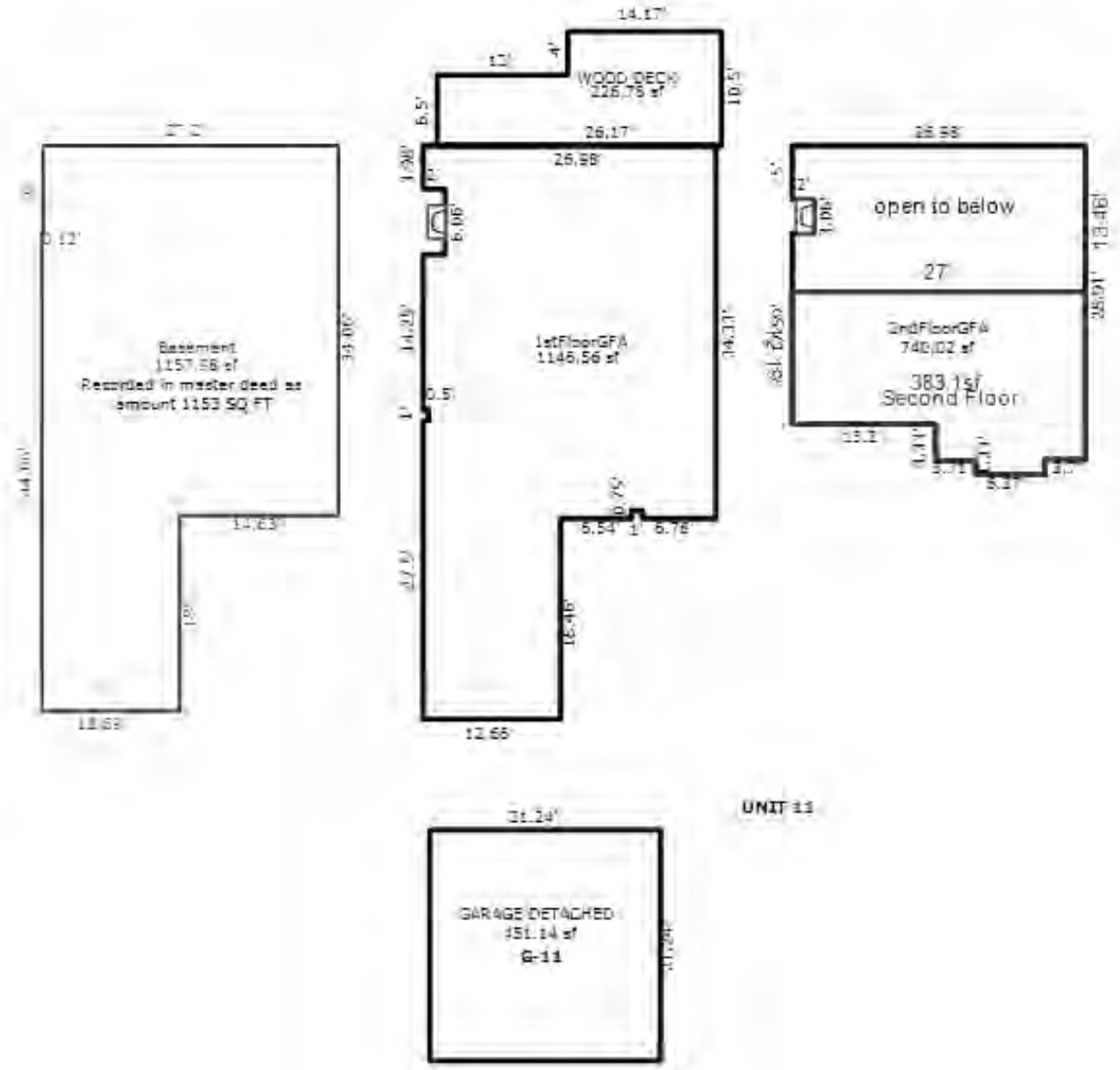
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1223 SF Floor Area = 1529 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
			Total:	259,719	186,996
Other Additions/Adjustments					
Recreation Room			1153	31,731	22,846
Plumbing					
Average Fixture(s)			1	2,188	1,575
3 Fixture Bath			2	13,760	9,907
2 Fixture Bath			1	4,610	3,319
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	23,172
Door Opener			1	688	495
Water/Sewer					
Public Water			1	1,927	1,387
Public Sewer			1	1,927	1,387
Built-Ins					
Appliance Allow.			1	4,003	2,882
Fireplaces					
Interior 2 Story			1	8,554	6,159
Wood Stove			1	3,719	2,678
			Totals:	365,009	262,803

Notes: INT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 499,326

*** Information herein deemed reliable but not guaranteed***

BUILDING D



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-012-00 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.
DALEXANDER WILLIAM J	NAOUM JOSEPH B & LYNN S	730,000	07/26/2012	WD	03-ARM'S LENGTH	1131P67	PROPERTY TRANSFER	100.0

Property Address
12 VANTAGE PT

Owner's Name/Address
NAOUM JOSEPH B & LYNN S
4696 BENTLEY
TROY MI 48098

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 1,074,926 TCV/TFA: 583.56

Building Permit(s)	Date	Number	Status
Mechanical	02/20/2020	PM20-0140	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	440000.00000		100		440,0
			0.00 Total Acres		Total Est. Land Value =			440,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L293 P446/88 UNIT 12 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences
FLOOR PLAN TYPE 3B
4BED/3.5BATH
END UNIT
TYPE3
BLD D, END UNIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	317,500	537,500			415,190C
2024	210,000	324,100	534,100			402,707C
2023	160,000	270,000	430,000			383,531C
2022	90,000	301,400	391,400			365,268C

Who	When	What
TPC	05/02/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

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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: CONDOMINIUM

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1474 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

1417	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
4	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,842
Total Base New : 417,716 E.C.F.
Total Depr Cost: 334,171 X 1.900
Estimated T.C.V: 634,926

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1474 SF Floor Area = 1842 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	1,474		
			Total:	306,610	245,287
Other Additions/Adjustments					
Recreation Room			1417	38,996	31,197
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			3	20,640	16,512
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	417,716	334,171

Notes: BLD D, END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 634,926

*** Information herein deemed reliable but not guaranteed***

BUILDING D

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-013-00 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.
REDDICLIFFE VIOLET TRUST	REDDICLIFFE STEVEN V & CO	0	03/09/2018	LC	03-ARM'S LENGTH	1323P415	DEED	0.0
REDDICLIFFE VIOLET V TRUS	REDDICLIFFE STEVEN V & CO	450,000	01/31/2011	LC	09-FAMILY	1078-104	PROPERTY TRANSFER	100.0
REDDICLIFFE VIOLET V TRUS	REDDICLIFFE STEVEN V & CO	0	01/29/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
REDDICLIFFE VIOLET V	REDDICLIFFE VIOLET V TRUS	0	01/27/2011	QC	09-FAMILY	1078-102	PROPERTY TRANSFER	0.0

Property Address
13 VANTAGE PT

Owner's Name/Address
REDDICLIFFE STEVEN V & CONNIE
PO BOX 567
GLEN ARBOR MI 49636

Tax Description
L295 P675/89 DC L425 P862/96 L614 P677
UNIT 13 VANTAGE POINTE CONDOMINIUM REC
L274P133, 1ST AMEND L337P59, 2ND AMEND
L368P804, 3RD AMEND L597P177 RESTATED
L1223P726, 1ST AMEND L1316P469 2ND AMEND
2021006587 SEC 14 T29N R14W.

Comments/Influences
END UNIT TYPE 3A, BLDG E
4BED/3.5BATH
END UNIT
TYPE 3

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/20/2022
MAP #: 15
2025 Est TCV 1,071,023 TCV/TFA: 581.76

Building Permit(s)	Date	Number	Status
Mechanical	04/15/2019	PM19-0261	100% FINIS
Mechanical	03/01/2019	PM19-0151	100% FINIS
Commercial/Residential	11/16/2018	PB18-0641	100% FINIS
Mechanical	11/13/2018	PM18-0798	100% FINIS

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/07/2019	INSPECTED
TPC	05/03/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE			1 Units	440000.00000		100		440,0
			0.00 Total Acres		Total Est. Land Value =			440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	315,500	535,500			413,312C
2024	210,000	322,200	532,200			400,885C
2023	160,000	268,400	428,400			381,796C
2022	90,000	299,600	389,600			363,616C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	2019

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall 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: 1473 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

1417	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 1,841
Total Base New : 415,147 E.C.F.
Total Depr Cost: 332,117 X 1.900
Estimated T.C.V: 631,023

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1473 SF Floor Area = 1841 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	1,473		
			Total:	306,311	245,049
Other Additions/Adjustments					
Recreation Room			1417	38,996	31,197
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
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	415,147	332,117

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 631,023

*** Information herein deemed reliable but not guaranteed***

BUILDING E

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-014-00 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.
SHAHEEN BARBARA E TRUST	PRICE FAMILY TRUST	679,000	06/07/2016	WD	03-ARM'S LENGTH	1262P660	PROPERTY TRANSFER	100.0
SHAHEEN BARBARA E	SHAHEEN BARBARA E TRUST	1	04/04/2014	WD	09-FAMILY	1198P14	PROPERTY TRANSFER	0.0
DONCHIN	SHAHEEN	585,000	10/09/2000	WD	03-ARM'S LENGTH	556:689	PROPERTY TRANSFER	100.0
SHAHEEN BARBARA		268,000	06/15/1992	WD	03-ARM'S LENGTH		DEED	0.0

Property Address

14 VANTAGE PT

Owner's Name/Address

PRICE FAMILY TRUST
6111 EASTMOOR RD
BLOOMFIELD HILLS MI 48301

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 925,079 TCV/TFA: 604.63

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE	1 Units		440000.00000			100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L324 P841 L343 P716/92 L556 P689/00 UNIT 14 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

BLDG 3, FLOOR PLAN TYPE 2, INTERIOR
3BED/3BATH
INT UNIT
TYPE 2

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	242,500	462,500			342,156C
2024	210,000	247,600	457,600			331,869C
2023	160,000	206,300	366,300			316,066C
2022	90,000	230,300	320,300			301,016C

Who	When	What
TPC	05/03/2018	INSPECTED
WAS	01/28/2008	DATA ENTER

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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: CONDOMINIUM

Yr Built	Remodeled
1987	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: 1224 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

1153	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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: 20
Floor Area: 1,530
Total Base New : 354,593 E.C.F.
Total Depr Cost: 255,305 X 1.900
Estimated T.C.V: 485,079

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 1224 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/90/72
Economic Depreciation because of: INTERIOR UNIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,224		
			Total:	259,902	187,129
Other Additions/Adjustments					
Recreation Room			1153	31,731	22,846
Plumbing					
Average Fixture(s)			1	2,188	1,575
3 Fixture Bath			1	6,880	4,954
2 Fixture Bath			1	4,610	3,319
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	23,172
Door Opener			1	688	495
Water/Sewer					
Public Water			1	1,927	1,387
Public Sewer			1	1,927	1,387
Built-Ins					
Appliance Allow.			1	4,003	2,882
Fireplaces					
Interior 2 Story			1	8,554	6,159
			Totals:	354,593	255,305

Notes: INT UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 485,079

*** Information herein deemed reliable but not guaranteed***

BUILDING E

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-015-00 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.
VANDERWALL CYNTHIA	VANDERVELDE LEE & MARJOLI	805,000	03/28/2018	WD	03-ARM'S LENGTH	1324P876	PROPERTY TRANSFER	100.0
VANDERWALL FAMILY LLC	CYNTHIA VANDERWALL	0	03/16/2017	QC	09-FAMILY	1290P477	OTHER	100.0
VANDERWALL CRAIG L & CYNT	VANDERWALL FAMILY LLC	1	12/19/2013	QC	09-FAMILY	L1188P784	OTHER	0.0
NETHERTON LEELANAU COUNTY	VANDERWALL CRAIG	700,000	06/11/2012	WD	03-ARM'S LENGTH	1126P513	PROPERTY TRANSFER	100.0

Property Address

15 VANTAGE PT

Owner's Name/Address

VANDERVELDE LEE & MARJOLIJN TRUST
802 SAN JOSE DR SE
GRAND RAPIDS MI 49506

Class: RESIDENTIAL CONDO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 1,076,128 TCV/TFA: 588.69

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	10/26/2012	PB12-0322	100% FINIS
ADDITION/ALTERATION	10/16/2012	2012-2252	100% FINIS
MECHANICAL	10/27/2003	PM03-0836	
MECHANICAL	10/02/2003	PM03-0724	

Tax Description

L295 P544/89 L762 P936/03 UNIT 15 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

3UNIT BLDG, END UNIT,FLOOR PLAN TYPE 1A
4BED/4BATH
END UNIT
TYPE1

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X Improved | Vacant

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA CONDO UNIT SITE	1 Units		440000.00000			100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/03/2018	INSPECTED
TPC	08/10/2017	INSPECTED
TPC	01/02/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	318,100	538,100			415,778C
2024	210,000	324,800	534,800			403,277C
2023	160,000	270,600	430,600			384,074C
2022	90,000	302,000	392,000			365,785C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 1462 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

766	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
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
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1,828
Total Base New : 418,506 E.C.F.
Total Depr Cost: 334,804 X 1.900
Estimated T.C.V: 636,128

(16) Porches/Decks

Area	Type
578	WPP

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 451
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

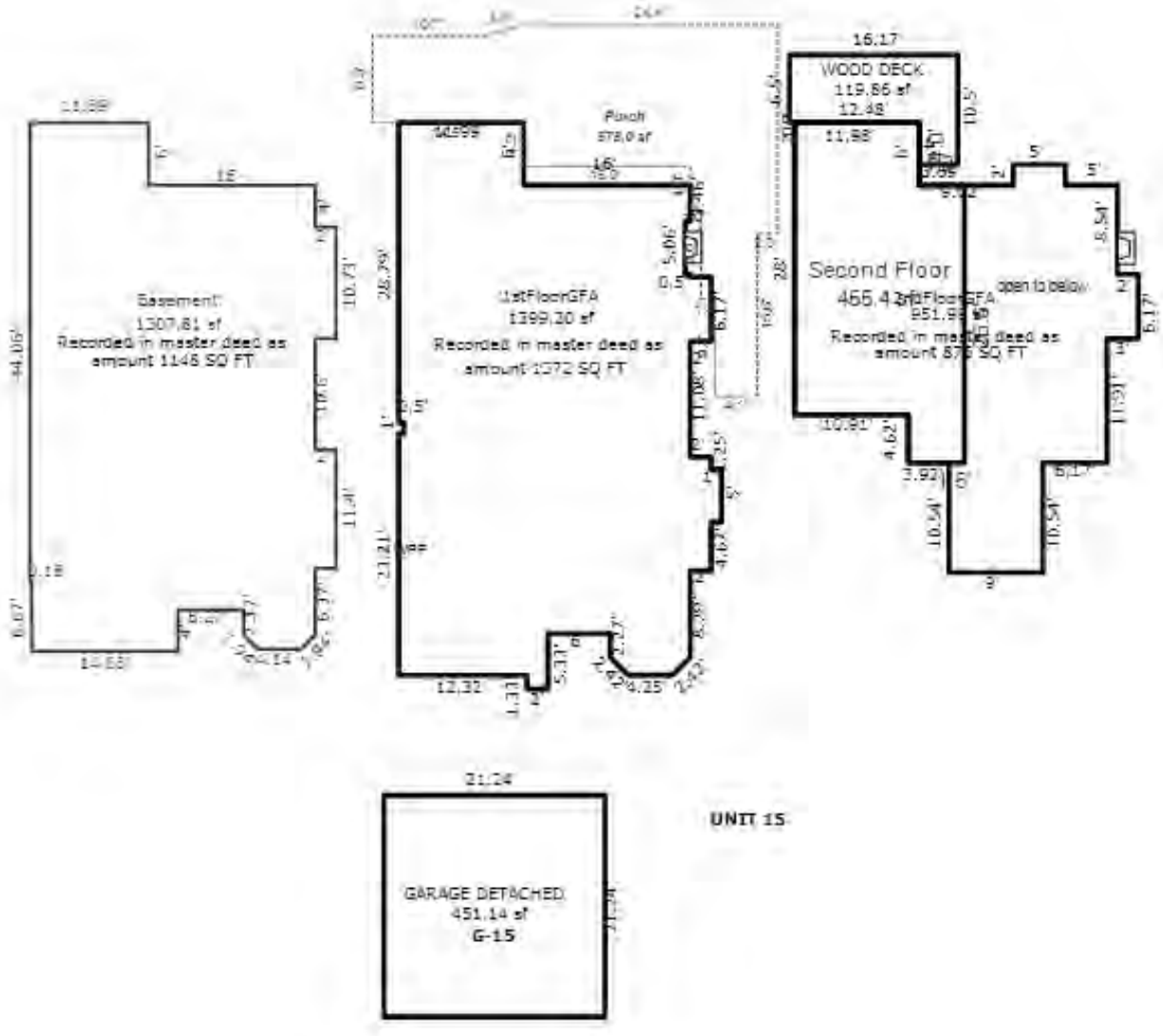
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1987
(11) Heating System: Forced Heat & Cool
Ground Area = 1462 SF Floor Area = 1828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,462		
			Total:	315,055	252,044
Other Additions/Adjustments					
Recreation Room			766	21,080	16,864
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					
WPP			578	12,531	10,025
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			451	32,183	25,746
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					
Interior 2 Story			1	8,554	6,843
			Totals:	418,506	334,804

Notes: END UNIT
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 636,128

*** Information herein deemed reliable but not guaranteed***

BUILDING E



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-016-00 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.
VANDERWALL CRAIG L TRUST	MCCABE TIMOTHY C & ANITA	980,000	02/02/2018	WD	03-ARM'S LENGTH	1320P263	PROPERTY TRANSFER	100.0
VANDERWALL CYNTHIA T	VANDERWALL CRAIG L TRUST	0	04/05/2017	QC	09-FAMILY	1292P244	DEED	0.0
BAYBERRY PROPERTIES INC	VANDERWALL CRAIG L & CYNT	0	10/08/1993	MLC	16-LC PAYOFF	372P151	DEED	0.0
BAYBERRY PROPERTIES INC	VANDERWALL CRAIG L & CYNT	0	10/08/1993	WD	03-ARM'S LENGTH	383P701	OTHER	0.0

Property Address

16 VANTAGE PT

Owner's Name/Address

MCCABE TIMOTHY C & ANITA M
5774 EVERGREEN AVE
ORCHARD LAKE MI 48324

Tax Description

L372 P151 L383 P701/94 UNIT 16 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

HOMES FROM HERE ON

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 1,191,291 TCV/TFA: 529.93

Building Permit(s)	Date	Number	Status
Electrical	06/10/2008	PE08-0213	
Res. Add/Alter/Repair	05/21/2008	PB08-0153	100% FINIS
ADDITION/ALTERATION	05/19/2008	2008 LU-2139	100% FINIS
HOUSE	10/11/1995	001PB1995	100% FINIS

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
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/10/2017	INSPECTED
TPC	09/25/2014	INSPECTED
TPC	01/13/2011	INSPECTED

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE			1 Units		520000.00000	100		520,0

0.00 Total Acres Total Est. Land Value = 520,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	260,000	335,600	595,600			558,054C
2024	250,000	342,700	592,700			541,275C
2023	230,000	285,500	515,500			515,500S
2022	180,000	318,700	498,700			494,393C

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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
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: 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

1078	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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: 30
Floor Area: 2,248
Total Base New : 504,729 E.C.F.
Total Depr Cost: 353,311 X 1.900
Estimated T.C.V: 671,291

(16) Porches/Decks

Area	Type
642	WPP
29	WCP (1 Story)
300	WPP
43	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 627
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

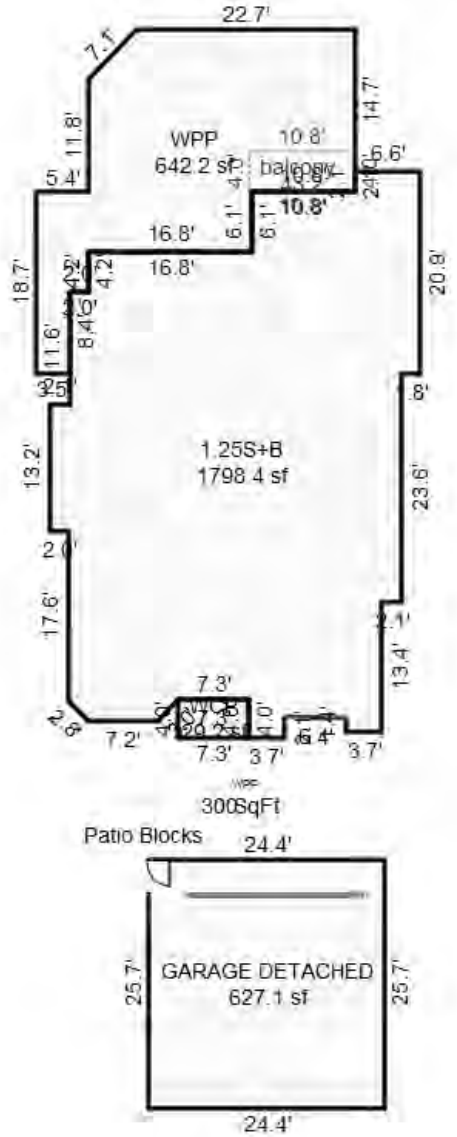
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987
(11) Heating System: Forced Heat & Cool
Ground Area = 1798 SF Floor Area = 2248 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	Basement	1,798		
			Total:	378,518	264,962
Other Additions/Adjustments					
Recreation Room			1078	29,667	20,767
Plumbing					
Average Fixture(s)			1	2,188	1,532
3 Fixture Bath			1	6,880	4,816
2 Fixture Bath			1	4,610	3,227
Porches					
WPP			642	13,899	9,729
WCP (1 Story)			29	2,598	1,819
WPP			300	6,549	4,584
Balcony					
Wood Balcony			43	2,154	1,508
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			627	40,567	28,397
Door Opener			1	688	482
Water/Sewer					
Public Water			1	1,927	1,349
Public Sewer			1	1,927	1,349
Built-Ins					
Appliance Allow.			1	4,003	2,802
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-017-00 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.
BEESKOW JOHN E & CAROL S	BEESKOW JOHN E & CAROL S	0	10/27/2020	QC	09-FAMILY	2020007392	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES	BEESKOW	162,500	12/11/1993	WD	03-ARM'S LENGTH	377:463	OTHER	0.0

Property Address
17 VANTAGE PT

Owner's Name/Address
BEESKOW JOHN E & CAROL S
36348 FAIRWAY DR
LIVONIA MI 48152-4129

Tax Description
L377 P463/93 UNIT 17 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 1,270,278 TCV/TFA: 544.02

Building Permit(s)	Date	Number	Status
Mechanical	04/06/2016	PM16-0210	
Electrical	04/10/2014	PE14-0087	
Res. Add/Alter/Repair	02/10/2014	PB13-0453	100% FINIS
ADDITION/ALTERATION	11/21/2013	2013-15	100% FINIS

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
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/10/2017	INSPECTED
TPC	09/25/2014	INSPECTED
TPC	01/02/2014	INSPECTED

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE			1 Units	520000.00000		100		520,0
			0.00 Total Acres		Total Est. Land Value =			520,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.19	400	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	260,000	375,100	635,100			316,713C
2024	250,000	383,100	633,100			307,191C
2023	230,000	319,100	549,100			292,563C
2022	180,000	356,200	536,200			278,632C

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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	2014

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: 1868 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

1868	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
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: 2,335
Total Base New : 526,515 E.C.F.
Total Depr Cost: 394,883 X 1.900
Estimated T.C.V: 750,278

(16) Porches/Decks

Area	Type
429	WPP
55	WCP (1 Story)
42	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 552
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

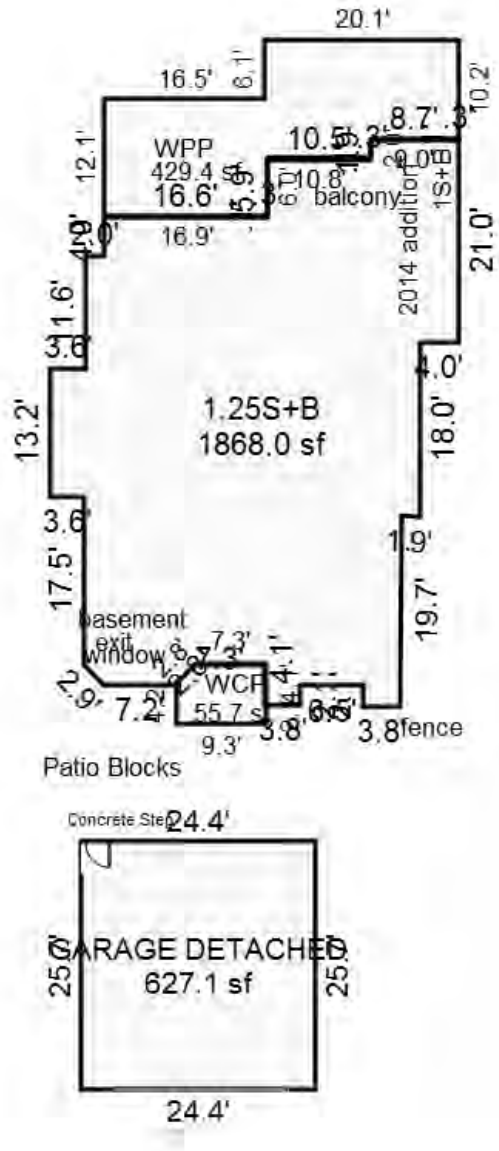
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1987
(11) Heating System: Forced Heat & Cool
Ground Area = 1868 SF Floor Area = 2335 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	1,868		
			Total:	391,524	293,642
Other Additions/Adjustments					
Recreation Room			1868	51,407	38,555
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
Porches					
WPP			429	9,335	7,001
WCP (1 Story)			55	4,223	3,167
Balcony					
Wood Balcony			42	2,104	1,578
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			552	37,111	27,833
Door Opener			1	688	516
Water/Sewer					
Public Water			1	1,927	1,445
Public Sewer			1	1,927	1,445
Built-Ins					
Appliance Allow.			1	4,003	3,002
Fireplaces					
Exterior 1 Story			1	8,588	6,441

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-018-00 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.
MATSON C TRUST & MATSON B	VANDERWALL CYNTHIA T	1,200,000	03/28/2018	WD	03-ARM'S LENGTH	1324P908	PROPERTY TRANSFER	100.0
MATSON CHARLES L & BARBAR	MATSON C TRUST & MATSON B	0	03/25/2002	QC	09-FAMILY	639/151	OTHER	0.0
HOBBS ROBERT C & DIANE H&	MATSON CHARLES L & BARBAR	269,900	04/28/2000	WD	03-ARM'S LENGTH	541:817	PROPERTY TRANSFER	0.0
BETZIG	HOBBS	245,000	08/24/1998	WD	03-ARM'S LENGTH	484:867	OTHER	0.0

Property Address

18 VANTAGE PT

Owner's Name/Address

VANDERWALL CYNTHIA T
4718 UNION CHAPEL RD
FORT WAYNE IN 46845

Tax Description

L434 P640 L484 P867 L541 P817 L639 P151 L653 P577&598/02 L716 P923&946/03 L748 P207&226/03 UNIT 18 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

VIEW

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 1,427,296 TCV/TFA: 482.19

Building Permit(s)	Date	Number	Status
HOUSE	07/19/2000	20000383	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE			1 Units	520000.00000		100		520,0
			0.00 Total Acres		Total Est. Land Value =			520,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/10/2017	INSPECTED
TPC	01/02/2014	INSPECTED
WAS	01/28/2008	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	260,000	453,600	713,600			653,550C
2024	250,000	463,200	713,200			633,900C
2023	230,000	385,900	615,900			603,715C
2022	180,000	430,800	610,800			574,967C

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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
2000	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		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: 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: 1970 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

1680	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)
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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 2,960
Total Base New : 596,907 E.C.F.
Total Depr Cost: 477,524 X 1.900
Estimated T.C.V: 907,296

(16) Porches/Decks

Area	Type
291	WPP
102	Wood Balcony

(17) Garage

Year Built: 2000
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

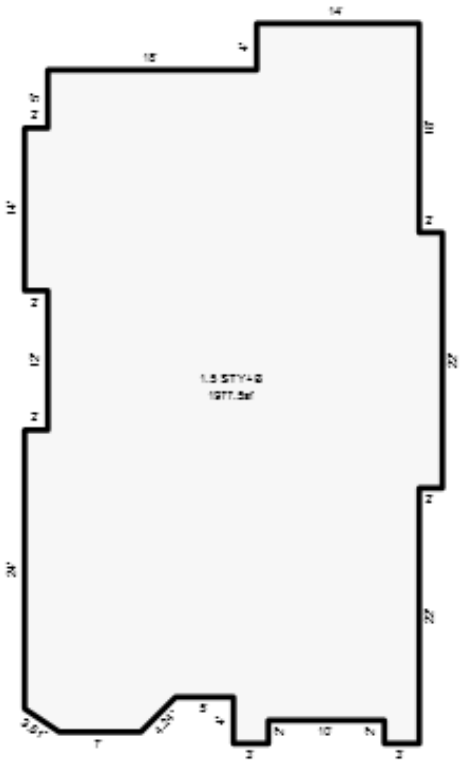
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1970 SF Floor Area = 2960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

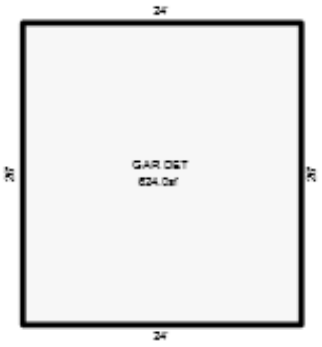
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,970		
1 Story	Siding	Overhang	5		
			Total:	447,150	357,719
Other Additions/Adjustments					
Recreation Room			1680	46,234	36,987
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			3	20,640	16,512
2 Fixture Bath			1	4,610	3,688
Separate Shower			1	2,786	2,229
Porches					
WPP			291	6,536	5,229
Balcony					
Wood Balcony			102	5,110	4,088
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			624	40,423	32,338
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					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-018-00, Residential Building 1 Printed on 01/20/2025





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-019-00 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.
LININGER TODD	BOLTON BARRY & JEANET R	1,450,000	03/31/2020	WD	03-ARM'S LENGTH	2020002047	PROPERTY TRANSFER	100.0
NAOUM JOSEPH B & LYNN STE	LININGER TODD	400,000	09/06/2013	LC	03-ARM'S LENGTH	1177P846 MLC	PROPERTY TRANSFER	100.0
NAOUM JOSEPH B & LYNN STE	LININGER TODD	0	09/06/2013	WD	16-LC PAYOFF	1200P970	OTHER	0.0
EQUITY EXCHANGE PROPERTIE	NAOUM JOSEPH B & LYNN STE	0	02/13/2004	QC	09-FAMILY	789:479	OTHER	100.0

Property Address

19 VANTAGE PT

Owner's Name/Address

BOLTON BARRY & JEANET R
2342 GOLFVIEW LN
FLOSSMOOR IL 60422

Tax Description

L428 P186 L519 P373 L525 P481 L673 P69 L719 P146/03 L789 P479/04 UNIT 19 VANTAGE POINTE CONDOMINIUM L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

ADJACENT PARKLAND

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Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 1,503,229 TCV/TFA: 518.35

Building Permit(s)	Date	Number	Status
Mechanical	12/17/2024	PM24-1018	100% FINIS
Mechanical	09/15/2014	PM14-0443	
Mechanical	08/18/2014	PM14-0379	
Electrical	07/11/2014	PE14-0277	

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/18/2019	INSPECTED
TPC	08/10/2017	INSPECTED
TPC	08/27/2014	INSPECTED

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA HOME SITE			1 Units	520000.00000	100			520,0

0.00 Total Acres Total Est. Land Value = 520,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 5in Ren. Conc.	11.43	384	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	95	4,750

Total Estimated Land Improvements True Cash Value = 4,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	260,000	491,600	751,600			702,866C
2024	260,000	491,400	751,400			681,733C
2023	260,000	409,800	669,800			649,270C
2022	190,000	457,200	647,200			618,353C

*** 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
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: 1933 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

1603	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	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: 5
Floor Area: 2,900
Total Base New : 542,095 E.C.F.
Total Depr Cost: 514,989 X 1.900
Estimated T.C.V: 978,479

(16) Porches/Decks

Area	Type
30	WCP (1 Story)
31	WPP
196	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

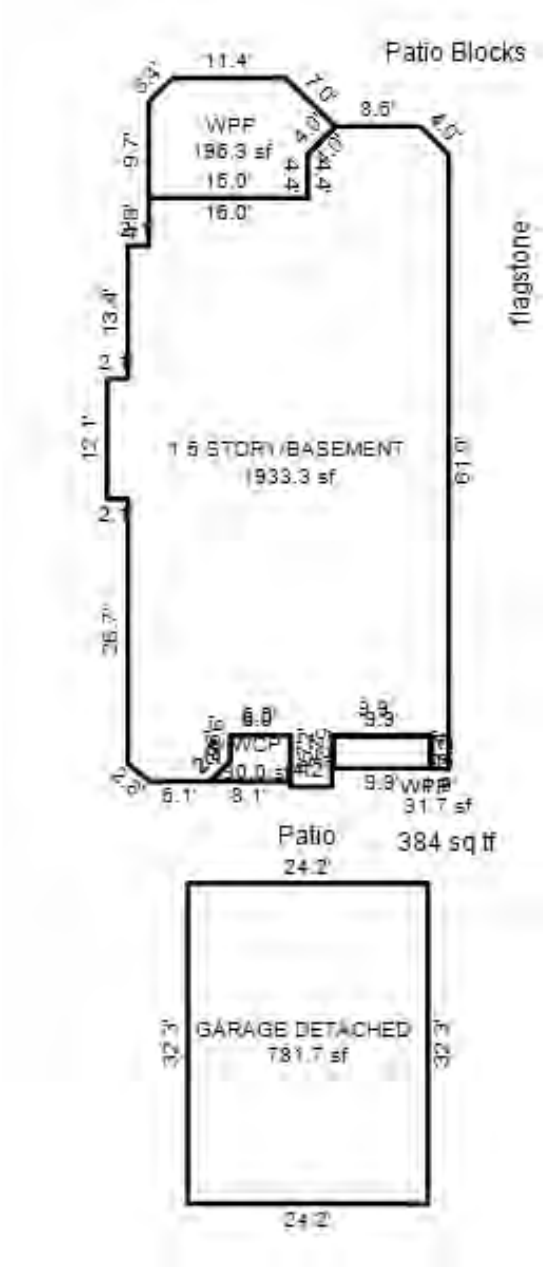
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2015
(11) Heating System: Forced Heat & Cool
Ground Area = 1933 SF Floor Area = 2900 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	Basement	1,933			
			Total:	439,299	417,333	
Other Additions/Adjustments						
Recreation Room			1603	44,115	41,909	
Basement, Outside Entrance, Below Grade			1	3,619	3,438	
Plumbing						
Average Fixture(s)			1	2,188	2,079	
3 Fixture Bath			2	13,760	13,072	
2 Fixture Bath			2	9,219	8,758	
Water/Sewer						
1000 Gal Septic			1	5,676	5,392	
Water Well, 100 Feet			1	6,289	5,975	
Porches						
WCP (1 Story)			30	2,672	2,538	
WPP			31	1,843	1,751	
WPP			196	5,719	5,433	
Built-Ins						
Appliance Allow.			1	4,003	3,803	
Fireplaces						
Prefab 1 Story			1	3,692	3,507	
Local Cost Items						
GENERATOR			1	1	1	*
			Totals:	542,095	514,989	

Notes:
ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 1.900 => TCV: 978,479

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-020-00 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.
VAN DYKE KATHERINE J	BARNHART DANIEL J	95,000	09/30/2022	WD	19-MULTI PARCEL ARM'S LE	MLS1902758	PROPERTY TRANSFER	100.0
KISSINGER JOHN SLAYTON	VAN DYKE KATHERINE J	40,000	02/09/2022	WD	03-ARM'S LENGTH	2022000816	PROPERTY TRANSFER	100.0
KISSINGER NAZIK	KISSINGER JOHN SLAYTON	0	01/20/2016	QC	09-FAMILY	1252P251	OTHER	100.0
COOK JANET K TRUST	KISSINGER NAZIK & JOHN	40,000	02/21/2014	WD	03-ARM'S LENGTH	1192P192	PROPERTY TRANSFER	100.0

Property Address

VANTAGE PT

Owner's Name/Address

BARNHART DANIEL J
951 GLENWOOD AVE SE APT 902
ATLANTA GA 30316

Tax Description

L377 P110/93 L561 P878/00 L791 P257/04 L829 P1/04 UNIT 20 VANTAGE POINTE CONDOMINIUM REC IN L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

SWITCH GRASS SEWER TREATMENT FIELD IS BEHIND THIS LOT

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 50,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/10/2017	INSPECTED
WAS	01/28/2008	DATA ENTER

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA BACK SITES			1 Units	50000.00000		100	LAGOON	50,00
			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	0	25,000			18,944C
2024	22,500	0	22,500			18,375C
2023	17,500	0	17,500			17,500S
2022	17,500	0	17,500			17,500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-833-021-00 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.
VAN DYKE KATHERINE J	BARNHART DANIEL J	95,000	09/30/2022	WD	19-MULTI PARCEL ARM'S LE	2022005647	PROPERTY TRANSFER	100.0
DZIEKAN RANDALL S & LINDA	VAN DYKE KATHERINE J	35,900	02/09/2022	WD	03-ARM'S LENGTH	2022000817	PROPERTY TRANSFER	100.0
DZIEKAN RANDALL S & LINDA	DZIEKAN RANDALL S &	0	01/20/2017	QC	09-FAMILY	1287P372	OTHER	0.0
HOFFMAN R GEARY TRUST	DZIEKAN RANDALL S & LINDA	34,000	07/17/2014	WD	03-ARM'S LENGTH	1205P319	PROPERTY TRANSFER	100.0

Property Address

VANTAGE PT

Owner's Name/Address

BARNHART DANIEL J
951 GLENWOOD AVE SE APT 902
ATLANTA GA 30316

Tax Description

L375 P17 L525 P399/99 UNIT 21 VANTAGE POINTE CONDOMINIUM REC L274P133, 1ST AMEND L337P59, 2ND AMEND L368P804, 3RD AMEND L597P177 RESTATED L1223P726, 1ST AMEND L1316P469 2ND AMEND 2021006587 SEC 14 T29N R14W.

Comments/Influences

LOWER AREA SITES LAGOON
SWITCH GRASS SEWER TREATMENT FIELD IS BEHIND THIS LOT
2008-
VANTAGE POINTE 21

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 50,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H833 VANTA BACK SITES			1 Units		50000.00000	100	LAGOON	50,00
			0.00 Total Acres		Total Est. Land Value =			50,000

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/21/2022	INSPECTED
TPC	08/10/2017	INSPECTED
WAS	01/28/2008	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,000	0	25,000			18,944C
2024	22,500	0	22,500			18,375C
2023	17,500	0	17,500			17,500S
2022	17,500	0	17,500			17,500S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-834-001-00 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.
FOSMORE BRYAN K	FORMORE BRYAN K TRUST	0	11/22/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
DUDEK CHARLES R & MICHELL	FOSMORE BRYAN K	675,000	10/28/2020	WD	03-ARM'S LENGTH	2020007654	PROPERTY TRANSFER	100.0
NOEL NICOLA K & RICHARD C	DUDEK CHARLES R & MICHELL	375,000	08/28/2012	WD	03-ARM'S LENGTH	1134P125	PROPERTY TRANSFER	100.0

Property Address

7287 W DAY FOREST RD

Owner's Name/Address

FORMORE BRYAN K TRUST
7287 W DAY FOREST RD
EMPIRE MI 49630

Tax Description

L553 P829/00 L553 P831/00 L553 P833/00
UNIT 1 WANDERERS REST CONDOMINIUM REC IN
L278 P206-243 SEC 33 T29N R14W. AMEND
L1276 P714 2021001782 3RD AMENDMENT

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% 10/28/2020
MAP #: 67
2025 Est TCV 1,001,902 TCV/TFA: 919.18

Building Permit(s)	Date	Number	Status
Mechanical	02/06/2018	PM18-0099	100% FINIS
Plumbing	02/01/2018	PP18-0030	100% FINIS
Electrical	10/02/2017	PE17-0542	100% FINIS
Res. Add/Alter/Repair	09/18/2017	PB17-0550	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

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	11/15/2018	INSPECTED
TPC	03/26/2018	INSPECTED

Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	BEACH FRONT Reason	Value
WANDERS 5 UNITS	250.00	311.00	0.7953	0.9543	14500	20	1/5TH SHARED ACCESS	550,2
250 Actual Front Feet, 1.78 Total Acres							Total Est. Land Value =	550,219

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	275,100	225,900	501,000			393,937C
2024	250,000	235,300	485,300			382,093C
2023	187,500	177,200	364,700			363,899C
2022	150,000	201,900	351,900			346,571C

*** 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	2018

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	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
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:

(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	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Tile
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1090 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
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

X	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,090
Total Base New : 243,417 E.C.F.
Total Depr Cost: 166,364 X 2.700
Estimated T.C.V: 449,183

(16) Porches/Decks

Area	Type
60	WCP (1 Story)
483	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 864
% Good: 17
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 1955
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1090 SF Floor Area = 1090 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

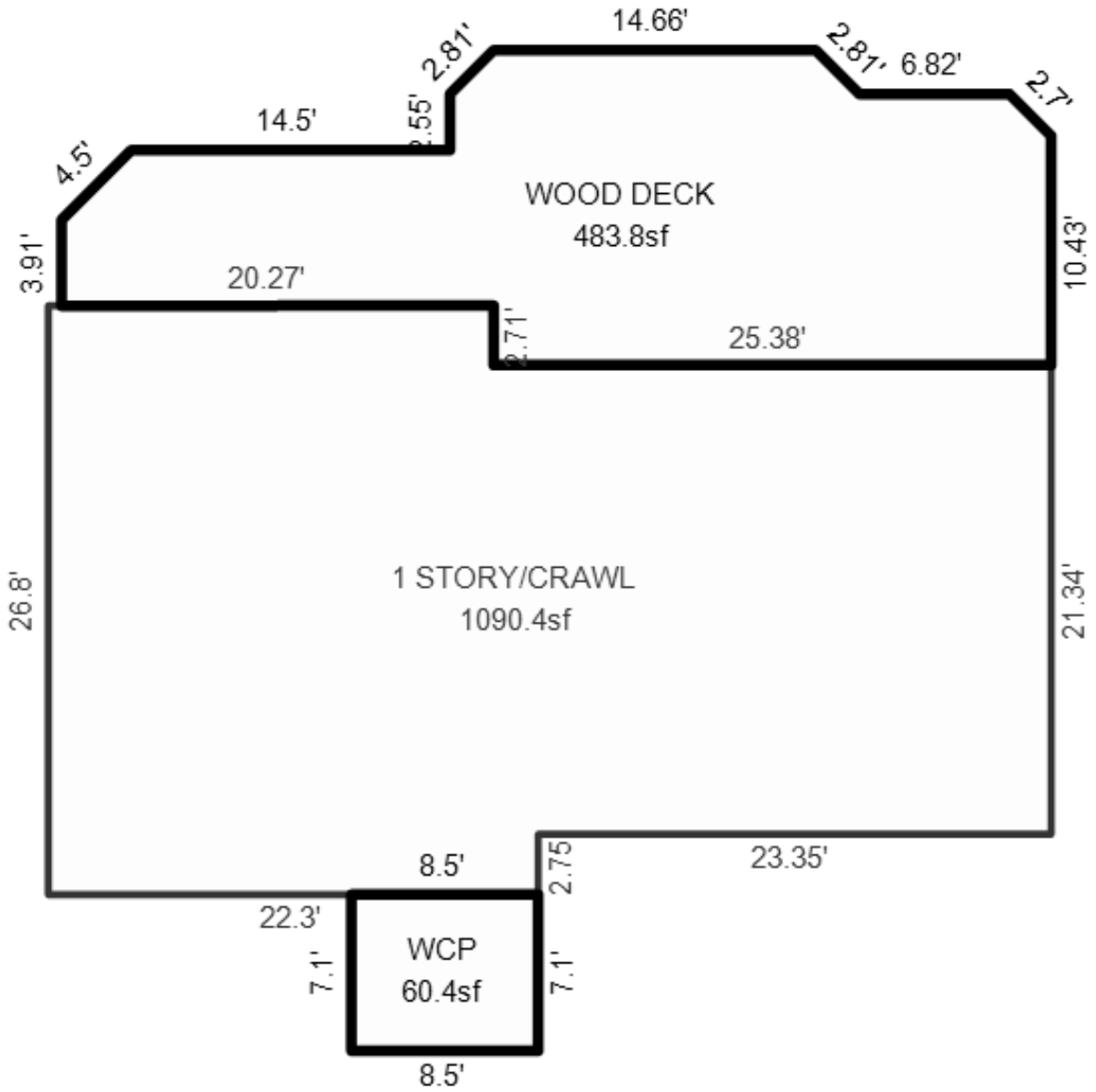
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,090		
			Total:	169,290	135,433

Other Additions/Adjustments

Exterior				
Brick Veneer	90	1,558	1,246	
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, 50 Feet	1	2,705	2,164	
Porches				
WCP (1 Story)	60	3,545	2,836	
Deck				
Treated Wood	483	7,438	5,950	
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost	864	22,516	3,828	*
Class: C Exterior: Pole (Unfinished)				
Base Cost	864	22,516	3,828	*
Built-Ins				
Appliance Allow.	1	2,786	2,229	
	Totals:	243,417	166,364	

Notes: 2004 & 2013 REMODELED
<<<<< 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: 45-006-834-002-00 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.
THOMASMA DAVID JOHN III	THOMASMA DAVID JOHN III	0	01/09/2025	PTA	15-LADY BIRD	PTA	PROPERTY TRANSFER	0.0
HAMILTON JILL	THOMASMA DAVID JOHN III	0	05/30/2024	QC	06-COURT JUDGEMENT	2024002922	DEED	0.0
BOWNAM CRAIG R & ERIK M	THOMASMA DAVID & HAMILTON	452,000	10/15/2020	WD	03-ARM'S LENGTH	2020007015	PROPERTY TRANSFER	100.0
SAWYER SEWALL C	BOWNAM CRAIG R & ERIK M	350,000	07/19/2017	WD	03-ARM'S LENGTH	1301P433	PROPERTY TRANSFER	100.0

Property Address

7291 W DAY FOREST RD A

Owner's Name/Address

THOMASMA DAVID JOHN III
6671 W WESTERN AVE
GLEN ARBOR MI 49636

Tax Description

L288 P752/88 L753 P18/03 UNIT 2 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 67

2025 Est TCV 693,875 TCV/TFA: 1213.07

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	09/12/2020	INSPECTED
TPC	06/14/2017	INSPECTED

Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WANDERS 5 UNITS	250.00	311.00	0.7953	0.9543	14500	20	1/5TH SHARED ACCESS	550,2
250 Actual Front Feet, 1.78 Total Acres							Total Est. Land Value =	550,219

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	275,100	71,800	346,900			251,091C
2024	250,000	70,700	320,700			243,542C
2023	187,500	53,400	240,900			231,945C
2022	150,000	70,900	220,900			220,900S

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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
1955	0

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	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:

(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	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: 572 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
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.		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: D
Effec. Age: 45
Floor Area: 572
Total Base New : 119,533 E.C.F.
Total Depr Cost: 52,280 X 2.700
Estimated T.C.V: 141,156

(16) Porches/Decks

Area	Type
233	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 864
% Good: 17
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

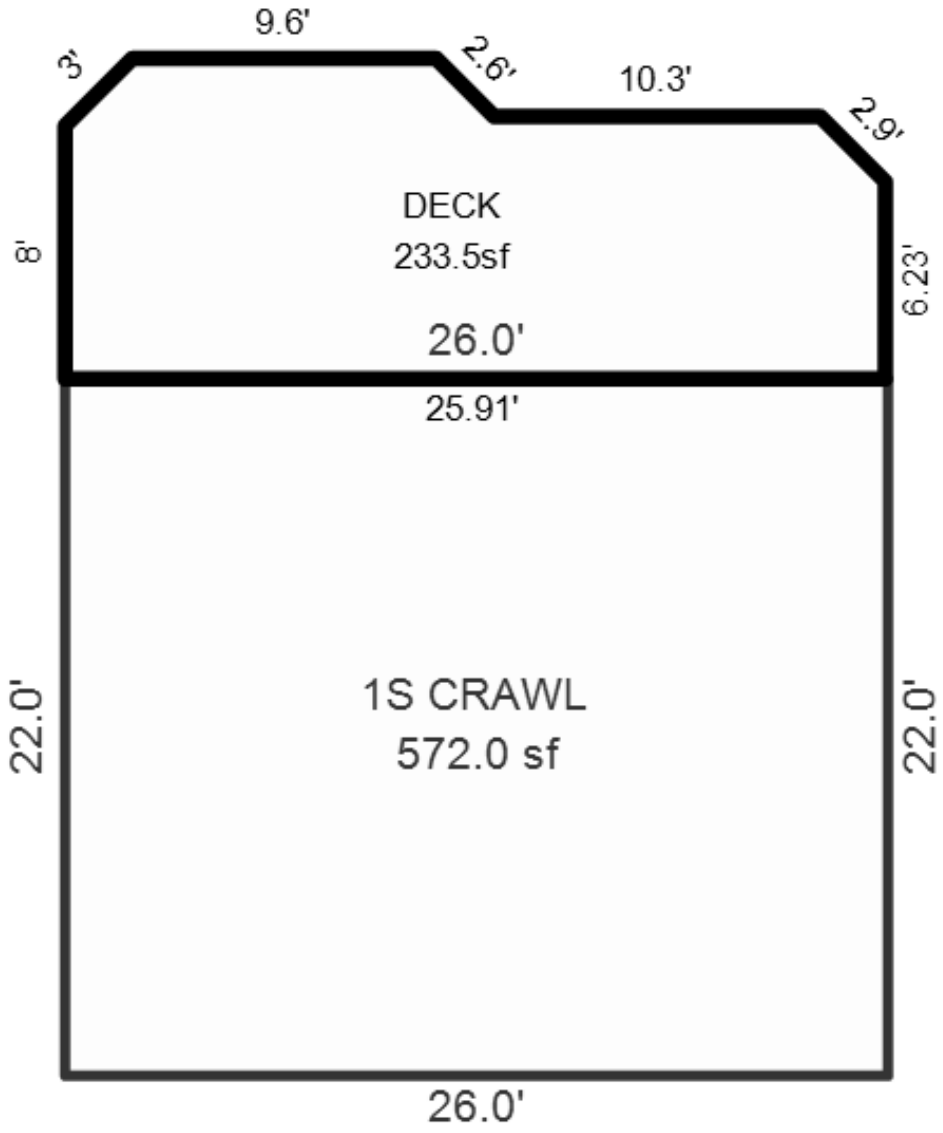
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	572			
			Total:	68,893	37,890	
Other Additions/Adjustments						
Exterior						
Brick Veneer			90	1,315	723	
Plumbing						
Average Fixture(s)			1	1,032	568	
Water/Sewer						
1000 Gal Septic			1	4,293	2,361	
Water Well, 50 Feet			1	2,515	1,383	
Deck						
Treated Wood			233	4,411	2,426	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	17,712	3,011	*
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	17,712	3,011	*
Built-Ins						
Appliance Allow.			1	1,650	907	
			Totals:	119,533	52,280	

Notes:
ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 141,156

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-834-003-00 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.
ROMEYN DON & CAROL	DONALD H. ROMEYN TRUST	0	12/31/1992	QC	09-FAMILY		DEED	0.0
FRIXEN	ROMEYN DON & CAROL	59,900	07/14/1992	WD	03-ARM'S LENGTH	L324P706	DEED	100.0

Property Address
7301 W DAY FOREST RD

Owner's Name/Address
ROMEYN DONALD H TRUST
ROMEYN DONALD H TRUSTEE
3157 CRESTBROOK DR
ZEELAND MI 49464

Tax Description
L279 P139 L324 P706&707 L355 P925/93 UNIT 3 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 67
2025 Est TCV 692,517 TCV/TFA: 1210.69

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/14/2017	INSPECTED
WAS	06/16/2007	INSPECTED

Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	BEACH FRONT Reason	Value
WANDERS 5 UNITS	250.00	311.00	0.7953	0.9543	14500	20	1/5TH SHARED ACCESS	550,2
250 Actual Front Feet, 1.78 Total Acres							Total Est. Land Value =	550,219

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	275,100	71,200	346,300			115,196C
2024	250,000	70,000	320,000			111,733C
2023	187,500	52,900	240,400			106,413C
2022	150,000	70,200	220,200			101,346C

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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	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

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(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: Tile
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 572 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
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.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 572
Total Base New : 118,620 E.C.F.
Total Depr Cost: 51,777 X 2.700
Estimated T.C.V: 139,798

(16) Porches/Decks

Area	Type
243	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 864
% Good: 17
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

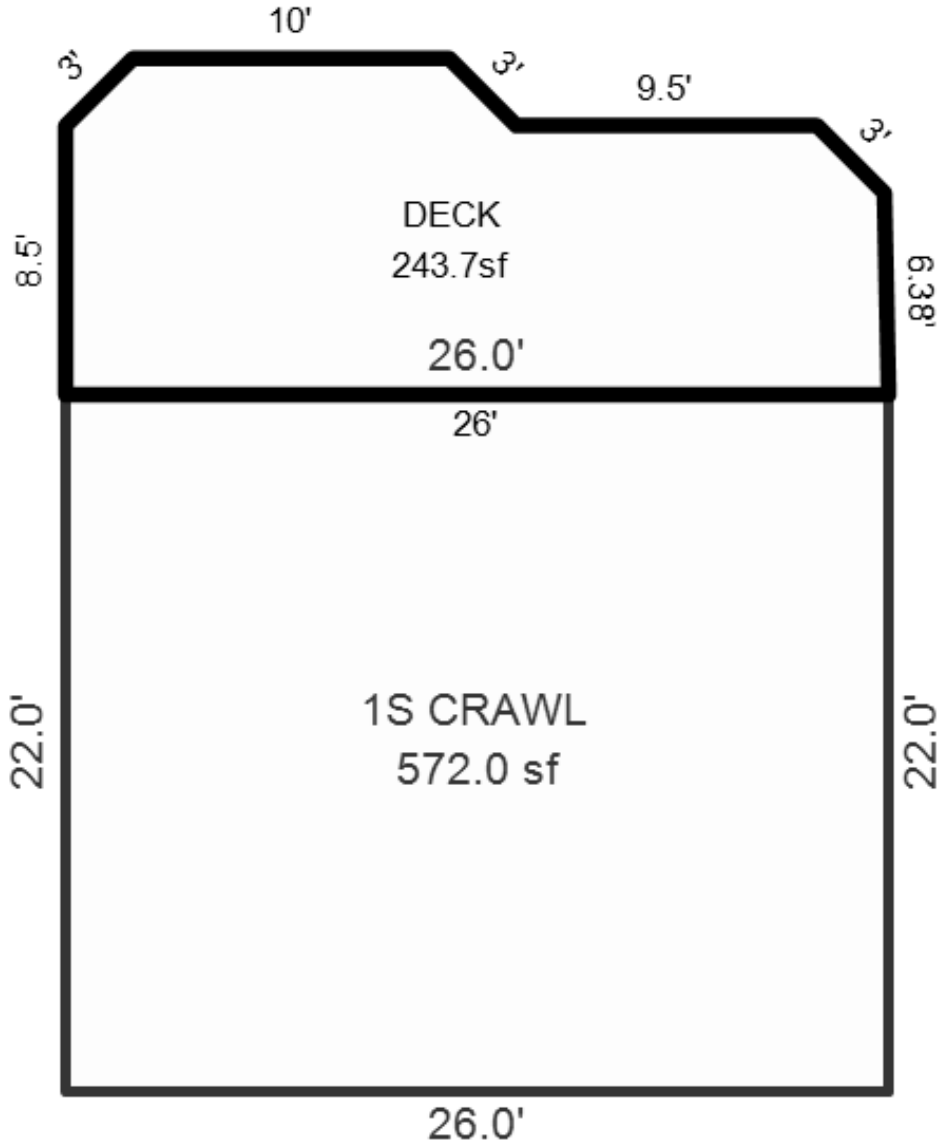
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	572			
			Total:	68,893	37,890	
Other Additions/Adjustments						
Exterior						
Brick Veneer			90	1,315	723	
Water/Sewer						
1000 Gal Septic			1	4,293	2,361	
Water Well, 50 Feet			1	2,515	1,383	
Deck						
Treated Wood			243	4,530	2,491	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	17,712	3,011	*
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	17,712	3,011	*
Built-Ins						
Appliance Allow.			1	1,650	907	
			Totals:	118,620	51,777	

Notes:
ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 139,798

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-834-004-00 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.
POLOMSKY JOHN V & ANN V	POLOMSKY JOHN V R L TRUST	1	08/28/2012	WD	03-ARM'S LENGTH	L1134P716	DEED	0.0
POLOMSKY JOHN V		0	08/18/2011	CD	07-DEATH CERTIFICATE	1124P347	DEED	0.0
GARVER MICHAEL A & SUSAN	POLOMSKY ANN V & JOHN V	1	11/30/2006	WD	03-ARM'S LENGTH	923:723	OTHER	100.0
TIERNEY EUGENE J & MARLEN	GARVER MICHAEL A & SUSAN	360,000	12/10/2003	WD	03-ARM'S LENGTH	780:877	OTHER	100.0

Property Address

7311 W DAY FOREST RD

Owner's Name/Address

POLOMSKY ANN V & JOHN V
3195 VETERANS DR
TRAVERSE CITY MI 49684-8902

Tax Description

L280 P39 L373 P84 L454 P324/97 L780 P877/03 L923 P723/06 UNIT 4 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 67
2025 Est TCV 694,901 TCV/TFA: 1214.86

Building Permit(s)	Date	Number	Status
ELECTRICAL	02/13/2004	PE04-0062	
MECHANICAL	01/12/2004	PM04-0020	

X Improved Vacant

Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	BEACH FRONT Reason	Value
WANDERS 5 UNITS	250.00	310.00	0.7953	0.9535	14500	20	1/5TH SHARED ACCESS	549,7
250 Actual Front Feet, 1.78 Total Acres							Total Est. Land Value =	549,776

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
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/14/2017	INSPECTED
WAS	06/16/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	274,900	72,600	347,500			214,620C
2024	250,000	71,400	321,400			208,167C
2023	187,500	54,000	241,500			198,255C
2022	150,000	71,600	221,600			188,815C

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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	0

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	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:

(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: Tile
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 572 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
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.		Ord.	X	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

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 572
Total Base New : 120,522 E.C.F.
Total Depr Cost: 52,824 X 2.700
Estimated T.C.V: 142,625

(16) Porches/Decks

Area	Type
264	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 864
% Good: 17
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

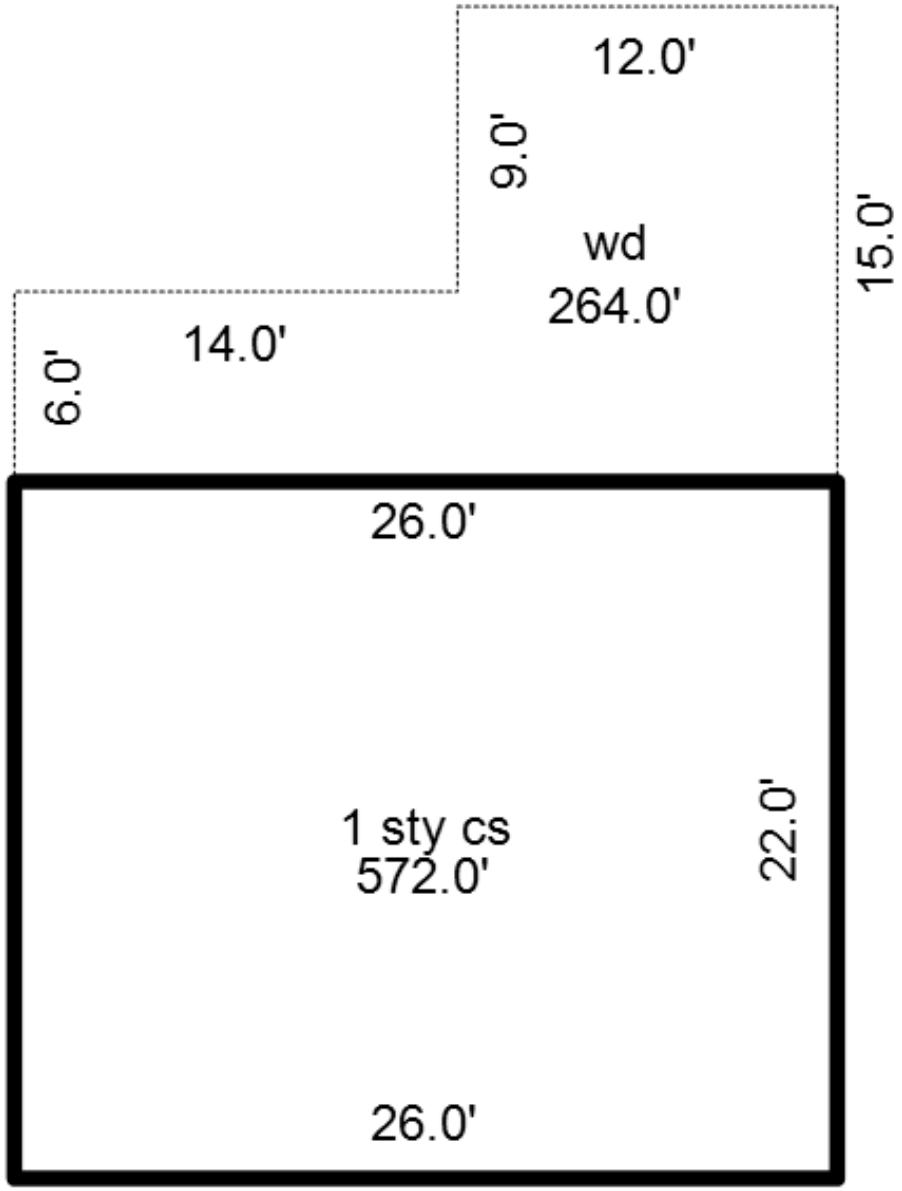
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 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	Brick	Crawl Space	572			
			Total:	71,856	39,520	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,293	2,361	
Water Well, 50 Feet			1	2,515	1,383	
Deck						
Treated Wood			264	4,784	2,631	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	17,712	3,011	*
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	17,712	3,011	*
Built-Ins						
Appliance Allow.			1	1,650	907	
			Totals:	120,522	52,824	

Notes:
ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 142,625

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-834-005-00 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.
5 WANDERERS EAST LLC	LARSON AMANDA & ZACHARY	695,000	06/12/2024	WD	03-ARM'S LENGTH	2024002810	PROPERTY TRANSFER	100.0
WARE 2012 IRREVOCABLE TRU	5 WANDERERS EAST LLC	0	12/28/2023	QC	21-NOT USED/OTHER	2024000107	PROPERTY TRANSFER	100.0
WARE STEPHEN J & JANE P	WARE 2012 IRREVOCBLE TRUS	1	08/13/2014	QC	09-FAMILY	1206P719	OTHER	100.0
NOEL	WARE	289,000	07/14/2000	WD	03-ARM'S LENGTH	549:427	PROPERTY TRANSFER	0.0

Property Address
7291 W DAY FOREST RD B

Owner's Name/Address
LARSON ZACHARY & AMANDA
9619 WINDSTAR DR
ALTO MI 49302

Tax Description
L377 P639&640 L399 P980 L549 P427/00 UNIT 5 WANDERERS REST CONDOMINIUM REC IN L278 P206-243 SEC 33 T29N R14W. AMEND L1276 P714 2021001782 3RD AMENDMENT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 67
2025 Est TCV 666,868 TCV/TFA: 1165.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4084.4084 WANDERERS REST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	OFF WATER Reason	Value
WANDERS #5	250.00	310.00	1.0000	1.0000	10000	20	1/5TH SHARED ACCESS	500,0
250 Actual Front Feet, 1.78 Total Acres							Total Est. Land Value =	500,000

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
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/05/2023	INSPECTED
TPC	03/26/2018	INSPECTED
WAS	06/16/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	250,000	83,400	333,400			333,400S
2024	200,000	82,100	282,100			282,100S
2023	125,000	62,000	187,000			148,572C
2022	100,000	82,300	182,300			141,498C

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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	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

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	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
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	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Tile
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 572 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
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: CD
Effec. Age: 40
Floor Area: 572
Total Base New : 130,280 E.C.F.
Total Depr Cost: 60,877 X 2.700
Estimated T.C.V: 164,368

(16) Porches/Decks

Area	Type
461	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 864
% Good: 17
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

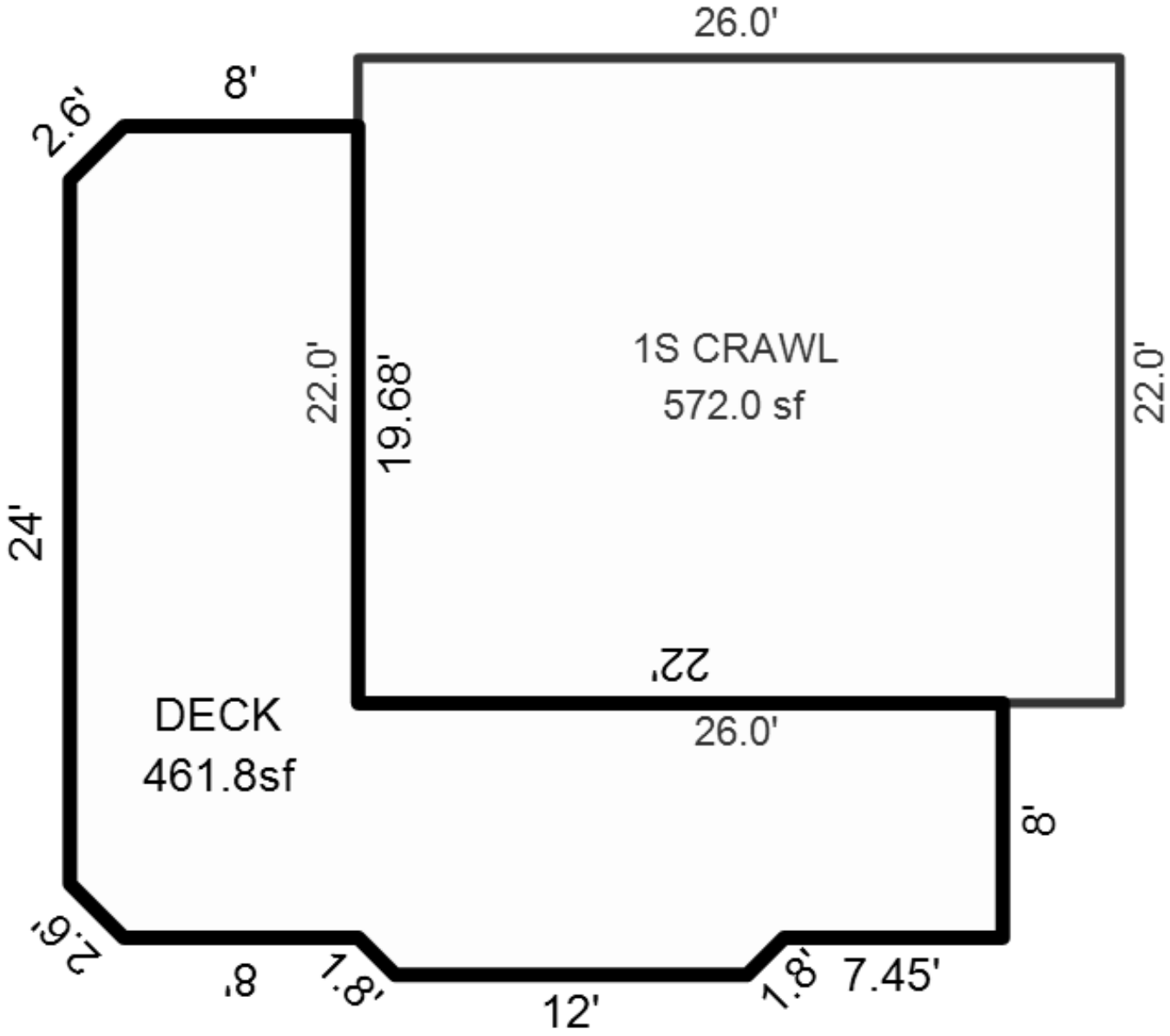
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 572 SF Floor Area = 572 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	572			
			Total:	72,461	43,476	
Other Additions/Adjustments						
Exterior						
Brick Veneer			90	1,433	860	
Water/Sewer						
1000 Gal Septic			1	4,582	2,749	
Water Well, 50 Feet			1	2,603	1,562	
Deck						
Treated Wood			461	7,044	4,226	
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			864	20,105	3,418	*
Class: CD Exterior: Pole (Unfinished)						
Base Cost			864	20,105	3,418	*
Built-Ins						
Appliance Allow.			1	1,947	1,168	
			Totals:	130,280	60,877	

Notes:
ECF (4084 WANDERERS REST CONDO) 2.700 => TCV: 164,368

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-835-001-00 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.
DODSON JOHN A & JODIE V	HEILMAN SHANE & LAURIE	373,000	09/05/2019	WD	03-ARM'S LENGTH	2019005042	PROPERTY TRANSFER	100.0
RADER	GLEN ARBOR FIRE & RESCUE	120,000	11/04/2002	WD	03-ARM'S LENGTH	681:791	OTHER	0.0

Property Address

6165 W EGELER RD

Owner's Name/Address

HEILMAN SHANE & LAURIE
PO BOX 413
GLEN ARBOR MI 49636

Tax Description

L286 P373 L299 P281 L382 P745/94 L681 P790 L681 P791/02 LOT 1 WHISPERING PINES. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 01/07/2021

MAP #: 31

2025 Est TCV 695,733 TCV/TFA: 257.68

Building Permit(s)	Date	Number	Status
MECHANICAL	10/22/2003	PM03-0809	
MECHANICAL	10/01/2003	PM03-0714	
Res. Single Family	08/07/2003	PB03-0444	
PLUMBING	07/29/2003	PP03-0298	INSPECTED

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	08/14/2019	INSPECTED
TPC	05/07/2009	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	326.70	1.0000	0.9309	2000	100		186,185
100 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	186,185

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.01	16	50	232
D/W/P: 4in Ren. Conc.	7.40	1025	0	0
D/W/P: 3.5 Concrete	6.21	335	0	0
D/W/P: 3.5 Concrete	6.21	770	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 =				2,732

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	93,100	254,800	347,900			226,097C
2024	79,500	232,900	312,400			219,299C
2023	69,600	204,200	273,800			208,857C
2022	55,000	173,200	228,200			198,912C

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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: MODULAR

Yr Built	Remodeled
2002	0

Condition: Average

Room List

	Basement
5	1st Floor
4	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
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		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: 1542 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	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
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 2,700
Total Base New : 333,431 E.C.F.
Total Depr Cost: 266,745 X 1.900
Estimated T.C.V: 506,816

(16) Porches/Decks

Area	Type
100	WCP (1 Story)
211	WCP (1 Story)
99	WCP (1 Story)
191	WCP (1 Story)
20	WPP

(17) Garage

Year Built: 2002
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: 582
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

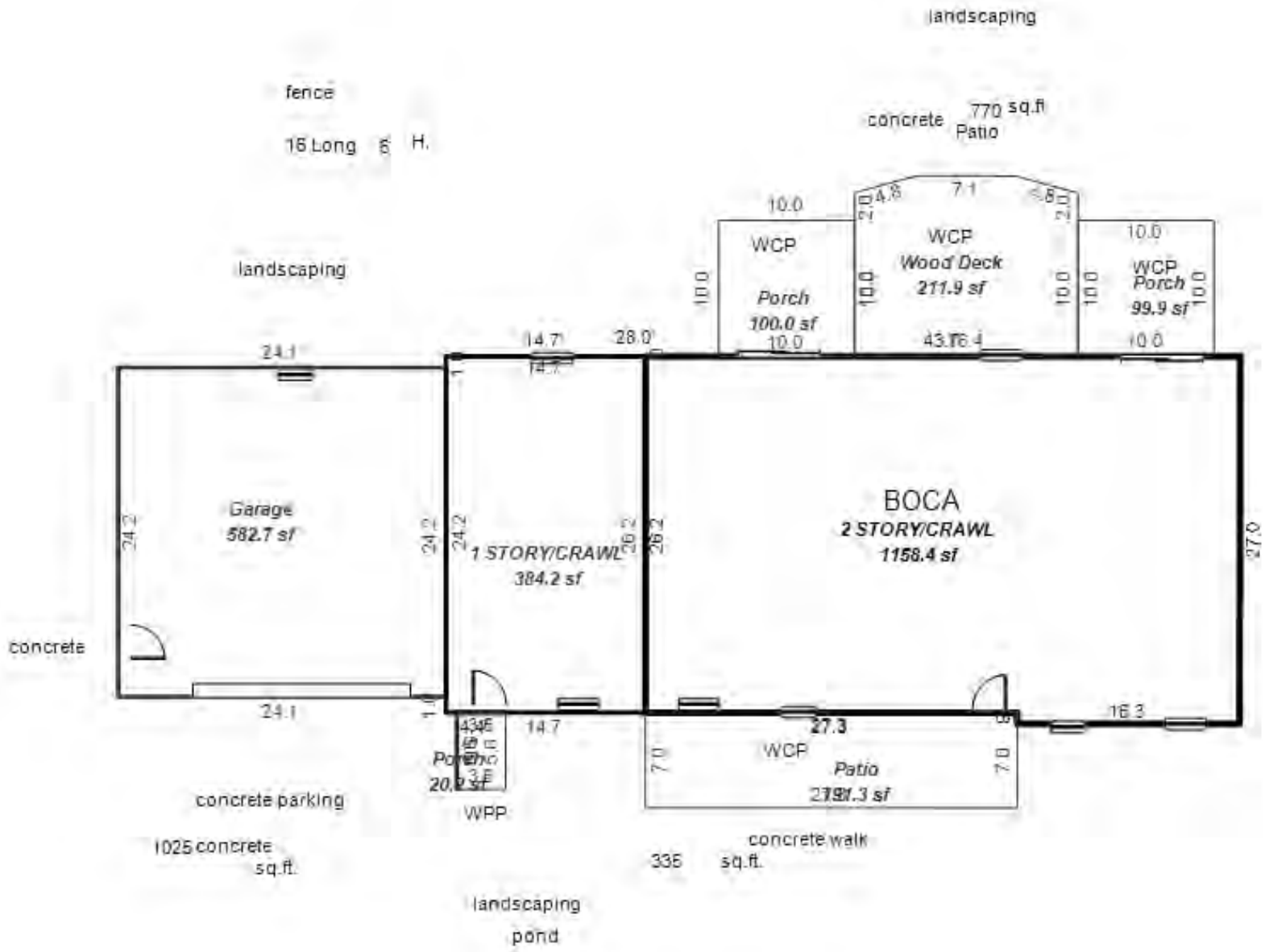
Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2002
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1542 SF Floor Area = 2700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,158		
1 Story	Siding	Crawl Space	384		
			Total:	265,443	212,354

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,238	990
3 Fixture Bath	1	3,887	3,110
2 Fixture Bath	1	2,614	2,091
Separate Shower	1	1,197	958
Water/Sewer			
1000 Gal Septic	1	4,582	3,666
Water Well, 100 Feet	1	5,680	4,544
Porches			
WCP (1 Story)	100	4,312	3,450
WCP (1 Story)	211	7,499	5,999
WCP (1 Story)	99	4,294	3,435
WCP (1 Story)	191	7,050	5,640
WPP	20	1,006	805
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	582	22,558	18,046
Common Wall: 1 Wall	1	-2,529	-2,023
Door Opener	1	489	391
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: 45-006-835-002-00 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.
YURK ROBERT J & DEBORAH A	BALLOU ANDREW & SWEETMAN	118,000	07/20/2017	WD	03-ARM'S LENGTH	1301P577	PROPERTY TRANSFER	100.0
COCCIA & HADASH	YURK	40,500	10/14/1996	WD	03-ARM'S LENGTH	432:103	OTHER	0.0

Property Address
6179 W EGELER RD

Owner's Name/Address
BALLOU ANDREW & SWEETMAN STEPHANIE
1707 TUDOR DR
ANN ARBOR MI 48103

Tax Description
L304 P957/89 L306 P621/90 L432 P103/96
LOT 2 WHISPERING PINES. SEC 22 T29N R14W.

Comments/Influences
174108$145,000 12/12

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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 #: 31
2025 Est TCV 537,732 TCV/TFA: 329.90

Building Permit(s)	Date	Number	Status
Mechanical	10/18/2018	PM18-0706	100% FINIS
Plumbing	10/18/2018	PP18-0327	100% FINIS
Res. Single Family Dwellin	07/10/2018	PB18-0347	100% FINIS
HOUSE	06/13/2018	LU18-13	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
X	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Who	When	What
TPC	04/24/2019	INSPECTED
TPC	10/29/2018	INSPECTED
TPC	08/09/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 200' @ 800/	202.78	375.93	0.9966	0.9642	800	100		155,872
203 Actual Front Feet, 1.75 Total Acres						Total Est. Land Value =		155,872

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	77,900	191,000	268,900			211,691C
2024	80,000	174,400	254,400			205,326C
2023	75,000	162,400	237,400			195,549C
2022	55,000	146,900	201,900			186,238C

*** 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
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

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: 1087 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
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: 5
Floor Area: 1,630
Total Base New : 211,553 E.C.F.
Total Depr Cost: 200,979 X 1.900
Estimated T.C.V: 381,860

(16) Porches/Decks

Area	Type
26	WCP (1 Story)
204	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 2019
(11) Heating System: Forced Heat & Cool
Ground Area = 1087 SF Floor Area = 1630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

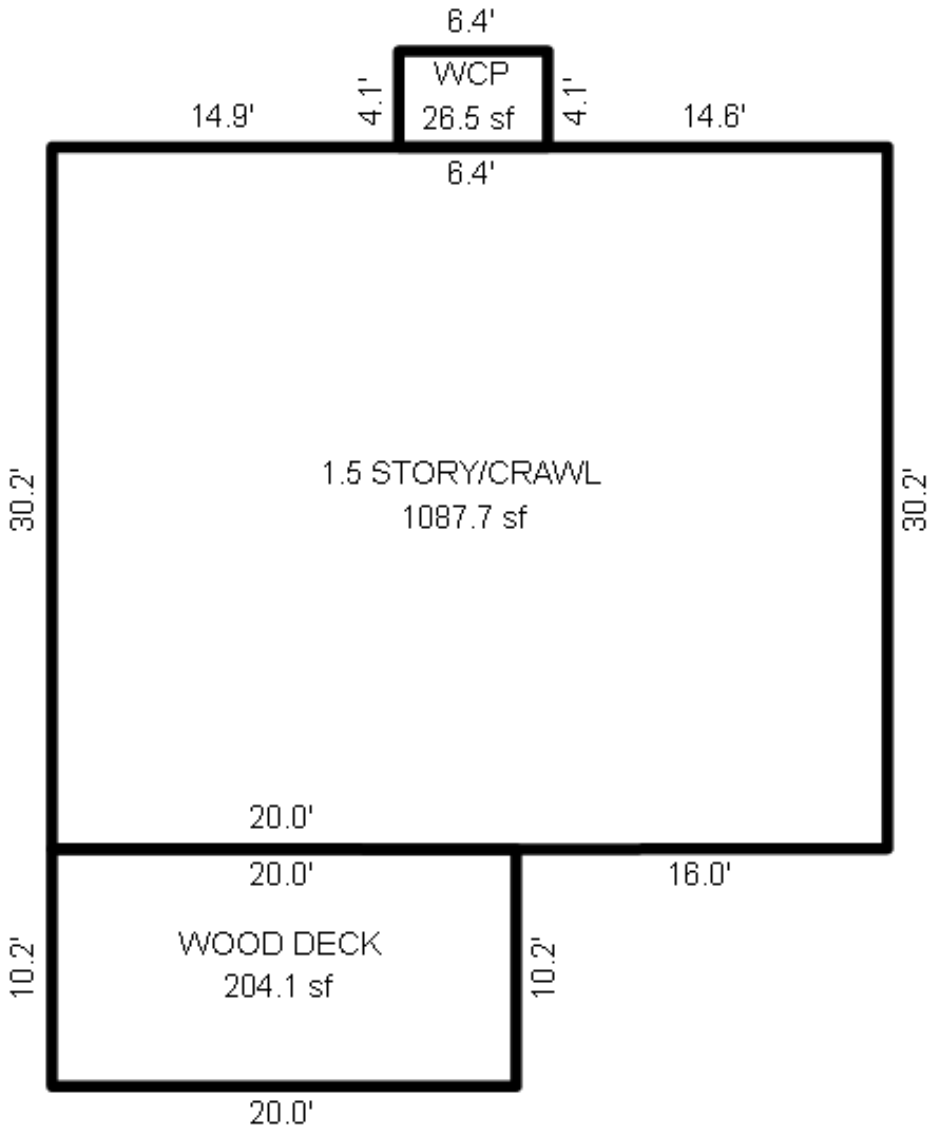
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,087		
			Total:	185,614	176,336

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,412
3 Fixture Bath	1	4,678	4,444
Water/Sewer			
1000 Gal Septic	1	4,899	4,654
Water Well, 100 Feet	1	5,849	5,557
Porches			
WCP (1 Story)	26	2,020	1,919
Deck			
Treated Wood	204	4,221	4,010
Built-Ins			
Appliance Allow.	1	2,786	2,647
	Totals:	211,553	200,979

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 381,860

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-835-003-00 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.
BALLOU CARL ESTATE	BALLOU ANDREW N	0	07/07/2023	CD	08-ESTATE	2023003095	PROPERTY TRANSFER	0.0
BALLOU CARL	BALLOU CARL	0	05/26/2022	OTH	07-DEATH CERTIFICATE	2023001135	OTHER	0.0
BALLOU CARL H & NANCY L	BALLOU CARL H	0	10/24/2020	OTH	07-DEATH CERTIFICATE	2021003421	DEED	0.0
KRONK	BALLOU CARL H & NANCY L	29,000	09/11/1995	WD	03-ARM'S LENGTH	410:91	PROPERTY TRANSFER	0.0

Property Address
6205 W EGELER RD

Owner's Name/Address
BALLOU ANDREW N
1707 TUDOR DR
ANN ARBOR MI 48103

Tax Description
L385 P716-718 L410 P91/95 LOT 3
WHISPERING PINES SEC 22 T29N R14W.

Comments/Influences
RENTAL
TWO NEWER 3 BEDROOM, 2 FULL-BATH HOMES LOCATED IN-TOWN GLEN ARBOR. NON-SMOKING. SLEEPS 6-8. BEAUTIFUL WOODED LOCATION. SHORT WALK TO SHOPS. 1/2 MILE TO LAKE MICHIGAN. FULLY EQUIPPED KITCHEN WITH BASIC CABLE/DVD/CD, LAUNDRY, WIRELESS INTERNET & PHONE. AIR-CONDITIONING, KAYAKS & ADULT BIKES.

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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 #: 31
2025 Est TCV 492,415 TCV/TFA: 321.84

Building Permit(s)	Date	Number	Status
HOUSE	12/02/1999	99000836	INSPECTED

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/23/2018	INSPECTED
TPC	08/09/2017	INSPECTED
TPC	04/17/2013	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1500/	100.00	485.00	1.1892	1.0276	1500	100		183,300
100 Actual Front Feet, 1.11 Total Acres							Total Est. Land Value =	183,300

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	91,700	154,500	246,200			126,806C
2024	87,800	141,300	229,100			122,994C
2023	76,800	131,500	208,300			117,138C
2022	55,000	121,400	176,400			111,560C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
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: 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: 1020 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

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 23
Floor Area: 1,530
Total Base New : 210,314 E.C.F.
Total Depr Cost: 161,941 X 1.900
Estimated T.C.V: 307,688

(16) Porches/Decks

Area	Type
24	WCP (1 Story)
16	WPP
25	Treated Wood
173	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 Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1020 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

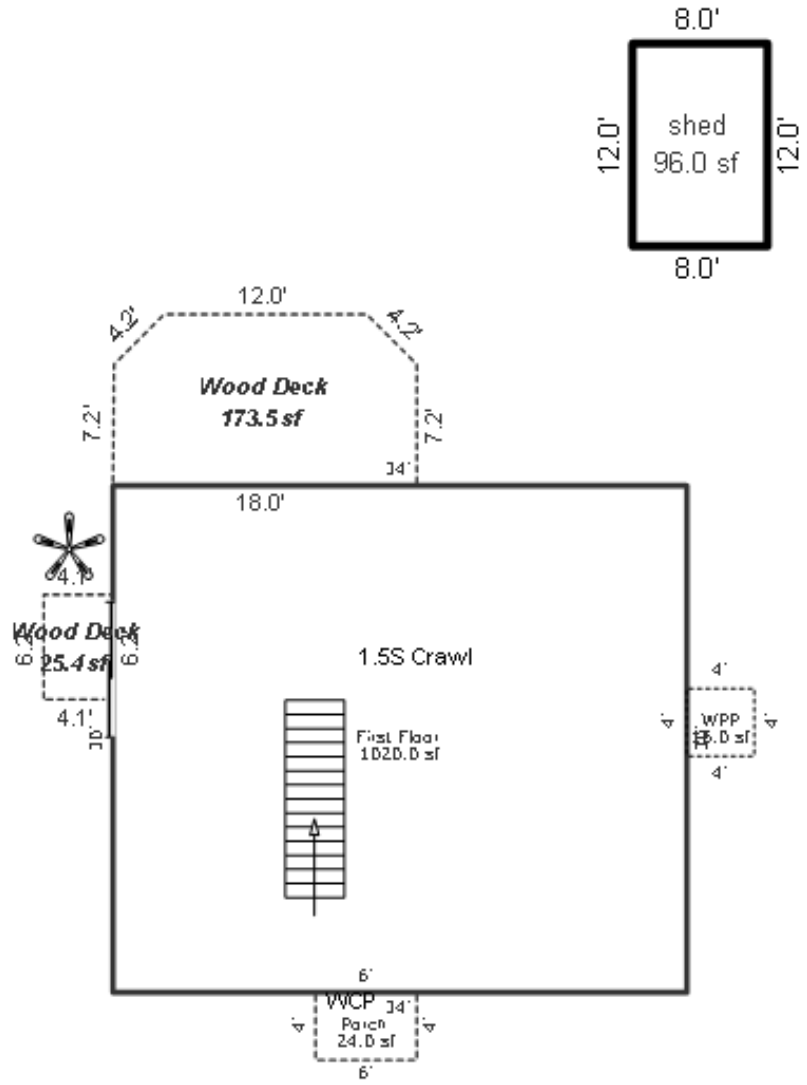
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,020		
			Total:	184,508	142,071

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,144
2 Fixture Bath	1	3,130	2,410
Water/Sewer			
1000 Gal Septic	1	4,899	3,772
Water Well, 100 Feet	1	5,849	4,504
Deck			
Treated Wood	25	1,191	917
Treated Wood	173	3,787	2,916
Built-Ins			
Appliance Allow.	1	2,786	2,145
Porches			
WCP (1 Story)	24	1,824	1,404
WPP	16	854	658
	Totals:	210,314	161,941

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 307,688

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-835-004-00 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.
BLUE BAY BUILDERS LLC	BLONDIA JEANNE M	0	04/07/2008	WD	03-ARM'S LENGTH	974/942	DEED	0.0
BLUE BAY BUILDERS LLC	BLONDIA JEANNE POWER OF A	0	04/03/2008	CD	33-TO BE DETERMINED	974/939	DEED	100.0
MCCARTY KEVIN J & PEG S	BLUE BAY BUILDERS LLC	0	01/24/2007	QC	09-FAMILY	929:600	OTHER	100.0
KINDERVATER RICHARD F & Y	MCCARTY KEVIN J & PEG S	150,000	11/28/2005	WD	03-ARM'S LENGTH	882:961	OTHER	100.0

Property Address
6221 W EGELER RD

Owner's Name/Address
BLONDIA JEANNE
6431 CANTERWOOD DR
RICHLAND MI 49083-0677

Tax Description
L882 P961/05 L929 P600/07 LOT 4
WHISPERING PINES. SEC 22 T29N R14W.

Comments/Influences
2008 LAND SALE $1,500/FF

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31
2025 Est TCV 942,540 TCV/TFA: 404.52

Building Permit(s)	Date	Number	Status
Mechanical	09/15/2021	PM21-0753	100% FINIS
Electrical	08/21/2007	PE07-0420	100% FINIS
Mechanical	02/26/2007	PM07-0088	100% FINIS
Plumbing	02/26/2007	PP07-0035	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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1500/	100.00	554.12	1.1892	1.0624	1500	100		189,508
100 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	189,508

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

Who	When	What
TPC	04/17/2013	INSPECTED
WAS	02/06/2009	INSPECTED
TPC	12/11/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	94,800	376,500	471,300			297,481C
2024	90,700	344,200	434,900			288,537C
2023	79,400	320,600	400,000			274,798C
2022	55,000	297,900	352,900			261,713C

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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: 1.75 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
4	1st Floor
2	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: 1422 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)
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
1	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 2,330
Total Base New : 463,179 E.C.F.
Total Depr Cost: 393,701 X 1.900
Estimated T.C.V: 748,032

(16) Porches/Decks

Area	Type
84	WCP (1 Story)
210	WSEP (1 Story)
184	WCP (1 Story)
32	Wood Balcony

(17) Garage

Year Built: 2006
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: 728
% 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 BC Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1422 SF Floor Area = 2330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

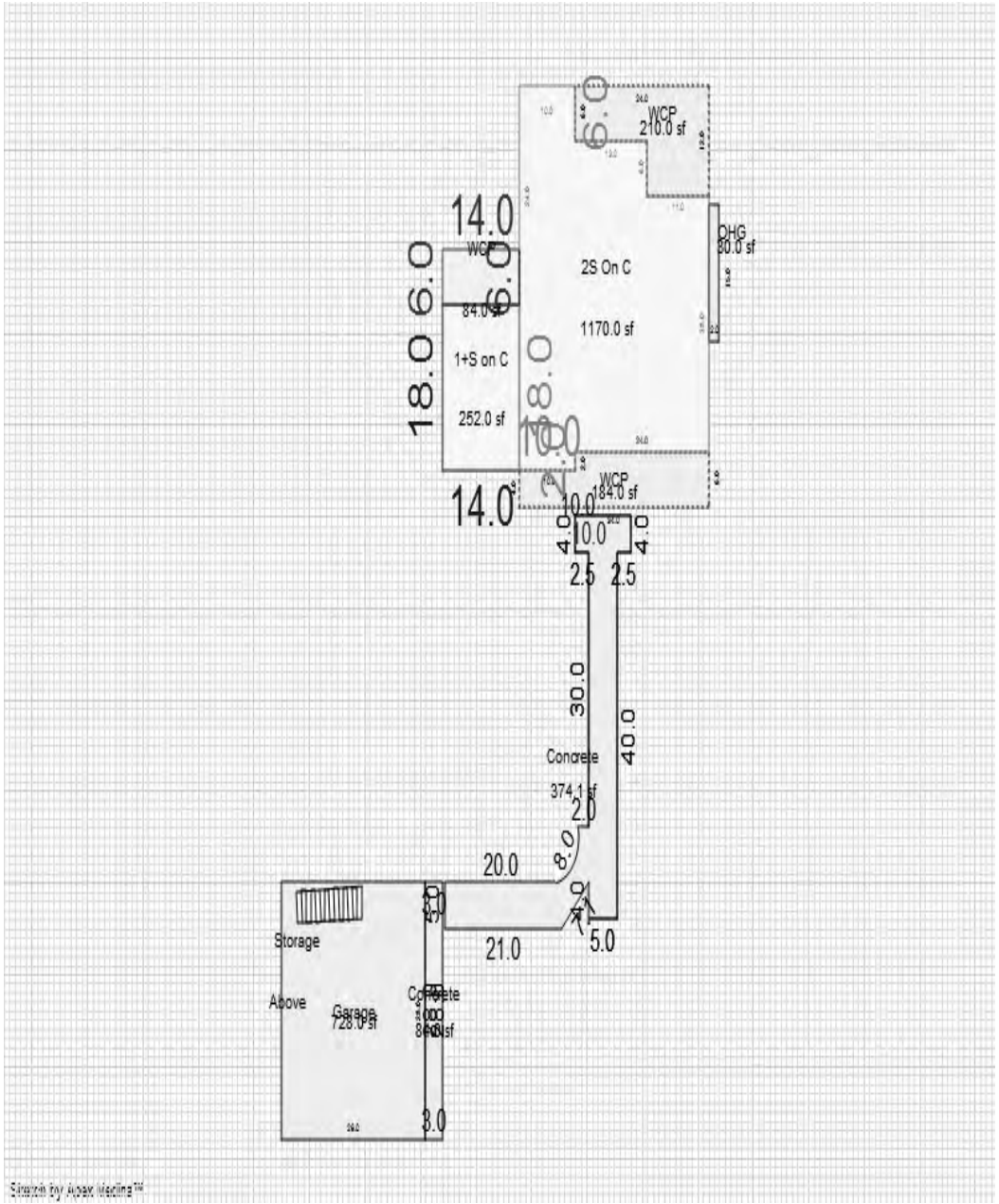
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,170		
1 Story	Siding	Crawl Space	252		
1 Story	Siding	Overhang	30		
			Total:	331,625	281,879

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			
1000 Gal Septic	1	5,676	4,825
Water Well, 100 Feet	1	6,289	5,346
Porches			
WCP (1 Story)	84	5,603	4,763
WSEP (1 Story)	210	13,770	11,704
WCP (1 Story)	184	9,919	8,431
Balcony			
Wood Balcony	32	1,603	1,363
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	728	45,151	38,378
Storage Over Garage	728	13,177	11,200
Door Opener	2	1,376	1,170
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: 45-006-835-005-00 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.
ANGILERI FRANK & MARIA F	NOTTMEIER BRIAN	417,900	08/09/2013	WD	03-ARM'S LENGTH	1174P855	PROPERTY TRANSFER	100.0
SCHOLTEN JOHN P & BARBARA	ANGILERI FRANK & MARIA F	430,000	06/29/2005	WD	03-ARM'S LENGTH	861:862	OTHER	100.0
SUMMERS	SCHOLTEN	122,340	03/27/1992	WD	03-ARM'S LENGTH	339:64	OTHER	0.0
KOWAL & HADASH	SUMMERS	24,000	07/13/1990	WD	03-ARM'S LENGTH	313:694	OTHER	0.0

Property Address

6247 W EGELER RD

Owner's Name/Address

NOTTMEIER BRIAN
6 WOODLAND PLACE
GROSSE POINTE MI 48230-1920

Tax Description

L306 P621 L313 P694 L339 P64/92 L861 P862/05 LOT 5 WHISPERING PINES. SEC 22 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31
2025 Est TCV 647,308 TCV/TFA: 341.05

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/28/2008	PB08-0105	100% FINIS
Mechanical	11/08/2007	PM07-0541	
Mechanical	10/05/2007	PM07-0445	
ADDITION/ALTERATION	06/06/1997	97000215	INSPECTED

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	10/28/2009	INSPECTED
TPC	04/23/2009	INSPECTED
WAS	12/11/2008	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1500/	100.00	468.00	1.1892	1.0184	1500	100		181,672
100 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	181,672

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.60	239	50	1,983
D/W/P: Asphalt Paving	3.12	1404	0	0
D/W/P: Flagstone/Sand	21.16	112	0	0
Wood Frame	29.56	97	50	1,433

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,416

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	90,800	232,900	323,700			240,892C
2024	87,000	213,100	300,100			233,649C
2023	76,100	198,600	274,700			222,523C
2022	55,000	185,200	240,200			211,927C

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*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-835-005-00 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
1991	2009

Condition: Average

Room List

	Basement
2	1st Floor
4	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: 0 S.F.
Crawl: 1196 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
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
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +10
Effec. Age: 20
Floor Area: 1,898
Total Base New : 300,813 E.C.F.
Total Depr Cost: 240,642 X 1.900
Estimated T.C.V: 457,220

(16) Porches/Decks

Area	Type
92	Treated Wood
34	Treated Wood
487	Treated Wood

(17) Garage

Year Built: 1990
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 540
% 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 1991
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 1898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

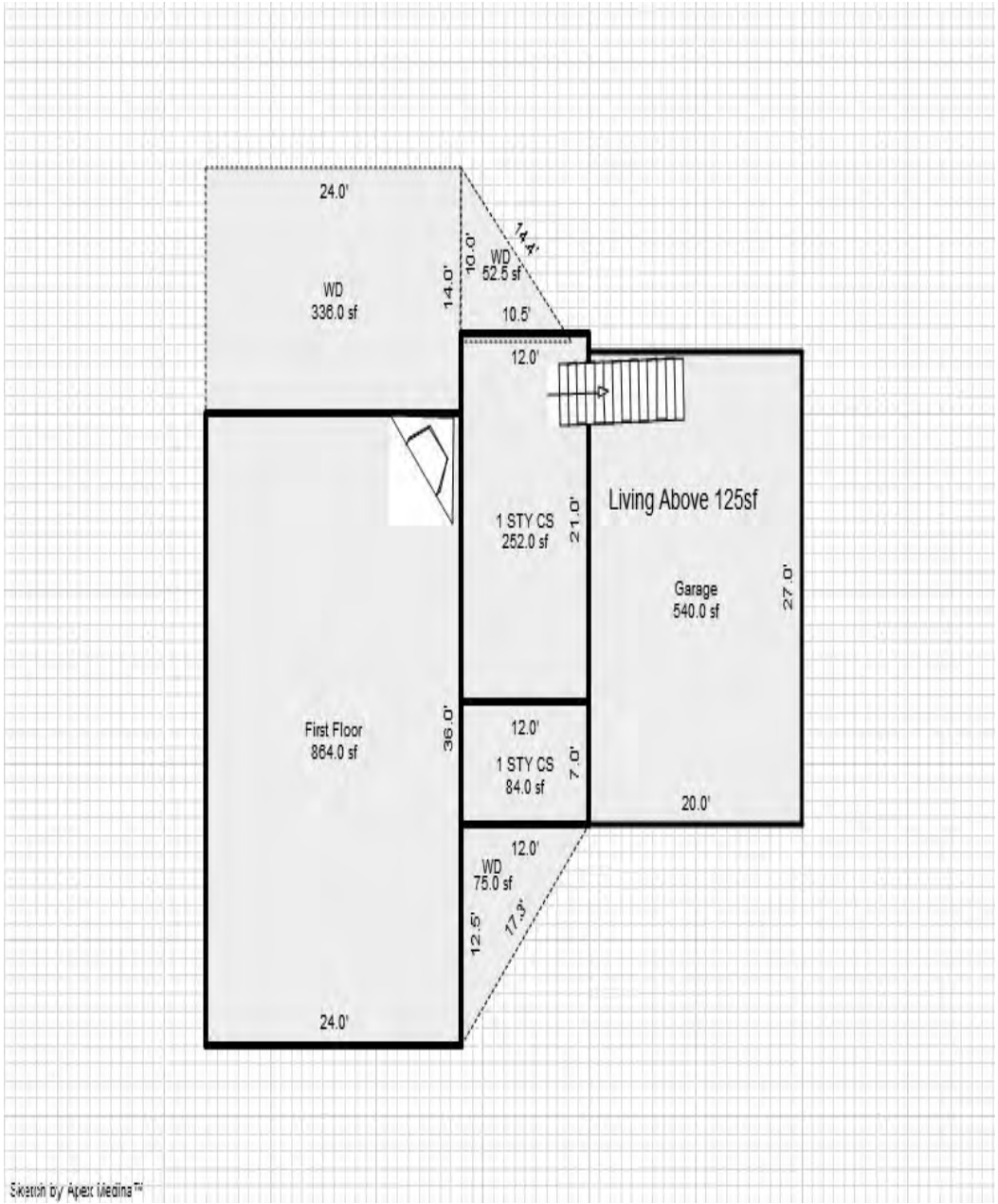
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	332		
1 Story	Siding	Overhang	270		
		Total:		235,324	188,252

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,189
3 Fixture Bath	1	4,678	3,742
2 Fixture Bath	1	3,130	2,504
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
Deck			
Treated Wood	92	2,468	1,974
Treated Wood	34	1,469	1,175
Treated Wood	487	7,475	5,980
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	540	26,287	21,030
Door Opener	1	550	440
Built-Ins			
Appliance Allow.	1	2,786	2,229
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: 45-006-835-006-00 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.
CIELINSKI JON M & LINDA B	ATKINS MARK & COURTNEY	340,000	03/12/2013	WD	03-ARM'S LENGTH	1157P631 WD	DEED	100.0
HURST	CIELINSKI	245,000	11/09/2001	WD	03-ARM'S LENGTH	611:378	PROPERTY TRANSFER	0.0

Property Address

5801 S OAK ST

Owner's Name/Address

ATKINS MARK & COURTNEY
9050 DEVONSHIRE
LAINGSBURG MI 48848

Tax Description

L481 P987/98 L611 P378/01 LOT 6
WHISPERING PINES SEC 22 T29N R14W

Comments/Influences

1728929$365,000DOM199

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 35
2025 Est TCV 560,269 TCV/TFA: 416.87

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	08/08/1991	91000189	

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

Who	When	What
TPC	02/05/2012	INSPECTED
WAS	09/24/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors * EFF = 171.68, IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1500/	125.55	256.75	1.1234	0.8765	1500	100		185,445
126 Actual Front Feet, 0.74 Total Acres							Total Est. Land Value =	185,445

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.63	35	0	0
D/W/P: Patio Blocks	15.72	75	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	92,700	187,400	280,100			204,310C
2024	88,800	171,400	260,200			198,167C
2023	77,700	159,800	237,500			188,731C
2022	55,000	140,500	195,500			179,744C

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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
1990	2009

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	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

X	Ex		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: 0 S.F.
Slab: 936 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	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
1	Direct-Vented Ga

Class: C +10
Effec. Age: 15
Floor Area: 1,344
Total Base New : 229,003 E.C.F.
Total Depr Cost: 194,644 X 1.900
Estimated T.C.V: 369,824

(16) Porches/Decks

Area	Type
120	WCP (1 Story)
288	Treated Wood

(17) Garage

Year Built: 1990
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

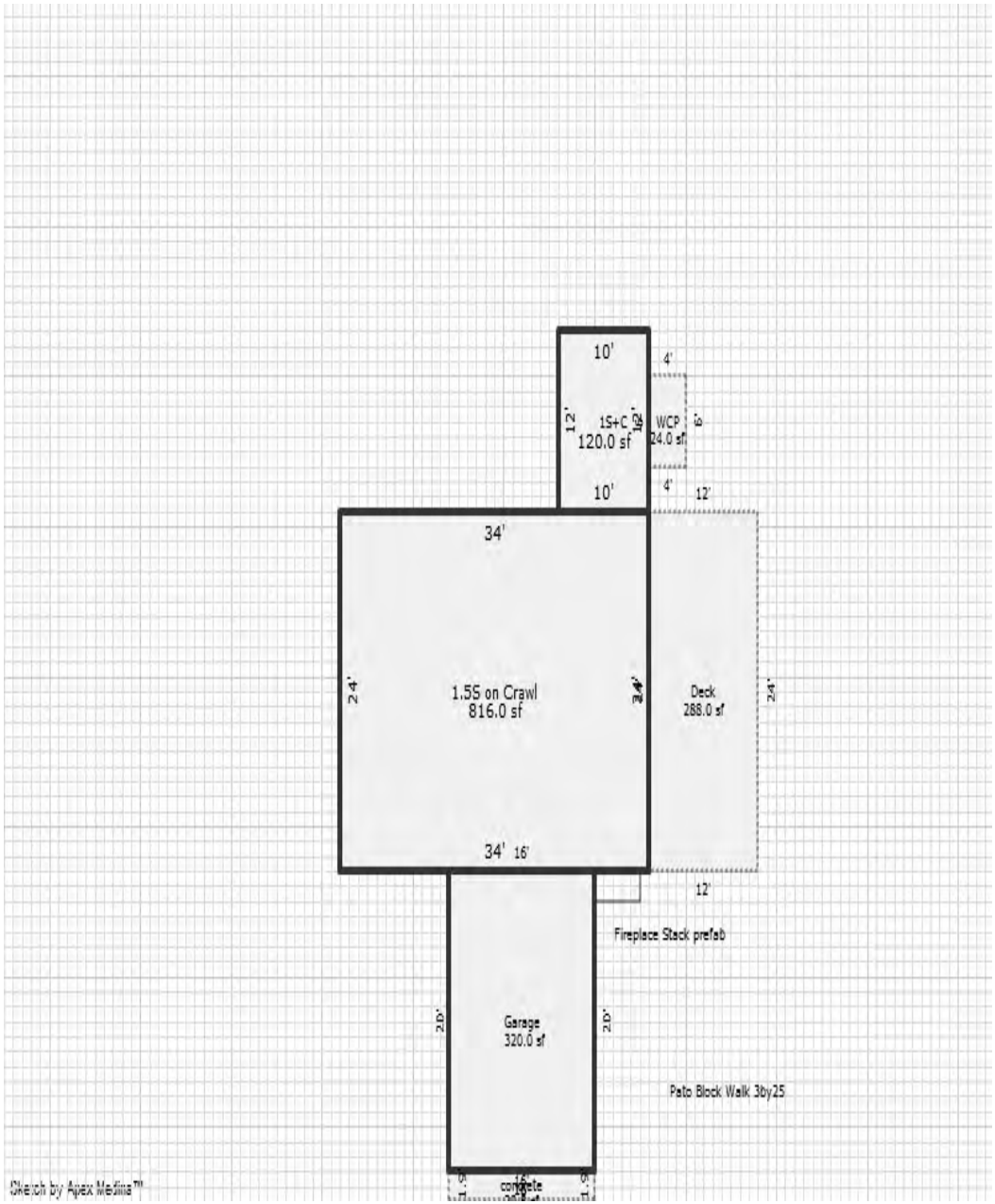
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1990
(11) Heating System: Forced Heat & Cool
Ground Area = 936 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	816		
1 Story	Siding	Slab	120		
			Total:	177,936	151,238

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)	120	5,561	4,727
Deck			
Treated Wood	288	5,299	4,504
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	17,011	14,459
Common Wall: 1 Wall	1	-2,705	-2,299
Door Opener	1	550	467
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Prefab 1 Story	1	2,610	2,218
Direct-Vented Gas	1	3,043	2,587

<<<<< 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: 45-006-835-007-00 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.
BALLOU CARL H ESTATE	BALLOU ANDREW N	1	02/08/2024	QC	08-ESTATE	2024000655	PROPERTY TRANSFER	0.0
BALLOU CARL	BALLOU CARL ESTATE	0	05/26/2022	OTH	07-DEATH CERTIFICATE	2023001133	OTHER	0.0
BALLOU CARL H & NANCY L	BALLOU CARL H	0	10/26/2020	QC	09-FAMILY	2021003422	DEED	0.0
ROHNS	BALLOU	105,000	12/06/2002	WD	03-ARM'S LENGTH	689:311	PROPERTY TRANSFER	0.0

Property Address

5819 S OAK ST

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2025 Est TCV 485,965 TCV/TFA: 299.98

Building Permit(s)	Date	Number	Status
ELECTRICAL	01/22/2003	PE03-0035	
MECHANICAL	01/22/2003	PM03-0044	
PLUMBING	01/22/2003	PP03-0023	
Res. Single Family	12/16/2002	PB02-0739	

Owner's Name/Address

BALLOU ANDREW N
1707 TUDOR DR
ANN ARBOR MI 48103

X Improved Vacant

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1500/	101.48	276.44	1.1848	0.8928	1500	100		161,031
101 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	161,031

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.57	96	50	1,131

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 =				3,631

Tax Description

L232 P615/82 L664 P847/02 L689 P310/02 L689 P311/02 LDA LOT 7 (REVISED) ALSO DESCR AS PRT COM ATSW COR LOT 7 TH N 04 DEG 49'00" E ALG W LOT LN 108.95 FT TO POB TH CONT N 04 DEG49'00" E ALG W LOT LN 165.09 FT TH S 85 DEG 30'59" E 41.61 FT TH S 31 DEG 42'16"E 164.93 FT TH S 56 DEG 16'20" W 51.70 FT TH N 85 DEG 30"59" W 99.32 FT TO POB WHISPERING PINES SEC 22 T29N R14W.

Comments/Influences

Two newer 3 bedroom, 2 full-bath homes located in-town Glen Arbor. Non-smoking.

	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	10/26/2017	INSPECTED
WAS	07/14/2007	APPRAISAL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,500	162,500	243,000			148,192C
2024	77,100	148,600	225,700			143,737C
2023	67,500	138,400	205,900			136,893C
2022	55,000	129,100	184,100			130,375C

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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
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:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1080 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: 12" WD 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)
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: 20
Floor Area: 1,620
Total Base New : 211,385 E.C.F.
Total Depr Cost: 169,107 X 1.900
Estimated T.C.V: 321,303

(16) Porches/Decks

Area	Type
15	WCP (1 Story)
100	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 Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

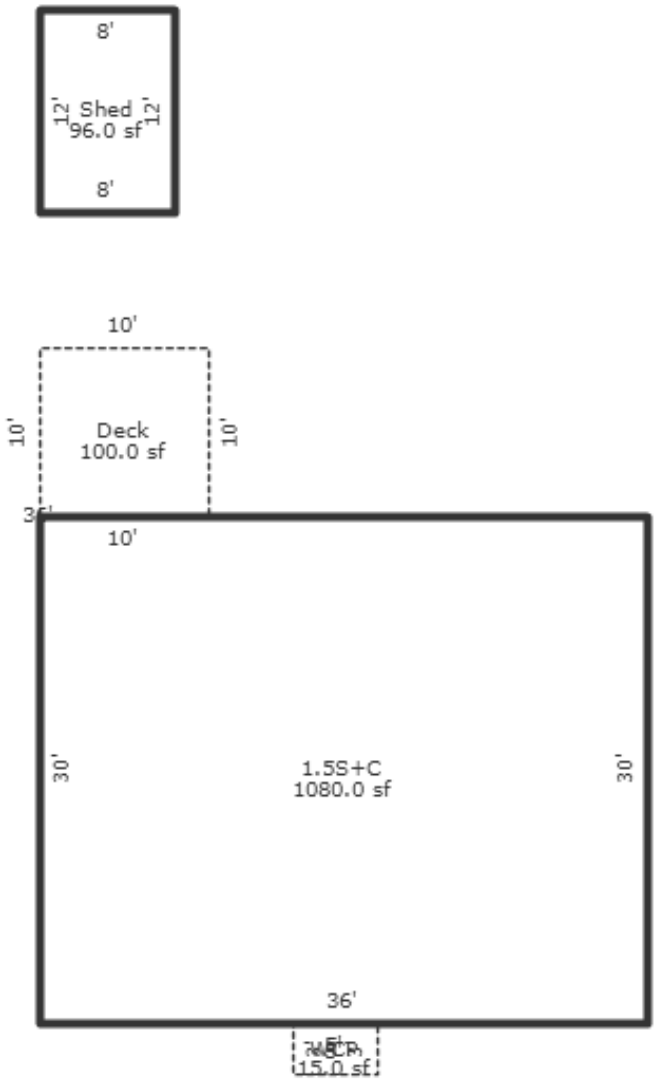
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,080		
			Total:	187,975	150,379

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
Deck			
Treated Wood	100	2,572	2,058
Built-Ins			
Appliance Allow.	1	2,786	2,229
Porches			
WCP (1 Story)	15	1,140	912
	Totals:	211,385	169,107

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 321,303

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-835-007-10 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.
DUMBRILLE LYNN H & SANDRA	UP NORTH VENTURES LLC	35,000	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_851W	PROPERTY TRANSFER	100.0
DUMBRILLE LYNN H & SANDRA	UP NORTH VENTURES LLC	280,000	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_851&	PROPERTY TRANSFER	100.0

Property Address

S OAK ST

Owner's Name/Address

UP NORTH VENTURES LLC
PO BOX 220
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 136,572

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	DRAIN FIELD FOR ADJ COMME Value
C 100' @ 2000/	108.95	63.00	0.9788	0.6169	2000	100		131,572
109 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =		131,572

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

PARCEL 2 LOT 7, WHISPERING PINES, ACCORDING TO PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGES 4 & 5, EXCEPT PART OF LOT 7 OF WHISPERING PINES, DESCRIBED MORE FULLY AS FOLLOWS: COMM SW CNR SAID LOT 7; THENCE NORTH 04°49'00" EAST, ALONG WEST LINE OF SAID LOT, 108.95 FT TO POB; THENCE CONTINUING NORTH 04°49'00" EAST ALONG SAID WEST LINE, 165.09 FT; THENCE SOUTH 85°30'59" EAST, 41.61 FT (RECORDED AS SOUTH 85°11'00" EAST, 41.65 FT); THENCE SOUTH 31°42'16" EAST, 164.93 FT (RECORDED AS SOUTH
T) THENCE SOUTH
T (RECORDED AS
.48 FT); THENCE
.32 FT TO POB
COMBINED -
& 14, AND
LOT 7 WHIPSERING
-014-10 &
N ON FILE***

COMBINED FRONT RATE BACK SOUTH NES (PARCEL 2) -007-10

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/06/2011	INSPECTED
WAS	02/21/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	65,800	2,500	68,300			20,211C
2024	39,100	2,500	41,600			19,604C
2023	31,300	2,500	33,800			18,671C
2022	26,500	2,500	29,000			17,782C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-835-008-00 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.
DAWSON JUDITH & FORTNER C	CRYSTAL RIVER INVESTMENTS	475,000	04/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021003564	REALTOR	100.0
QUICK & FORTNER		0	09/29/2009	QC	03-ARM'S LENGTH	2009 1023-651T	DEED	0.0
QUICK & FORTNER		0	09/29/2009	QC	03-ARM'S LENGTH	2009 1023-651T	DEED	0.0
SHERIDAN MARY E REVOCABLE	DAWSON JUDITH & FORTNER C	0	07/29/2009	PTA	33-TO BE DETERMINED	2009 PTA	DEED	100.0

Property Address

S OAK ST

Owner's Name/Address

CRYSTAL RIVER INVESTMENTS LLC
2602 S LINDEN CT
DENVER CO 80222

Class: RESIDENTIAL-VACAN Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2025 Est TCV 138,000

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
D 200' @ 1500/	85.18	252.11	1.2379	0.8725	1500	100		138,000
85 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =			138,000

Tax Description

THAT PART OF LOT 8 IN THE PLAT OF WHISPERING PINES SEC22 T29N R14W DESCRIBED AS S88DEG31'58"E 85.18' TH N5DEG4'39"E233.47' ALONG OAK ST TH N88DEG21'51"W 98.92' TH S ALONG SUBDIVISION BOUNDRY 233.30' TO POB. .49 A M/L
4/12/2017 PART OF SPLIT FROM 006-122-003-00
FORMERLY L1292P432 L267 P61 L289 P92/88 L299 P283/89 L310 P831/90 L572 P398/01 L626 P995/02 PRT LOT 8 PLAT OF WHISPERING PINES & PRT OF SE 1/4 SEC 22 T29N R14W
COM S 1/4 /4 LN N 693.12 FT 22 S 88 DEG 47' 3 FT TH N 88 DEG 47 OR SD LOT 8 TH 49' 0" E 150 FT 0" W 85.32 FT 30 FT TH S 89 DEG G WLY LN ***BALANC ***

Comments/

4/12/2017
006-122-0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	69,000	0	69,000			60,081C
2024	63,500	0	63,500			58,275C
2023	55,500	0	55,500			55,500S
2022	55,000	0	55,000			55,000S

Who	When	What
TPC	04/30/2021	INSPECTED
WAS	11/27/2007	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-835-008-10 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.
BRICKER WILLIAM H TRUST	BRICKER BETH ALICE	1	06/10/2015	QC	09-FAMILY	1236P644	PROPERTY TRANSFER	100.0
BRICKER WILLIAM H	BRICKER WILLIAM H ESTATE	0	01/09/2015	AFF	07-DEATH CERTIFICATE	1238P730	OTHER	100.0
CONKLIN	BRICKER	152,000	02/24/1994	WD	03-ARM'S LENGTH	299:282	OTHER	0.0

Property Address

5850 S OAK ST

Owner's Name/Address

BRICKER BETH ALICE
PO BOX 614
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 08/12/2015

MAP #: 35

2025 Est TCV 515,711 TCV/TFA: 351.54

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 200' @ 1500/	150.00	132.00	1.0746	0.7422	1500	100		179,448
150 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	179,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.20	120	50	1,692
Wood Frame	28.20	120	50	1,692

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				4,884

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

L269 P162 L299 P282 L381 P959-960/94 . PRT OF LOT 8 PLAT OF WHISPERING PINES & PRT OF SE 1/4 SEC 22 T29N R14W COM S 1/4 COR SD SEC 22 TH N 693.12 FT TH ALG NLY LN ST HWY M-22 S 88 DEG 47' 30" E 1132.56 FT TH N 165.00 FT TH N 88 DEG 47' 30" W 45.90 FT TO SE COR OF SD LOT 8 & FOR POB TH N 88 DEG 47' 30" W 132.00 FT TH N 1 DEG 45' 30" E 149.71 FTTH S 88 DEG 47' 30" E 140.00 FT TH ALG WLY LN OF OAK STREET S 4 DEG 49' 0" W 150.00 FT TO POB WHISPERING PINES. SEC 22 T29N R14W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	89,700	168,200	257,900			188,649C
2024	85,900	153,900	239,800			182,977C
2023	75,200	143,300	218,500			174,264C
2022	55,000	134,700	189,700			165,966C

Who	When	What
TPC	12/11/2015	INSPECTED
TPC	04/09/2015	INSPECTED
TPC	04/16/2008	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: 1.5 STORY

Yr Built	Remodeled
1986	199

Remodeled
2015

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
	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:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1035 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
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 30
Floor Area: 1,467
Total Base New : 249,161 E.C.F.
Total Depr Cost: 174,410 X 1.900
Estimated T.C.V: 331,379

(16) Porches/Decks

Area	Type
240	CGEP (1 Story)
96	WPP
48	WCP (1 Story)
280	Treated Wood

(17) Garage

Year Built: 1990
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: 512
% 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 Blt 1986
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1035 SF Floor Area = 1467 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	384		
2 Story	Siding	Crawl Space	432		
1 Story	Siding	Crawl Space	219		
		Total:		180,265	126,185

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			
CGEP (1 Story)	240	14,287	10,001
WPP	96	2,866	2,006
WCP (1 Story)	48	3,035	2,124
Deck			
Treated Wood	280	5,205	3,643
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	512	20,685	14,479
Door Opener	1	550	385
Built-Ins			
Appliance Allow.	1	2,786	1,950
Fireplaces			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-837-001-00 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.
BAYBERRY PART LTD	NAUER	315,000	10/31/1997	WD	03-ARM'S LENGTH	457:765	OTHER	0.0

Property Address

WEST SHORE

Owner's Name/Address

NAUER RICHARD L & KATHLEEN A
490 BERWYN ST
BIRMINGHAM MI 48009-1583

Tax Description

L366 P815 L457 P765/97 UNIT 1 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-VACAN | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 2,500,000

Building Permit(s)	Date	Number	Status

	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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	05/30/2021	INSPECTED
WAS	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	514 SHARED Value
<Site Value A> WEST SHORE	2.5M			2500000	100			2,500,000
			1 Units	0.00000	100			0

54 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 2,500,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	0	1,250,000			312,132C
2024	1,200,000	0	1,200,000			302,747C
2023	700,000	0	700,000			288,331C
2022	600,000	0	600,000			274,601C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-837-002-00 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.
HAMILTON WILLIAM & HEATHF	HAMILTON W D & HEATHFIELD	0	12/16/2019	WD	09-FAMILY	2020000114	PROPERTY TRANSFER	0.0
KIERAS STEPHEN J & ADELE	HAMILTON WILLIAM & HEATHF	2,600,000	08/15/2018	WD	03-ARM'S LENGTH	1337P783	PROPERTY TRANSFER	100.0
KIERAS STEPHEN J & ADELE	KIERAS STEPHEN J & ADELE	0	05/20/2016	WD	09-FAMILY	1261P378	PROPERTY TRANSFER	0.0
CHERNEY EDWARD & JOANNE	KIERAS STEPHEN J & ADELE	2,060,000	04/08/2016	WD	03-ARM'S LENGTH	1257P261	PROPERTY TRANSFER	100.0

Property Address

2 WEST SHORE

Owner's Name/Address

HAMILTON W D & HEATHFIELD S M TRUST
1831 E HASLETT RD
WILLIAMSTON MI 48895

Tax Description

L366 P815/93 L460 P324/97 UNIT 2 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 4,528,355 TCV/TFA: 1177.4

Building Permit(s)	Date	Number	Status
PLUMBING	08/26/2002	PP02-0292	100% FINIS
HOUSE	04/19/2001	1864	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	514 SHARED Value
<Site Value A> WEST SHORE	2.5M		2500000		100			2,500,000
			1 Units 0.00000		100			0

73 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 2,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
X	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/15/2016	INSPECTED
WAS	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	1,014,200	2,264,200			1,294,290C
2024	1,200,000	1,032,300	2,232,300			1,255,374C
2023	700,000	777,500	1,477,500			1,195,595C
2022	600,000	669,900	1,269,900			1,138,662C

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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	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
	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

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: 1923 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

1928	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 12" WD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
1	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 15
Floor Area: 3,846
Total Base New : 879,459 E.C.F.
Total Depr Cost: 747,539 X 2.700
Estimated T.C.V: 2,018,355

(16) Porches/Decks

Area	Type
90	CCP (1 Story)
36	CCP (1 Story)
451	WCP (1 Story)
451	WPP

(17) Garage

Year Built: 2001
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: 619
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1923 SF Floor Area = 3846 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,923		
			Total:	671,392	570,683
Other Additions/Adjustments					
Recreation Room			1928	58,804	49,983
Basement, Outside Entrance, Below Grade			1	4,288	3,645
Plumbing					
Average Fixture(s)			1	3,337	2,836
3 Fixture Bath			2	21,053	17,895
Porches					
CCP (1 Story)			90	3,651	3,103
CCP (1 Story)			36	1,613	1,371
WCP (1 Story)			451	22,284	18,941
WPP			451	11,126	9,457
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			619	47,601	40,461
Door Opener			2	1,541	1,310
Water/Sewer					
Public Water			1	2,215	1,883
Public Sewer			1	2,215	1,883
Built-Ins					
Appliance Allow.			1	6,897	5,862
Security System			1	9,575	8,139
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-837-003-00 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.
GARDHOUSE RONALD & CHRIST	GLEN ARBOR PROPERTY LLC	4,250,000	10/18/2023	WD	03-ARM'S LENGTH	2023004580	PROPERTY TRANSFER	100.0
GARDHOUSE RONALD & CHRIST		0	10/28/2008	QC	33-TO BE DETERMINED	2008 992/129	DEED	0.0
BAYBERRY PARTNERS	GARDHOUSE	330,000	08/15/1994	WD	03-ARM'S LENGTH	391:292	OTHER	0.0

Property Address

3 WEST SHORE

Owner's Name/Address

GLEN ARBOR PROPERTY LLC
LAKEVIEW CAPITAL INC
151 S OLD WOODWARD SUITE 400
BIRMINGHAM MI 48009

Tax Description

L366 P815 L391 P292/94 UNIT 3 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences

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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 #: 15
2025 Est TCV 4,200,862 TCV/TFA: 1371.9

Building Permit(s)	Date	Number	Status
HOUSE	01/17/1995	95002742	100% FINIS
HOUSE	01/13/1995	1432	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
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	09/01/2023	INSPECTED
WAS	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	514 SHARED Value
<Site Value A> WEST SHORE	2.5M			2500000	100			2,500,000
			1 Units	0.00000	100			0

54 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 2,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	850,400	2,100,400			2,099,425C
2024	1,200,000	836,300	2,036,300			2,036,300S
2023	700,000	583,800	1,283,800			373,009C
2022	600,000	503,200	1,103,200			355,247C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
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
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.)

X	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	X	Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1804 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

1920	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 12" WD I BEAM
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

X	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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
1	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 18
Floor Area: 3,062
Total Base New : 763,714 E.C.F.
Total Depr Cost: 626,245 X 2.700
Estimated T.C.V: 1,690,862

(16) Porches/Decks

Area	Type
50	CCP (1 Story)
451	WCP (1 Story)

(17) Garage

Year Built: 1995
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: 1072
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

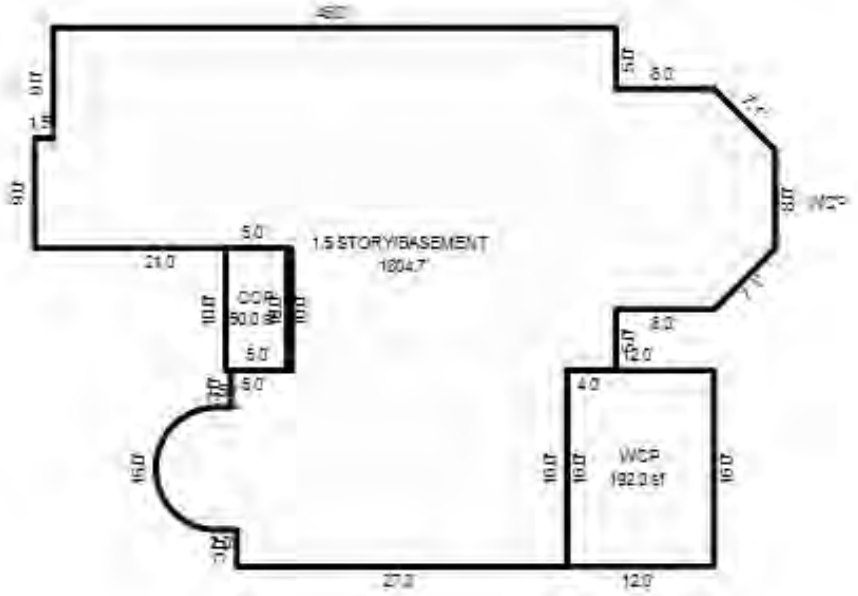
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1995
(11) Heating System: Forced Heat & Cool
Ground Area = 1804 SF Floor Area = 3062 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,804		
1 Story	Siding	Overhang	356		
			Total:	532,755	436,859
Other Additions/Adjustments					
Recreation Room			1920	58,560	48,019
Exterior					
Brick Veneer			480	10,771	8,832
Plumbing					
Average Fixture(s)			1	3,337	2,736
3 Fixture Bath			3	31,580	25,896
Porches					
CCP (1 Story)			50	2,120	1,738
WCP (1 Story)			451	22,284	18,273
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Door Opener			2	1,541	1,264
Base Cost			1072	67,997	55,758
Water/Sewer					
Public Water			1	2,215	1,816
Public Sewer			1	2,215	1,816
Built-Ins					
Appliance Allow.			1	6,897	5,656
Security System			1	9,575	7,851
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: 45-006-837-004-00 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.
MORAN PATRICK T & LYNN D	MORAN HOLDINGS	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	DEED	0.0
MORAN HOLDINGS	MORAN HOLDINGS LLC	0	05/11/2010	PTA	03-ARM'S LENGTH	2010 PTA	PROPERTY TRANSFER	0.0
MORAN HOLDINGS LLC-TRUSTE	MORAN HOLDINGS LLC	0	05/11/2010	WD	03-ARM'S LENGTH	2010 1048_487W	DEED	0.0
MORAN HOLDINGS LLC-TRUSTE	MORAN HOLDINGS LLC	0	05/11/2010	WD	03-ARM'S LENGTH	2010 1048_485W	DEED	0.0

Property Address

WEST SHORE

Owner's Name/Address

MORAN HOLDINGS LLC
PO BOX 189
NEW HUDSON MI 48165

Class: RESIDENTIAL-VACAN Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 2,500,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	514 SHARED Value
<Site Value A> WEST SHORE	2.5M			2500000	100			2,500,000
			1 Units	0.00000	100			0

70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 2,500,000

Tax Description

L366 P815 L417 P792/96 UNIT 4 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences

MLS 1670239 $1,400,000 1676598

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	0	1,250,000			312,132C
2024	1,200,000	0	1,200,000			302,747C
2023	700,000	0	700,000			288,331C
2022	600,000	0	600,000			274,601C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-837-005-00 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.
TUBERGEN JERRY L LIVING T	TOROK STEVEN A & JANET	1,800,000	12/27/2007	PTA	33-TO BE DETERMINED	963/884	DEED	100.0
TUBERGEN JERRY L LIVING T	TOROK STEVEN A & JANET	1,800,000	12/20/2007	WD	03-ARM'S LENGTH	963:884	PROPERTY TRANSFER	100.0
BAYBERRY PARTNERS	DEVOS	1	07/12/1994	WD	03-ARM'S LENGTH	389:499	OTHER	0.0

Property Address

5 WEST SHORE

Owner's Name/Address

TOROK STEVEN A & JANET
1011 WESTWOOD
BIRMINGHAM MI 48009

Taxpayer's Name/Address

TOROK STEVEN A & JANET
5485 WEST SHORE DR
GLEN ARBOR MI 49636

Tax Description

L366 P815 L389 P499 L434 P907/96 UNIT 5 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 07/01/2009

MAP #: 15

2025 Est TCV 4,206,856 TCV/TFA: 1272.4

Building Permit(s)	Date	Number	Status
HOUSE	01/07/1997	97000005	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	514 SHARED %Adj.	Reason	Value
<Site Value A> WEST SHORE	2.5M			2500000	100			2,500,000
			1 Units	0.00000	100			0

39 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 2,500,000

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
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
X	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/16/2019	INSPECTED
WAS	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	853,400	2,103,400			851,649C
2024	1,200,000	839,200	2,039,200			826,042C
2023	700,000	631,700	1,331,700			786,707C
2022	600,000	544,100	1,144,100			749,245C

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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

	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

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.)

X	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: Ceramic Tile
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1827 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

1000	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 12" WD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
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
1	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B
Effec. Age: 18
Floor Area: 3,306
Total Base New : 768,680 E.C.F.
Total Depr Cost: 630,317 X 2.700
Estimated T.C.V: 1,701,856

(16) Porches/Decks

Area	Type
55	WCP (1 Story)
520	WCP (1 Story)

(17) Garage

Year Built: 1997
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 632
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

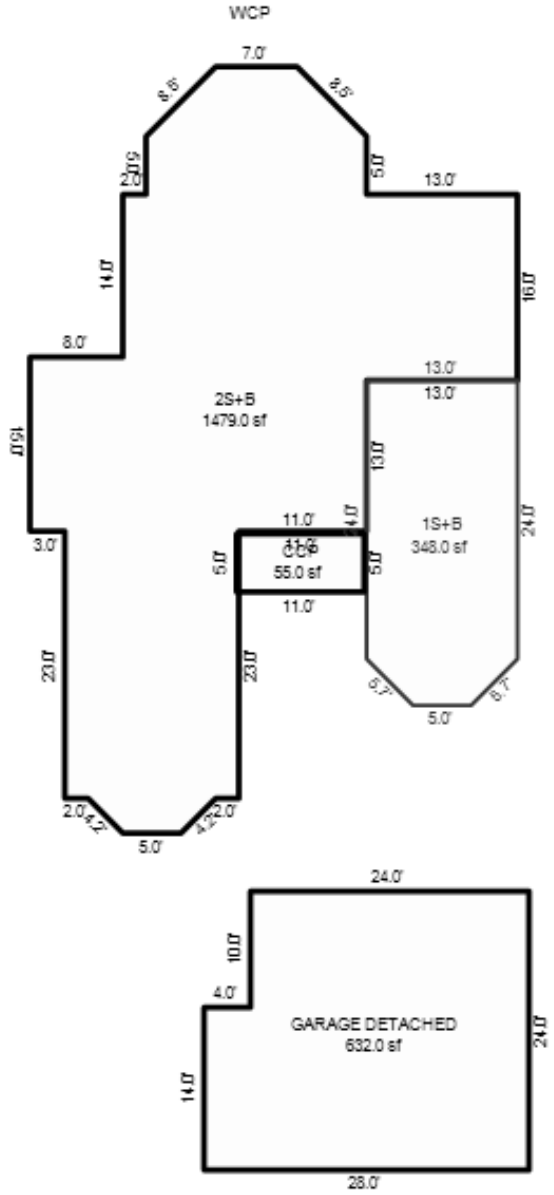
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1997
(11) Heating System: Forced Heat & Cool
Ground Area = 1827 SF Floor Area = 3306 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	348		
2 Story	Siding	Basement	1,479		
			Total:	596,755	489,339

Other Additions/Adjustments			
Recreation Room	1000	30,500	25,010
Basement, Outside Entrance, Below Grade	1	4,288	3,516
Plumbing			
Average Fixture(s)	1	3,337	2,736
3 Fixture Bath	1	10,527	8,632
2 Fixture Bath	2	14,035	11,509
Porches			
WCP (1 Story)	55	4,708	3,861
WCP (1 Story)	520	25,657	21,039
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	632	45,333	37,173
Door Opener	1	771	632
Water/Sewer			
Public Water	1	2,215	1,816
Public Sewer	1	2,215	1,816
Built-Ins			
Appliance Allow.	1	6,897	5,656
Security System	1	9,575	7,851
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: 45-006-837-006-00 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.
TUBERGEN JERRY & MARCIA F	VALADE GARY C & MARGARET	1,062,500	04/28/2008	WD	03-ARM'S LENGTH	977/515	PROPERTY TRANSFER	100.0
VALADE GARY C & MARGARET		0	04/23/2008	WD	03-ARM'S LENGTH	977/509	DEED	0.0
TUBERGEN JERRY L TRUST	TUBERGEN JERRY & MARCIA F	0	12/20/2007	WD	03-ARM'S LENGTH	963:583	OTHER	0.0

Property Address

WEST SHORE

Owner's Name/Address

VALADE GARY C & MARGARET
7095 HILLSIDE DR
CLARKSTON MI 48346

Class: RESIDENTIAL-VACAN Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2025 Est TCV 2,500,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	514 SHARED %Adj.	Reason	Value
<Site Value A> WEST SHORE	2.5M			2500000	100			2,500,000
			1 Units	0.00000	100			0

86 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 2,500,000

Tax Description

L366 P815 L428 P796 L451 P505 L503 P356 L784 P105/04 UNIT 6 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences

2008 LAND SALE

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	0	1,250,000			496,944C
2024	1,200,000	0	1,200,000			482,002C
2023	700,000	0	700,000			459,050C
2022	600,000	0	600,000			437,191C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-837-007-00 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.
VALADE MARGARET A QPRT	VALADE MARGARET A TRUST	0	05/16/2023	WD	09-FAMILY	2023002378	PROPERTY TRANSFER	0.0
VALADE GARY C & MARGARET	VALADE MARGARET A	1	12/27/2012	WD	03-ARM'S LENGTH	1149P287	PROPERTY TRANSFER	0.0
VALADE MARGARET A	VALADE MARGARET A QPRT	1	12/27/2012	WD	03-ARM'S LENGTH	1149P290	DEED	0.0
GORDON NANCY J TRUST	VALADE GARY C & MARGARET	2,875,000	01/12/2007	WD	03-ARM'S LENGTH	927:987	DEED	100.0

Property Address
7 WEST SHORE

Owner's Name/Address
VALADE MARGARET A TRUST
201 W BIG BEAVER RD SUITE 1200
TROY MI 48084

Tax Description
L366 P815 L396 P487/94 UNIT 7 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences
$1,515/PER SQ FT SFA

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 5,180,745 TCV/TFA: 1432.3

Building Permit(s)	Date	Number	Status
Mechanical	12/08/2015	PM15-0654	
HOUSE	01/28/1998	98000016	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	514 SHARED Value
<Site Value A> WEST SHORE	2.5M			2500000	100			2,500,000
			1 Units	0.00000	100			0

55 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 2,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	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	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	1,340,400	2,590,400			1,402,095C
2024	1,200,000	1,318,200	2,518,200			1,359,937C
2023	700,000	993,700	1,693,700			1,295,179C
2022	600,000	856,700	1,456,700			1,233,504C

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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
1998	0

Condition: Average

Room List

	Basement
7	1st Floor
4	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
X	Casement
	Double Glass
X	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	X	Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1897 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

1419	Recreation	SF
	Living	SF
4	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 12" WD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
5	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
1	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
	Direct-Vented Ga

Class: A
Effec. Age: 22
Floor Area: 3,617
Total Base New : 1,263,410 E.C.F.
Total Depr Cost: 985,461 X 2.700
Estimated T.C.V: 2,660,745

(16) Porches/Decks

Area	Type
72	WCP (1 Story)
72	WSEP (1 Story)
160	WPP
240	WPP

(17) Garage

Year Built: 1998
Car Capacity:
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 280
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 594
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

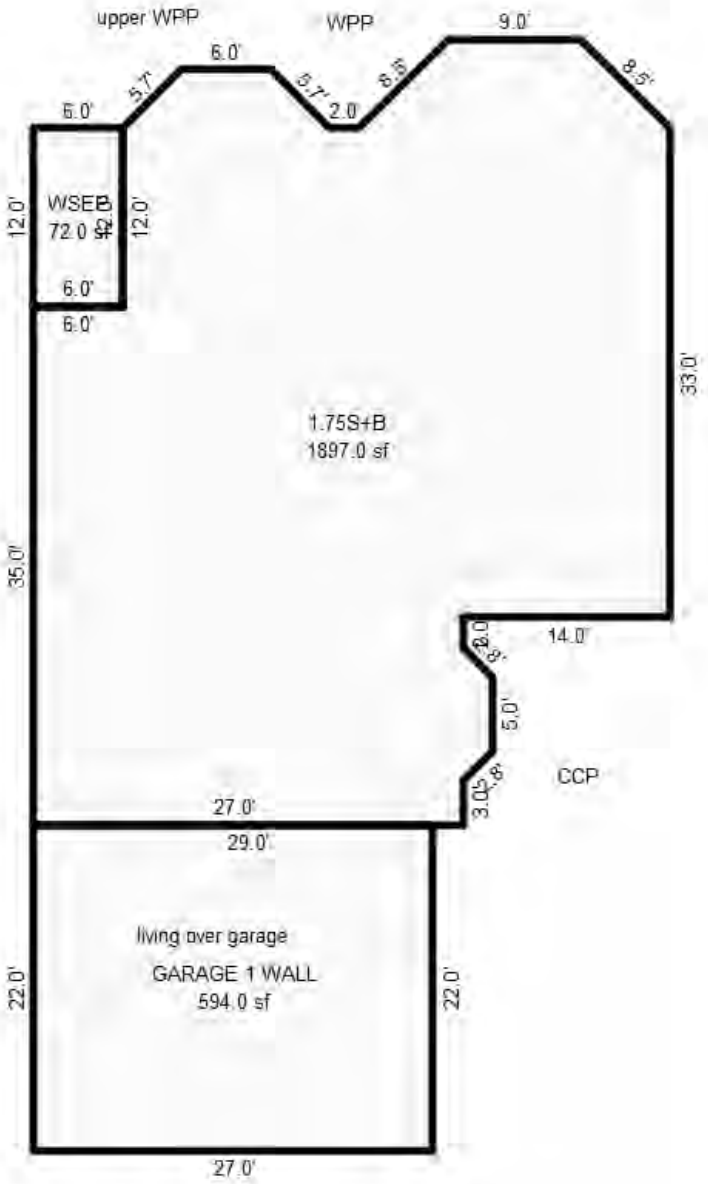
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 1998
(11) Heating System: Forced Heat & Cool
Ground Area = 1897 SF Floor Area = 3617 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,897		
1 Story	Siding	Overhang	297		
			Total:	906,319	706,929
Other Additions/Adjustments					
Recreation Room			1419	50,758	39,591
Exterior					
Stone Veneer			1235	71,334	55,641
Basement, Outside Entrance, Below Grade			4	20,320	15,850
Plumbing					
Average Fixture(s)			1	4,128	3,220
3 Fixture Bath			4	52,014	40,571
2 Fixture Bath			1	8,669	6,762
Porches					
WCP (1 Story)			72	7,367	5,746
Foundation: Shallow			72	-812	-633
WSEP (1 Story)			72	8,817	6,877
WPP			160	6,362	4,962
WPP			240	7,939	6,192
Garages					
Class: A Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			594	59,804	46,647
Common Wall: 1 Wall			1	-4,309	-3,361
Door Opener			2	1,734	1,353
Stone Veneer			280	16,173	12,615

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-837-007-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-837-008-00 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.
MOCERI MARIA C	MOCERI FAMILY LIVING TRUS	0	08/29/2007	QC	09-FAMILY	952:770	OTHER	0.0
MOCERI DOMINIC J & MARIA	MOCERI MARIA C	0	01/13/2006	QC	09-FAMILY	900:400	OTHER	0.0
BAYBERRY PART	MOCERI	365,000	05/02/1994	WD	03-ARM'S LENGTH	385:722	OTHER	0.0

Property Address
8 WEST SHORE

Owner's Name/Address
MOCERI FAMILY LIVING TRUST
3005 UNIVERSITY DR
AUBURN HILLS MI 48326

Tax Description
L366 P815 L385 P722/94 L900 P400/06 UNIT 8 WEST SHORE CONDOMINIUM REC IN L364 P335-375 SEC 14 T29N R14W.

Comments/Influences
DOM 924

Class: RESIDENTIAL-IMPRO Zoning: RESOR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2025 Est TCV 5,724,045 TCV/TFA: 1116.2

Building Permit(s)	Date	Number	Status
Mechanical	03/21/2014	PM14-0140	
HOUSE	09/29/1995	95003249	

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
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	01/07/2011	INSPECTED
WAS	04/30/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H837.H837 WEST SHORE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	514 SHARED Reason	Value
<Site Value A> WEST SHORE	2.5M			2500000	100			2,500,000
			1 Units	0.00000	100			0

68 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 2,500,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	23.74	375	0	0
Hot Tub	20,164.00	1	50	10,082

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 = 20,082

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,250,000	1,612,000	2,862,000			563,007C
2024	1,200,000	1,585,400	2,785,400			546,079C
2023	700,000	1,194,300	1,894,300			520,076C
2022	600,000	1,096,800	1,696,800			495,311C

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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
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
7	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	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: 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	X	Solid		H.C.

(5) Floors

Kitchen: Ceramic Til
Other: Hardwood
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2762 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

2694	Recreation	SF
	Living	SF
2	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 12" WD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
5	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
1	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
1	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: A
Effec. Age: 25
Floor Area: 5,128
Total Base New : 1,582,210 E.C.F.
Total Depr Cost: 1,186,653 X 2.700
Estimated T.C.V: 3,203,963

(16) Porches/Decks

Area	Type	
776	WPP	
87	CPP	
33	CCP	(1 Story)
33	CPP	

(17) Garage

Year Built: 1995
Car Capacity:
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 590
% 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 A Blt 1995
(11) Heating System: Forced Heat & Cool
Ground Area = 2762 SF Floor Area = 5128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,762		
1 Story	Siding	Overhang	295		
			Total:	1,245,030	933,770
Other Additions/Adjustments					
Recreation Room			2694	96,364	72,273
Exterior					
Brick Veneer			810	19,853	14,890
Basement, Outside Entrance, Below Grade			2	10,160	7,620
Plumbing					
Average Fixture(s)			1	4,128	3,096
3 Fixture Bath			4	52,014	39,010
Separate Shower			1	3,729	2,797
Porches					
CPP			87	2,913	2,185
CCP (1 Story)			33	2,124	1,593
CPP			33	1,228	921
WPP			776	20,727	15,545
Garages					
Class: A Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			590	59,513	44,635
Common Wall: 1.5 Wall			1	-6,460	-4,845
Door Opener			1	867	650
Water/Sewer					
Public Water			1	2,570	1,927

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-001-00 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.
HALL JOHN C & KELLY M	HEFFERON TIMOTHY W & KONR	455,000	09/28/2010	WD	03-ARM'S LENGTH	2010 1062-490	PROPERTY TRANSFER	100.0
HAARZ PATRICIA A TRUST	HALL JOHN C & KELLY M	495,000	09/16/2005	WD	03-ARM'S LENGTH	872:155	OTHER	100.0
YARED	HAARZ TRUST	385,000	07/21/2000	WD	03-ARM'S LENGTH	550:170	PROPERTY TRANSFER	0.0
HAKKEN	YARED	167,000	06/02/1995	WD	03-ARM'S LENGTH	405:698	OTHER	0.0

Property Address

1 WILDERNESS

Owner's Name/Address

HEFFERON TIMOTHY W & KONRAD LEEANN
4306 ARLINGTON DR
ROYAL OAK MI 48073

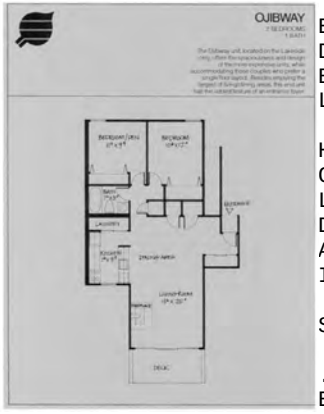
Tax Description

L373 P289 L405 P698&699 L550 P170/00 L872 P155/05 APT A-1 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

LAKE MICHIGAN-BLDG A-OJIBWAY-4/2-END
2008-
1 WILDERNESS
$549,900

ACTIVE
WHOLE OWNERSHIP CONDOMINIUM
WATERFRONT PROPERTIES



ECK OF THIS
D ENJOY THE WIDE
BEAR BAY THAT IS
LLS AND SUNSETS.
WITH TWO
HAT SLEEPS UP TO
CENT UPGRADES
LOORING, KITCHEN
D DRYER, AND NEW
ATE UNIT THAT IS
IT IS IN A QUIET
TO GLEN ARBOR
S TO OFFER. GREAT
A RENTAL. ALL
.
ER MONTH

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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 798,642 TCV/TFA: 928.65

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/27/2017	INSPECTED
TPC	01/12/2011	INSPECTED
WAS	05/20/2009	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	174,300	399,300			253,399C
2024	150,000	154,800	304,800			245,780C
2023	120,000	139,600	259,600			234,077C
2022	105,000	132,100	237,100			222,931C

*** 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
1973 200	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 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

X	Gas Wood		Oil Coal		Elec. Steam		

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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:
12,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 25
Floor Area: 860
Total Base New : 149,955 E.C.F.
Total Depr Cost: 112,465 X 3.100
Estimated T.C.V: 348,642

(16) Porches/Decks

Area	Type
145	Treated Wood
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 860 SF Floor Area = 860 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	860		
			Total:	118,120	88,590

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,114
Deck			
Treated Wood	145	3,377	2,533
Treated Wood	93	2,482	1,861
Water/Sewer			
Public Water	1	1,505	1,129
Public Sewer	1	1,505	1,129
Built-Ins			
Appliance Allow.	1	2,786	2,089
Fireplaces			
Interior 2 Story	1	6,694	5,020
Unit-in-Place Cost Items			
	1	0	0
Lump Sum Items			
END UNIT		12,000	9,000
	Totals:	149,955	112,465

Notes: 1,8,15-OJIBWAY-4/2
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 348,642

*** Information herein deemed reliable but not guaranteed***

BUILIDING A

UNIT 1

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-002-00 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: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
2 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
WADSWORTH LESLIE & WADSWORTH MARTHA 13941 VAN DYKE RD PLAINFIELD IL 60544	2025 Est TCV 823,091 TCV/TFA: 624.50					

X Improved | Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0
		0.00 Total Acres			Total Est. Land Value =			450,000

Tax Description

L532 P193/00 APT A-2 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

LAKE MICHIGAN-BLDG A-OVERLOOK-4/2-END

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	186,500	411,500			246,817C
2024	150,000	165,800	315,800			239,396C
2023	120,000	149,000	269,000			227,997C
2022	105,000	140,300	245,300			217,140C

Who	When	What
TPC	07/27/2017	INSPECTED
WAS	09/27/2007	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
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 879 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,318
Total Base New : 171,942 E.C.F.
Total Depr Cost: 120,352 X 3.100
Estimated T.C.V: 373,091

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

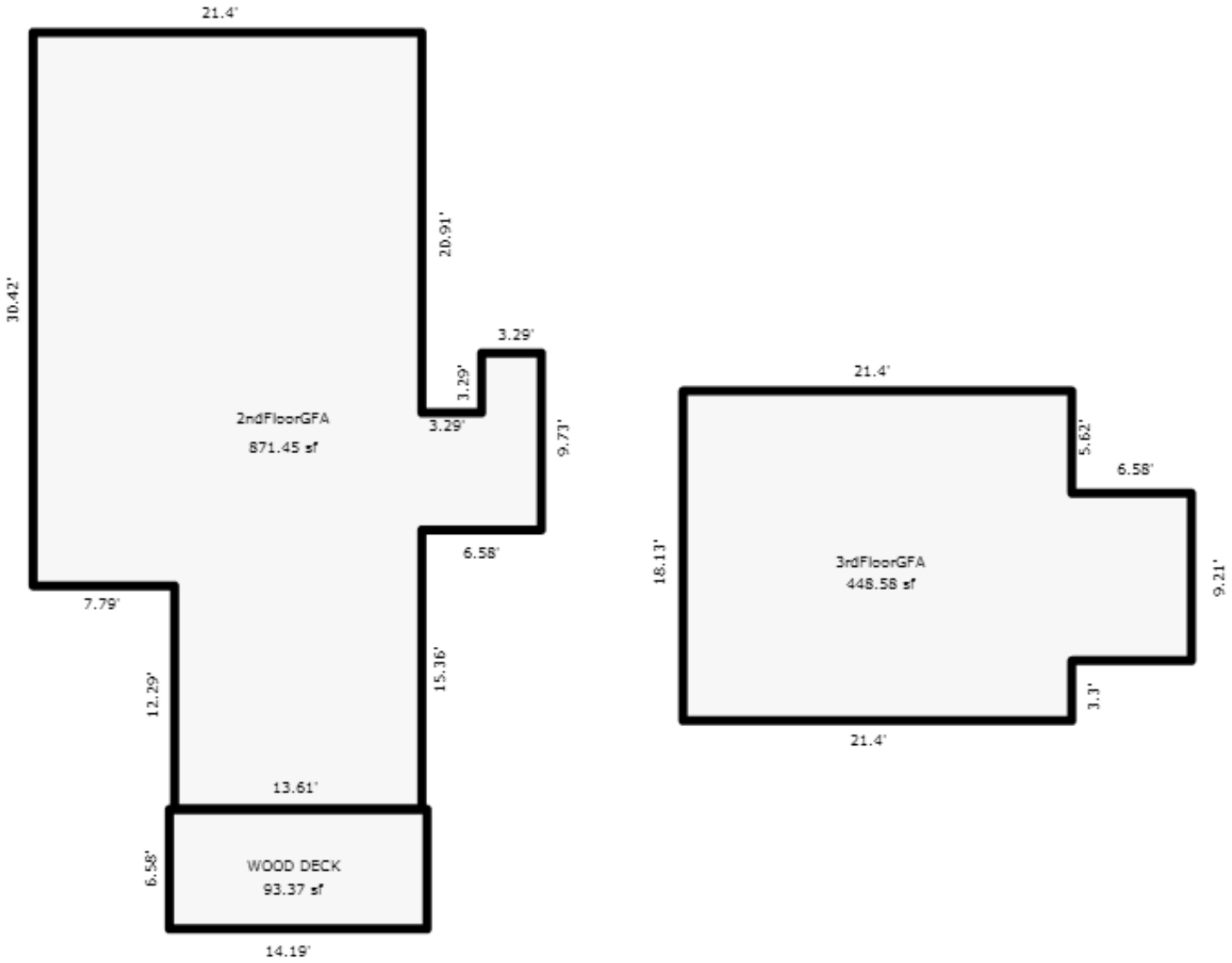
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 879 SF Floor Area = 1318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	879		
			Total:	145,806	102,058
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
Lump Sum Items					
END UNIT				5,000	3,500
			Totals:	171,942	120,352

Notes: 2,9,16-OVERLOOK-4/2
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 373,091

*** Information herein deemed reliable but not guaranteed***

BUILIDING A



UNIT 2

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-003-00 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.
CAPEHART HARRIET H TRUST	MACKEY LARRY ALLEN & ANN	547,500	07/09/2003	WD	03-ARM'S LENGTH	746:56	OTHER	100.0

Property Address

3 WILDERNESS

Owner's Name/Address

MACKEY ANN CARR REVOCABLE TRUST
10911 LAKESHORE DR EAST
CARMEL IN 46033-3912

Tax Description

L459 P459/97 L746 P56/03 L861 P324/05 APT A-3 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

ASPEN-LAKE MICHIGAN-BLDG A-3W

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 751,828 TCV/TFA: 748.09

Building Permit(s)	Date	Number	Status
MECHANICAL	01/09/2004	PM04-0016	
PLUMBING	01/09/2004	PP04-0007	
ELECTRICAL	12/09/2003	PE03-0918	

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 H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	150,900	375,900			237,066C
2024	150,000	134,200	284,200			229,938C
2023	120,000	120,300	240,300			218,989C
2022	105,000	112,900	217,900			208,561C

Who	When	What
TPC	07/27/2017	INSPECTED
WAS	09/27/2007	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
1973	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: 670 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 1,005
Total Base New : 139,099 E.C.F.
Total Depr Cost: 97,364 X 3.100
Estimated T.C.V: 301,828

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

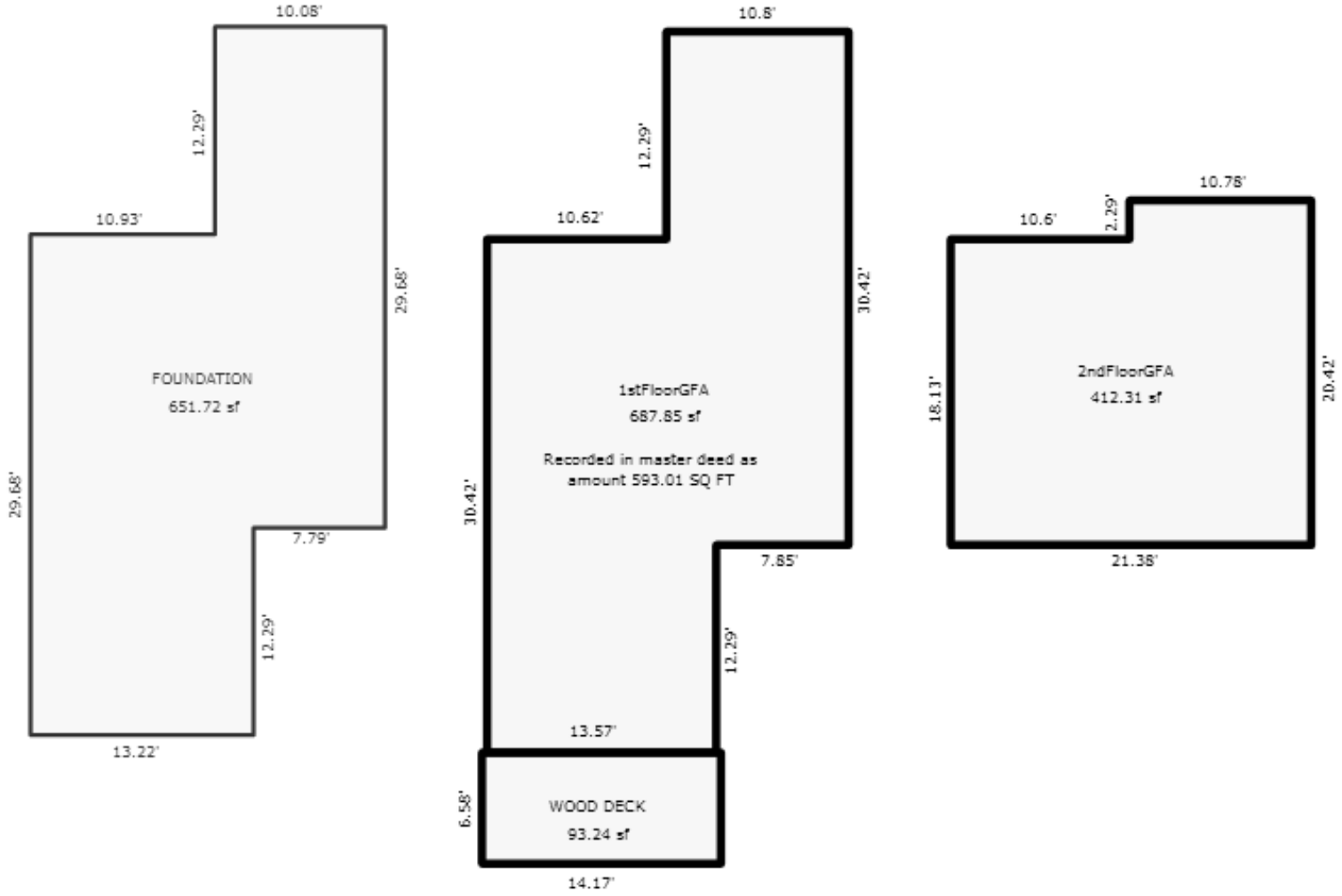
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 670 SF Floor Area = 1005 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	670		
			Total:	117,963	82,570
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	139,099	97,364

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 301,828

*** Information herein deemed reliable but not guaranteed***

BUILIDING A



UNIT 3

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-004-00 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.
CARPENTER CHARLES A & MAR	REINHOLT SHERY & SCOTT	730,000	05/20/2024	WD	03-ARM'S LENGTH	2024002418	PROPERTY TRANSFER	100.0
DORE	CARPENTER	193,800	09/22/1995	WD	03-ARM'S LENGTH	411:870	OTHER	0.0

Property Address
4 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 718,430 TCV/TFA: 800.03

Building Permit(s)	Date	Number	Status

Owner's Name/Address
REINHOLT SHERY & SCOTT
5976 CEDAR RIDGE DR
ANN ARBOR MI 48103

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Tax Description
L250 P552 L411 P870&871/95 APT A-4 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
JUNIPER-LAKE MICHIGAN-BLDG A-2N

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	220,000	139,200	359,200			359,200S
2024	130,000	123,800	253,800			138,997C
2023	110,000	111,000	221,000			132,379C
2022	90,000	104,200	194,200			126,076C

Who	When	What
TPC	04/26/2024	INSPECTED
TPC	07/27/2017	INSPECTED
WAS	09/27/2007	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
1973	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: 599 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 898
Total Base New : 128,312 E.C.F.
Total Depr Cost: 89,816 X 3.100
Estimated T.C.V: 278,430

(16) Porches/Decks

Area	Type
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:

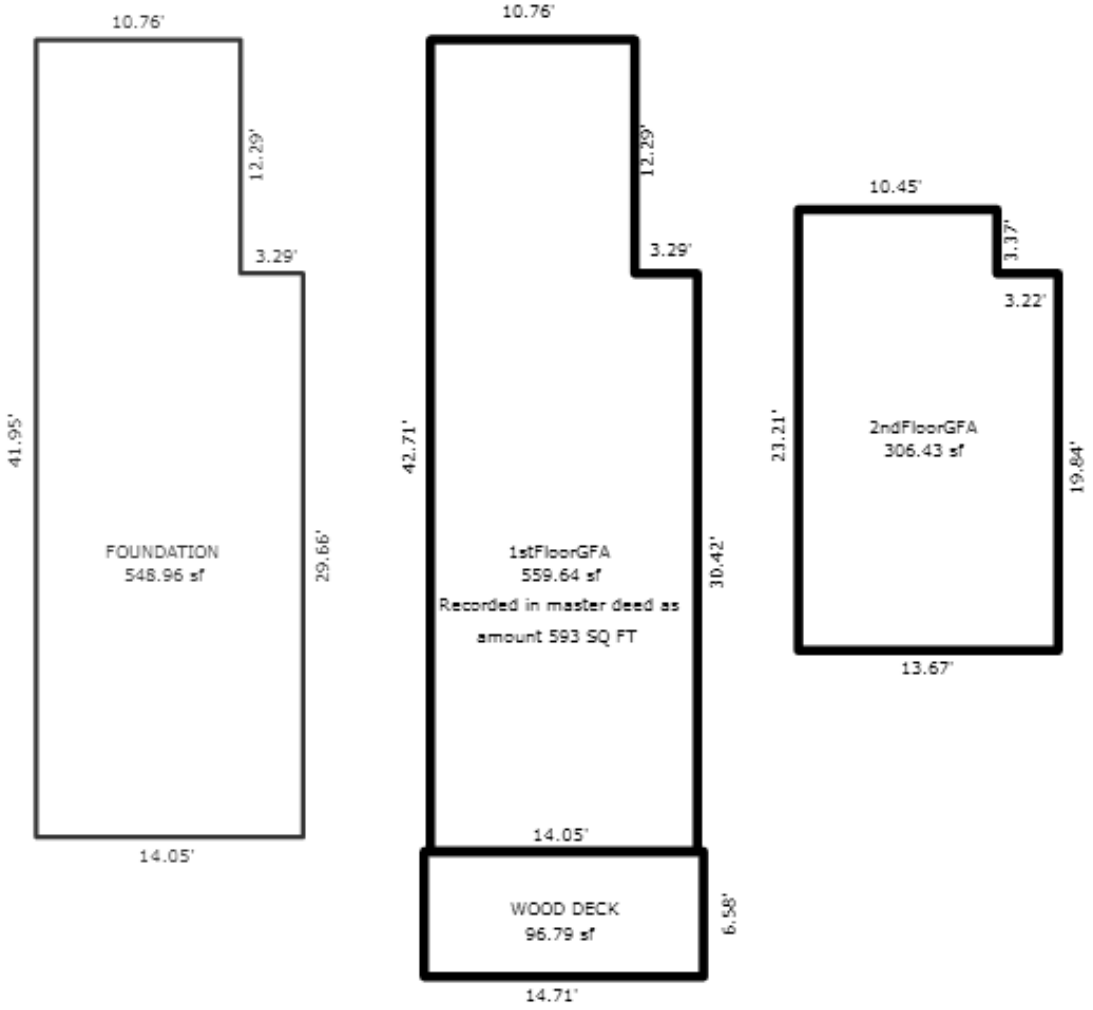
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 599 SF Floor Area = 898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	599		
			Total:	107,135	74,993
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	128,312	89,816

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 278,430

*** Information herein deemed reliable but not guaranteed***

BUILIDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-005-00 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.
BARST RANDY R	BARST RANDY R	0	09/09/2020	QC	09-FAMILY	2020005974	OTHER	0.0
BARST RANDY R TRUST	BARST RANDY R	0	09/09/2020	QC	09-FAMILY	2020005973	PROPERTY TRANSFER	0.0
BARST ROSELYN C & BARST R	BARST RANDY R TRUST	1	12/28/2009	QC	09-FAMILY	2009 1036-696Q	DEED	0.0
MOCERI	BARST ET AL	38,000	03/07/1992	MLC	16-LC PAYOFF	340:504	OTHER	0.0

Property Address

5 WILDERNESS

Owner's Name/Address

BARST RANDY R
PO BOX 391
GLEN ARBOR MI 49636

Tax Description

L340 P504 L342 P277/92 L569 P982/01 DC L929 P81/07 APT A-5 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W.
, 2ND AMD 2023005220

Comments/Influences

JUNIPER-LAKE MICHIGAN-BLDG A-2N

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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. 100% 10/26/2016

MAP #: 38

2025 Est TCV 718,430 TCV/TFA: 800.03

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	07/27/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	139,200	359,200			133,549C
2024	130,000	123,800	253,800			129,534C
2023	110,000	111,000	221,000			123,366C
2022	90,000	104,200	194,200			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
1973	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: 599 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 898
Total Base New : 128,312 E.C.F.
Total Depr Cost: 89,816 X 3.100
Estimated T.C.V: 278,430

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 599 SF Floor Area = 898 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	599		
			Total:	107,135	74,993

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	96	2,523	1,766
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
	Totals:	128,312	89,816

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 278,430

*** Information herein deemed reliable but not guaranteed***

BUILIDING A

UNIT 5

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-006-00 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.
RACINE	LAFAVE	480,000	08/06/2001	WD	03-ARM'S LENGTH	594:855	PROPERTY TRANSFER	0.0

Property Address

6 WILDERNESS

Owner's Name/Address

LAFAVE RICHARD C & ANN C
3154 WENDOVER RD
TROY MI 48084

Tax Description

L250 P573/84 L284 P344/88 L594 P855/01 APT A-6 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

ASPEN-LAKE MICHIGAN-BLDG A-3W

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 751,828 TCV/TFA: 748.09

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

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	150,900	375,900			237,066C
2024	150,000	134,200	284,200			229,938C
2023	120,000	120,300	240,300			218,989C
2022	105,000	112,900	217,900			208,561C

Who	When	What
TPC	07/27/2017	INSPECTED
WAS	09/27/2007	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
1973	1999

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: 670 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 1,005
Total Base New : 139,099 E.C.F.
Total Depr Cost: 97,364 X 3.100
Estimated T.C.V: 301,828

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

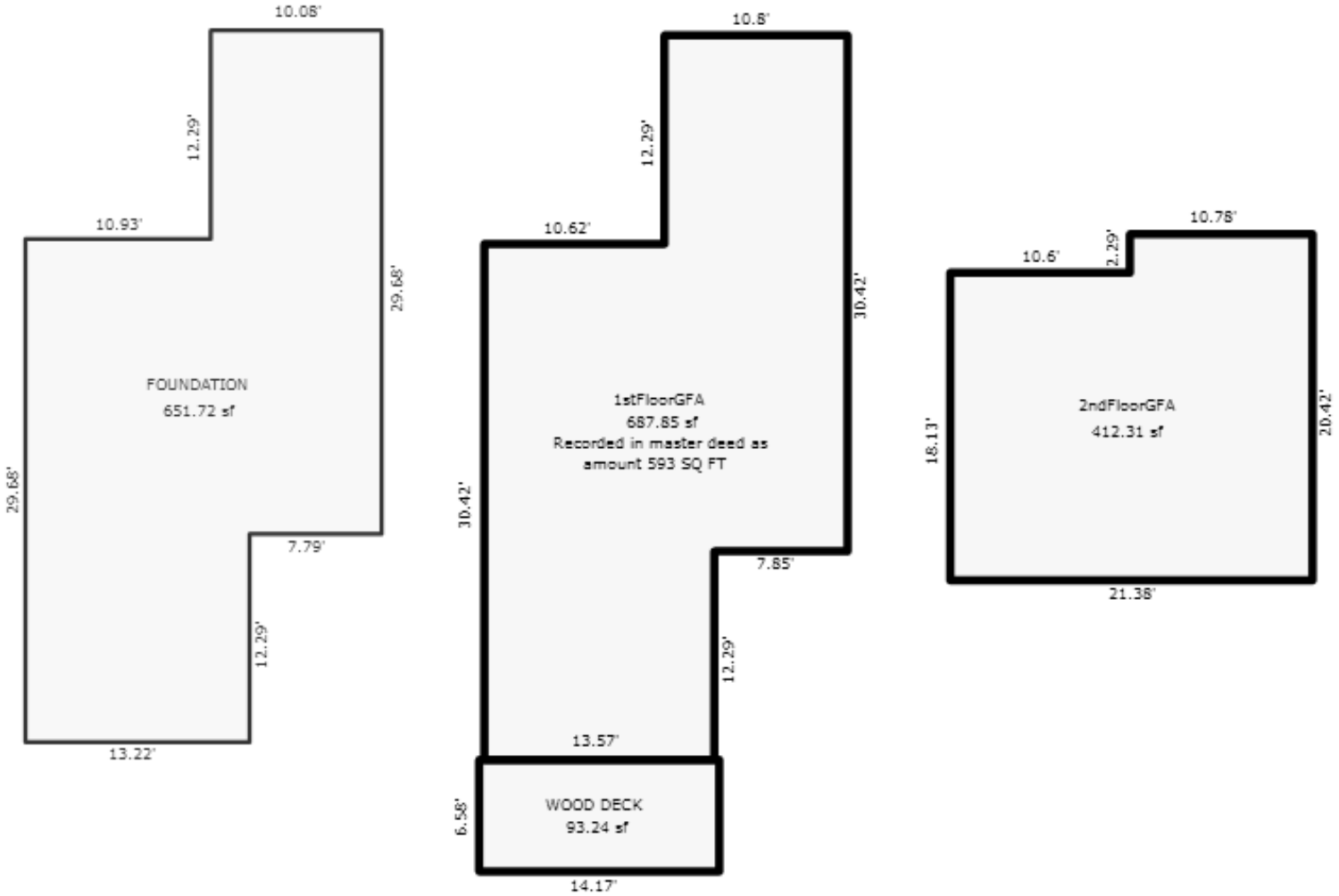
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 670 SF Floor Area = 1005 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	670		
			Total:	117,963	82,570
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	139,099	97,364

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 301,828

*** Information herein deemed reliable but not guaranteed***

BUILIDING A



UNIT 6

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-007-00 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.
LUEDTKE KURT M & ELEANOR	ZAKI KAREEM & RAQUEL	0	08/02/2019	WD	03-ARM'S LENGTH	2019004764	DEED	100.0
	LUEDTKE KURT M & ELEANOR	58,500	10/01/1973	WD	03-ARM'S LENGTH		DEED	0.0

Property Address
7 WILDERNESS

Owner's Name/Address
ZAKI KAREEM & RAQUEL
714 LAKEVIEW DR
MIAMI BEACH FL 33140

Tax Description
APT A-7 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
MANITOU-LAKE MICHIGAN-BLDG A-3N-END

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 948,124 TCV/TFA: 675.30

Building Permit(s)	Date	Number	Status
Mechanical	05/05/2020	PM20-0228	100% FINIS
Electrical	04/27/2020	PE20-0146	100% FINIS
Plumbing	04/21/2020	PP20-0097	100% FINIS
Res. Add/Alter/Repair	03/19/2020	PB20-0065	100% FINIS

X Improved Vacant

Public Improvements

X Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What
TPC 11/05/2020 INSPECTED
TPC 07/31/2019 INSPECTED
TPC 07/27/2017 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1	Units440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	254,100	474,100			311,980C
2024	130,000	225,800	355,800			302,600C
2023	110,000	202,800	312,800			288,191C
2022	90,000	190,900	280,900			274,468C

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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
1973 200	2020

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: 702 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

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
5,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 15
Floor Area: 1,404
Total Base New : 192,834 E.C.F.
Total Depr Cost: 163,911 X 3.100
Estimated T.C.V: 508,124

(16) Porches/Decks

Area	Type
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:

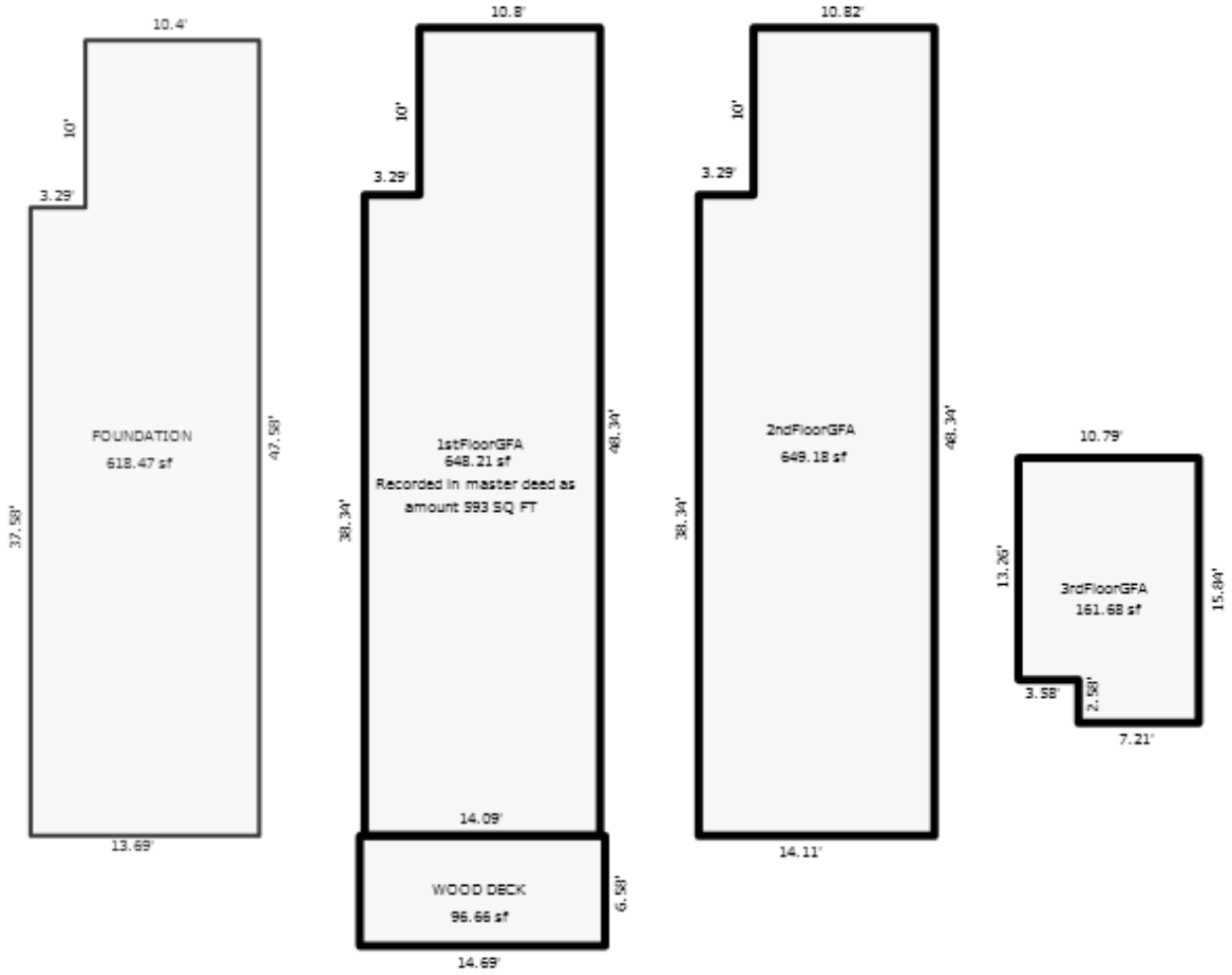
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 702 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	702		
			Total:	163,994	139,397
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,263
3 Fixture Bath			3	14,035	11,930
Deck					
Treated Wood			96	2,523	2,145
Water/Sewer					
Public Water			1	1,505	1,279
Public Sewer			1	1,505	1,279
Built-Ins					
Appliance Allow.			1	2,786	2,368
Unit-in-Place Cost Items					
			1	0	0
Lump Sum Items					
END UNIT				5,000	4,250
			Totals:	192,834	163,911

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 508,124

*** Information herein deemed reliable but not guaranteed***

BUILIDING A



UNIT 7

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-008-00 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.
JACKSON JAMES G & CLAUDIA	WILDENESS 8 LLC	0	09/12/2012	WD	03-ARM'S LENGTH	1136P371	DEED	0.0

Property Address
8 WILDERNESS

Owner's Name/Address
WILDERNESS 8 LLC
4665 PINE EAGLES DR
BRIGHTON MI 48116

Tax Description
L254 P703/85 APT B-8 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
OJIBWAY

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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 685,303 TCV/TFA: 1153.71

Building Permit(s)	Date	Number	Status
Res. Multi-Family	02/12/2014	PB14-0024	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 07/27/2017 INSPECTED
TPC 10/19/2016 INSPECTED
TPC 02/05/2012 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	122,700	342,700			133,549C
2024	130,000	108,800	238,800			129,534C
2023	110,000	98,300	208,300			123,366C
2022	90,000	93,400	183,400			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
1973	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 Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 594 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

0	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:
12,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 594
Total Base New : 113,049 E.C.F.
Total Depr Cost: 79,130 X 3.100
Estimated T.C.V: 245,303

(16) Porches/Decks

Area	Type
145	Treated Wood
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

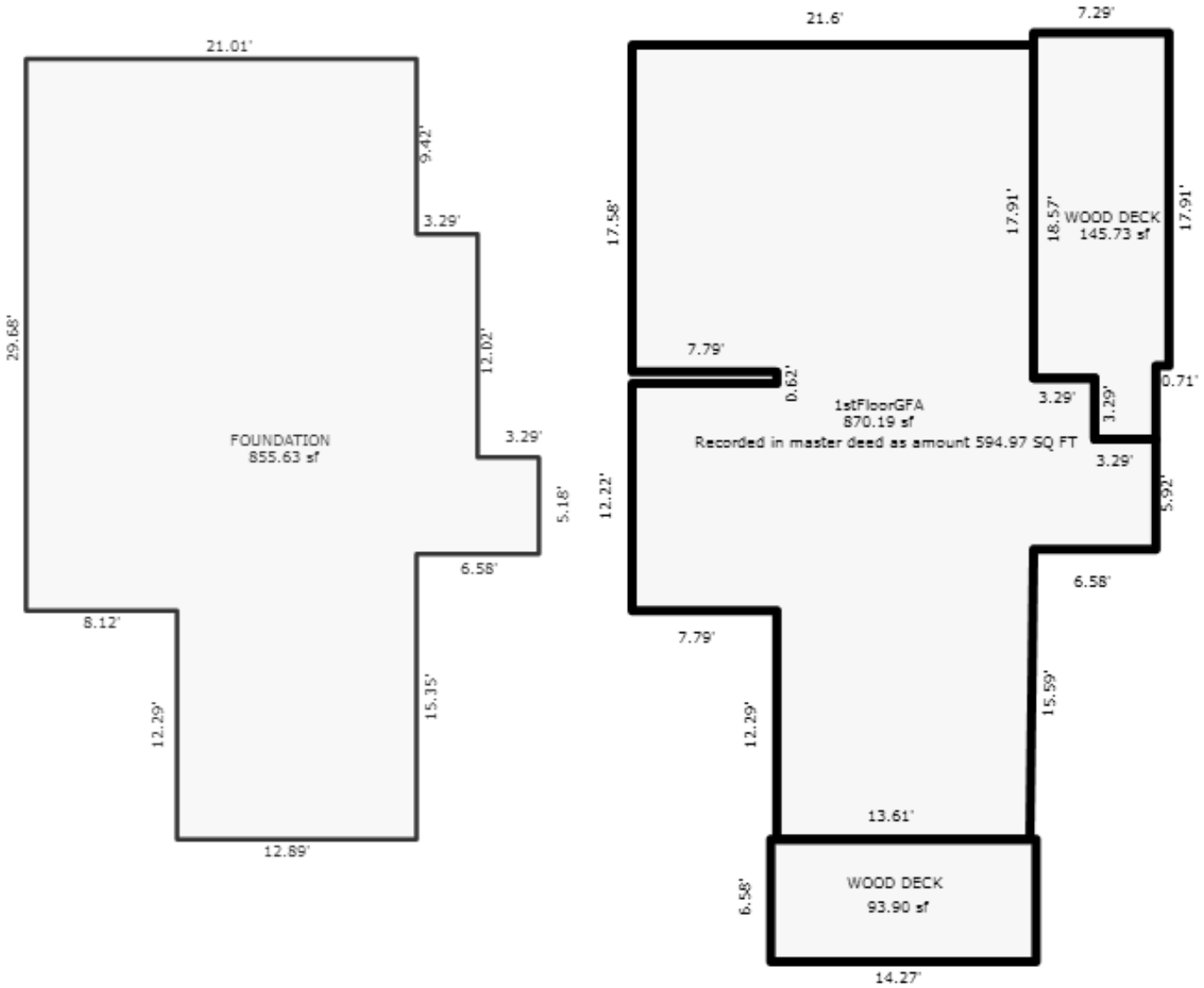
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 594 SF Floor Area = 594 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	594		
			Total:	85,338	59,734
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
Deck					
Treated Wood			145	3,377	2,364
Treated Wood			93	2,482	1,737
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
Unit-in-Place Cost Items					
			1	0	0
Lump Sum Items					
END UNIT				12,000	8,400
			Totals:	113,049	79,130

Notes: 1,8,15-OJIBWAY-4/2
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 245,303

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 8

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-009-00 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.
DAVIS RONALD M & DIANE A	KOWALSKI RUBY C & GERALD	425,000	03/21/2014	WD	03-ARM'S LENGTH	1194P91	PROPERTY TRANSFER	100.0

Property Address

9 WILDERNESS

Owner's Name/Address

KOWALSKI RUBY C & GERALD R
2739 RIVA RIDGE
TOLEDO OH 43615

Tax Description

L280 P669 L428 P503/96 L428 P504-507/96 L476 P636/98 APT B-9 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

LAKE MICHIGAN-BLDG B-OVERLOOK-4/2-END

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 823,091 TCV/TFA: 624.50

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 H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	186,500	411,500			271,765C
2024	150,000	165,800	315,800			263,594C
2023	120,000	149,000	269,000			251,042C
2022	105,000	140,300	245,300			239,088C

Who	When	What
TPC	07/27/2017	INSPECTED
TPC	10/09/2012	INSPECTED
WAS	09/27/2007	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
1973	1997

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 879 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,318
Total Base New : 171,942 E.C.F.
Total Depr Cost: 120,352 X 3.100
Estimated T.C.V: 373,091

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

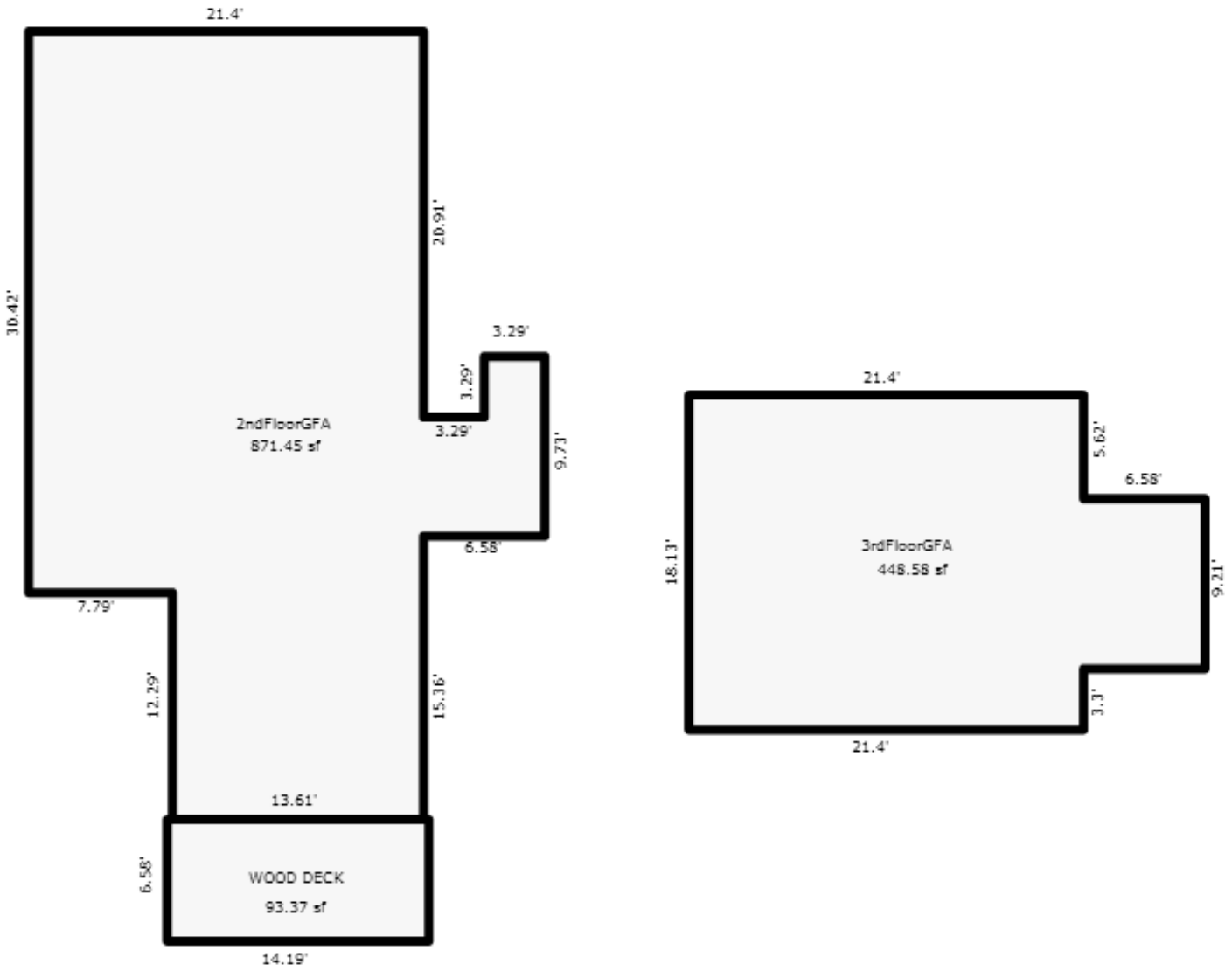
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 879 SF Floor Area = 1318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	879		
			Total:	145,806	102,058
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
Lump Sum Items					
END UNIT				5,000	3,500
			Totals:	171,942	120,352

Notes: 2,9,16-OVERLOOK-4/2
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 373,091

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 9

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-010-00 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.
GMAC MORTGAGE LLC	KAPLOWITZ MICHAEL & DONNA	355,000	04/28/2009	CD	11-FROM LENDING INSTITUT	2009 1012-251C	DEED	100.0
NEALL SEAN M & CATHERINE	GMAC MORTGAGE LLC	432,000	12/14/2007	SD	10-FORECLOSURE	968/120	DEED	100.0
LAFAVE	NEALL	482,450	08/06/2001	WD	03-ARM'S LENGTH	594:885	PROPERTY TRANSFER	0.0
DRAKE	LAFAVE	242,000	10/10/1997	WD	03-ARM'S LENGTH	455:872	PROPERTY TRANSFER	0.0

Property Address
10 WILDERNESS

Owner's Name/Address
KAPLOWITZ MICHAEL & DONNA RICH
1265 FERDON RD
ANN ARBOR MI 48104

Tax Description
L419 P391 L455 P872/97 L594 P885/01 APT B-10 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
ASPEN-LAKE MICHIGAN-BLDG B-3W

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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 752,250 TCV/TFA: 747.76

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	07/27/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000	100			450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	151,100	376,100			237,308C
2024	150,000	134,400	284,400			230,173C
2023	120,000	120,500	240,500			219,213C
2022	105,000	113,100	218,100			208,775C

*** 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
1973	1999

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: 671 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 1,006
Total Base New : 139,301 E.C.F.
Total Depr Cost: 97,500 X 3.100
Estimated T.C.V: 302,250

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 671 SF Floor Area = 1006 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	671		
			Total:	118,165	82,706
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	139,301	97,500

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 302,250

*** Information herein deemed reliable but not guaranteed***

BUILDING B

UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-011-00 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.
WIEDERKEHR ALFRED J	WILDERNESS CONDOMINIUM NO	100	01/06/2004	QC	09-FAMILY	785:982	OTHER	100.0

Property Address

11 WILDERNESS

Owner's Name/Address

WILDERNESS CONDOMINIUM NO 11 LLC
C/O SUSANNE SPINATSCH
115 BICKFORD LN
NEW CANAAN CT 06840

Tax Description

L241 P312/83 L785 P982/04 APT B-11
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences

JUNIPER-LAKE MICHIGAN-BLDG B-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 719,074 TCV/TFA: 797.20

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	07/27/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	139,500	359,500			133,549C
2024	130,000	124,100	254,100			129,534C
2023	110,000	111,300	221,300			123,366C
2022	90,000	104,400	194,400			117,492C

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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
1973	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: 601 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 902
Total Base New : 128,620 E.C.F.
Total Depr Cost: 90,024 X 3.100
Estimated T.C.V: 279,074

(16) Porches/Decks

Area	Type
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:

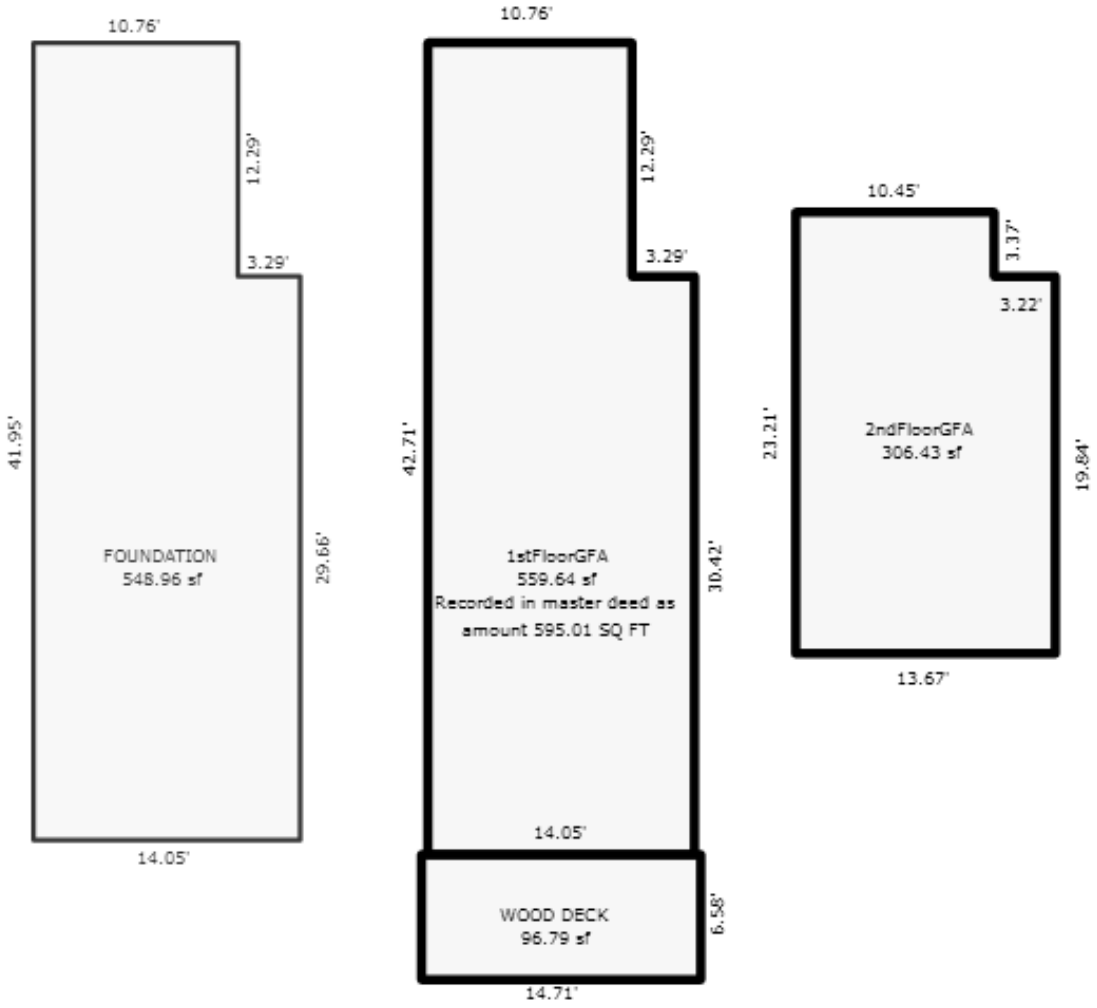
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	107,443	75,201
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	128,620	90,024

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 279,074

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 11

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-012-00 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.
TOTH LAWRENCE D & KATHLEE	TOTH LAWRENCE D & KATHLEE	1	10/20/2010	WD	03-ARM'S LENGTH	2011 1077-615W	DEED	0.0

Property Address
12 WILDERNESS

Owner's Name/Address
TOTH LAWRENCE D & KATHLEEN O'CONNOR
AS TRUSTEES OF THE TOTH L D TRUST
10188 STINCHFIELD WOODS RD
PINCKNEY MI 48169

Tax Description
L281 P43 L290 P827 L360 P723&724 L372 P433&434/93 APT B-12 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
JUNIPER-LAKE MICHIGAN-BLDG B-2N

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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 742,250 TCV/TFA: 737.82

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
TPC 07/27/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units		440000.00000	100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	151,100	371,100			133,549C
2024	130,000	134,400	264,400			129,534C
2023	110,000	120,500	230,500			123,366C
2022	90,000	113,100	203,100			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
1973	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: 671 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 1,006
Total Base New : 139,301 E.C.F.
Total Depr Cost: 97,500 X 3.100
Estimated T.C.V: 302,250

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 671 SF Floor Area = 1006 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	671		
			Total:	118,165	82,706
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	139,301	97,500

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 302,250

*** Information herein deemed reliable but not guaranteed***

BUILDING B

UNIT 13

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
13 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
BALIAN ANNETTE T REVOCABLE TR 2147 FAIRWAY DR BIRMINGHAM MI 48009	2025 Est TCV 752,250 TCV/TFA: 747.76					

Tax Description

L374 P704/93 APT B-13 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

ASPEN-LAKE MICHIGAN-BLDG B-3W

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	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	07/27/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units		450000.00000	100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	151,100	376,100			148,960C
2024	150,000	134,400	284,400			144,482C
2023	120,000	120,500	240,500			137,602C
2022	105,000	113,100	218,100			131,050C

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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
1973	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: 671 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 1,006
Total Base New : 139,301 E.C.F.
Total Depr Cost: 97,500 X 3.100
Estimated T.C.V: 302,250

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 671 SF Floor Area = 1006 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	671		
			Total:	118,165	82,706
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	139,301	97,500

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 302,250

*** Information herein deemed reliable but not guaranteed***

BUILDING B

UNIT 13

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-014-00 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.
MIANECKI MICHAEL L & THER	MIANECKI MICHAEL L & THER	0	03/31/2017	WD	09-FAMILY	1294P860	PROPERTY TRANSFER	0.0
CROWTHER JULIA ANN	MIANECKI MICHAEL L & THER	560,000	08/29/2003	WD	03-ARM'S LENGTH	760:821	OTHER	100.0

Property Address
14 WILDERNESS

Owner's Name/Address
MIANECKI MICHAEL L & THERESE B
541 CARLO CT
ROCHESTER HILLS MI 48309

Tax Description
DC L502 P127/99 L760 P821/03 APT B-14 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
MANITOU-LAKE MICHIGAN-BLDG B-3N-END

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 835,972 TCV/TFA: 614.69

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	12/16/2004	PB04-0736	

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 07/27/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	198,000	418,000			218,867C
2024	130,000	175,900	305,900			212,287C
2023	110,000	158,300	268,300			202,179C
2022	90,000	149,500	239,500			192,552C

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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
1973 200	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		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: 799 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

0	Amps Service

No./Qual. 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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,360
Total Base New : 182,494 E.C.F.
Total Depr Cost: 127,733 X 3.100
Estimated T.C.V: 395,972

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 799 SF Floor Area = 1360 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	799		
1 Story	Siding	Overhang	161		
			Total:	151,317	105,910

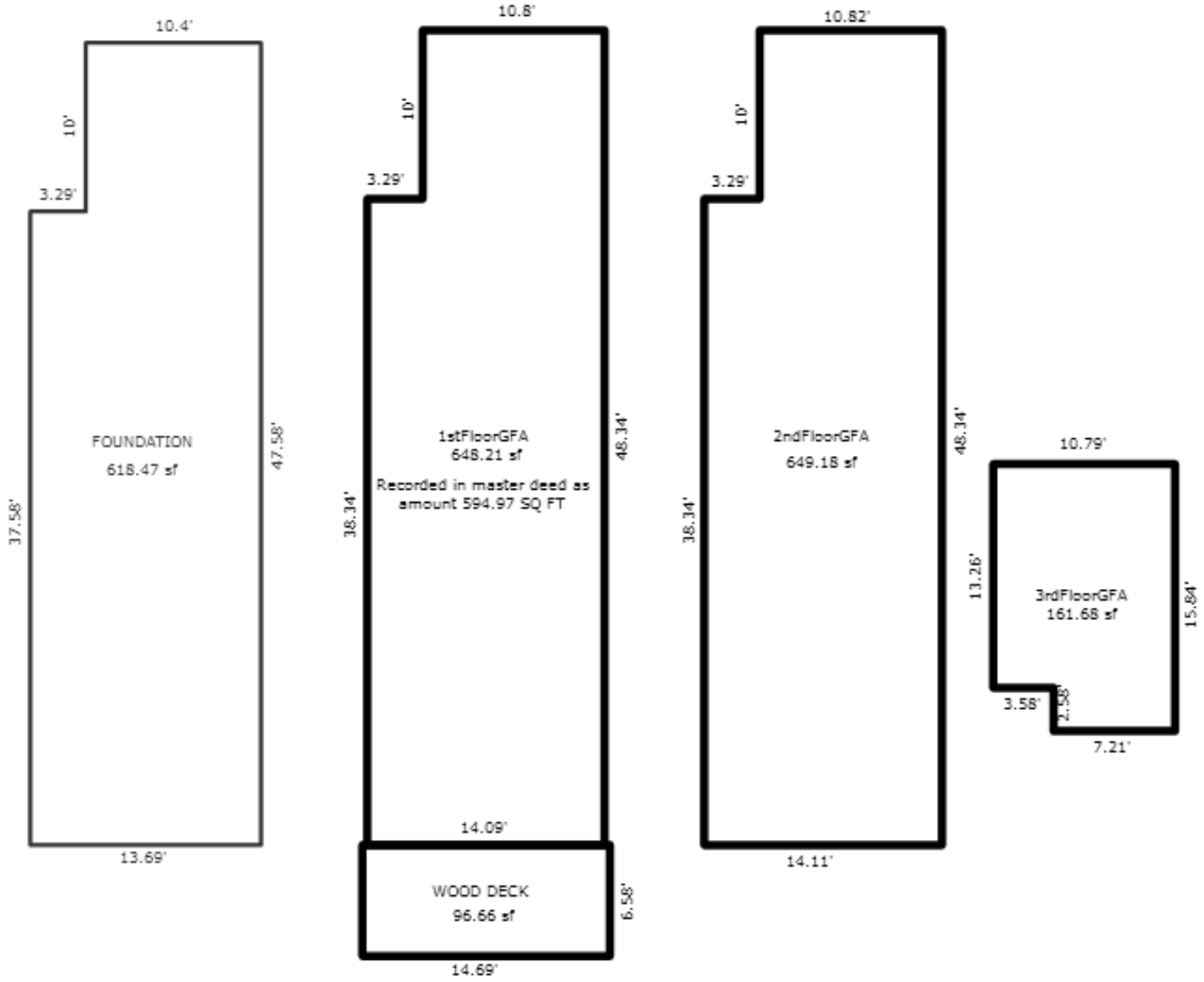
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	96	2,523	1,766
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
Lump Sum Items			
END UNIT		10,000	7,000
	Totals:	182,494	127,733

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 395,972

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 14

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-015-00 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.
BULTER TRUST & NAYLOR & W	WILDERNESS 15 LLC	0	02/28/2020	QC	09-FAMILY	2020002473	PROPERTY TRANSFER	0.0
NAYLOR TERRY L & NANCY L	NAYLOR TERRY L & NANCY L	0	11/09/2017	QC	09-FAMILY	1313P871	DEED	0.0
BUTLER CYNTHIA ANN	BUTLER CYNTHIA A TRUST	0	12/20/2004	QC	09-FAMILY	839P915	DEED	0.0
WYGANT	BUTLER & WYGANT & NAYLOR	100	04/26/1994	QC	06-COURT JUDGEMENT	398:943	OTHER	0.0

Property Address
15 WILDERNESS

Owner's Name/Address
WILDERNESS 15 LLC
5000 BROOKSIDE
JACKSON MI 49203

Tax Description
L398 P940-944/95 L839 P915/05 APT C-15 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
LAKE MICHIGAN-BLDG C-OJIBWAY-4/2-END

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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 694,857 TCV/TFA: 1165.87

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	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	07/27/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	127,400	347,400			133,549C
2024	130,000	113,100	243,100			129,534C
2023	110,000	102,100	212,100			123,366C
2022	90,000	96,900	186,900			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
1973	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: 596 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

0	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:
12,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 596
Total Base New : 117,447 E.C.F.
Total Depr Cost: 82,212 X 3.100
Estimated T.C.V: 254,857

(16) Porches/Decks

Area	Type
94	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:

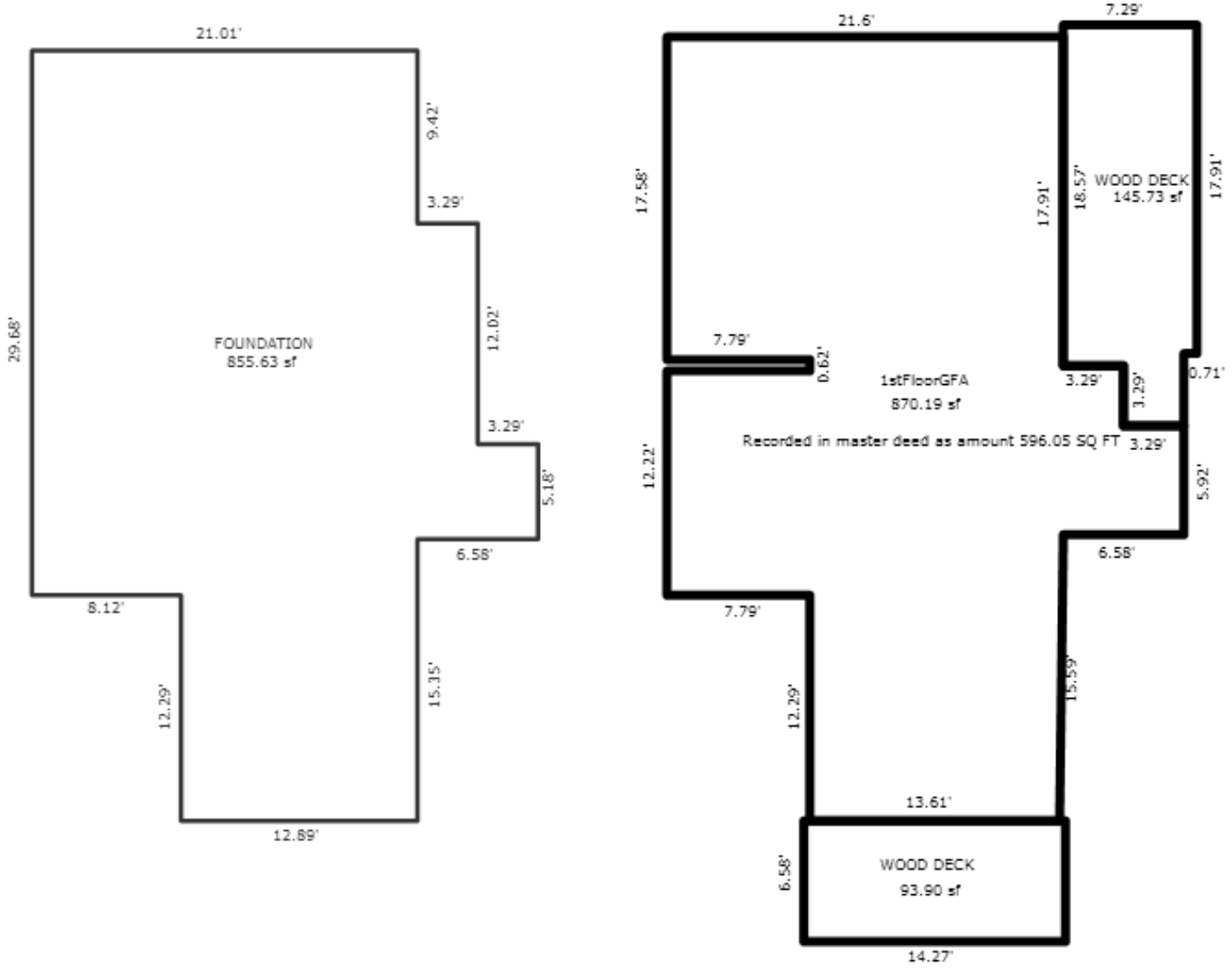
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 596 SF Floor Area = 596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	596		
			Total:	85,598	59,919
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
Deck					
Treated Wood			94	2,496	1,747
Treated Wood			145	3,377	2,364
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
Lump Sum Items					
END UNIT				12,000	8,400
			Totals:	117,447	82,212

Notes: 1,8,15-OJIBWAY-4/2
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 254,857

*** Information herein deemed reliable but not guaranteed***

BUILDING C



UNIT 15

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-016-00 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.
SPALY ROBERT F & CAROL A	SPALY ROBERT F & CAROL A	0	11/17/2021	WD	09-FAMILY	2021010032	PROPERTY TRANSFER	0.0
SPALY 1031 LLC	SPALY ROBERT F & CAROL A	0	05/29/2003	WD	03-ARM'S LENGTH	734:382	OTHER	0.0
GUBACK	SPALY 1031 LLC	550,000	12/05/2002	WD	03-ARM'S LENGTH	689:345	PROPERTY TRANSFER	100.0

Property Address

16 WILDERNESS

Owner's Name/Address

SPALY ROBERT F & CAROL A TRUSTS
2700 PARKRIDGE
ANN ARBOR MI 48103

Tax Description

L219 P170/80 L301 P653/89 L303 P5/89 L689 P345/02 L734 P382/03 APT C-16 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

LAKE MICHIGAN-BLDG C-OVERLOOK-4/2-END

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 812,241 TCV/TFA: 616.27

Building Permit(s)	Date	Number	Status
Electrical	01/12/2012	PE12-0017	
ADDITION/ALTERATION	07/18/2011	11-0167	100% FINIS
Res. Condo	07/18/2011	PB11-0167	

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 H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	181,100	406,100			267,517C
2024	150,000	161,100	311,100			259,474C
2023	120,000	144,400	264,400			247,119C
2022	105,000	135,500	240,500			235,352C

Who	When	What
TPC	07/27/2017	INSPECTED
TPC	12/06/2011	INSPECTED
WAS	09/27/2007	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
1973	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 879 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,318
Total Base New : 166,942 E.C.F.
Total Depr Cost: 116,852 X 3.100
Estimated T.C.V: 362,241

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 879 SF Floor Area = 1318 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	Slab	879		
			Total:	145,806	102,058

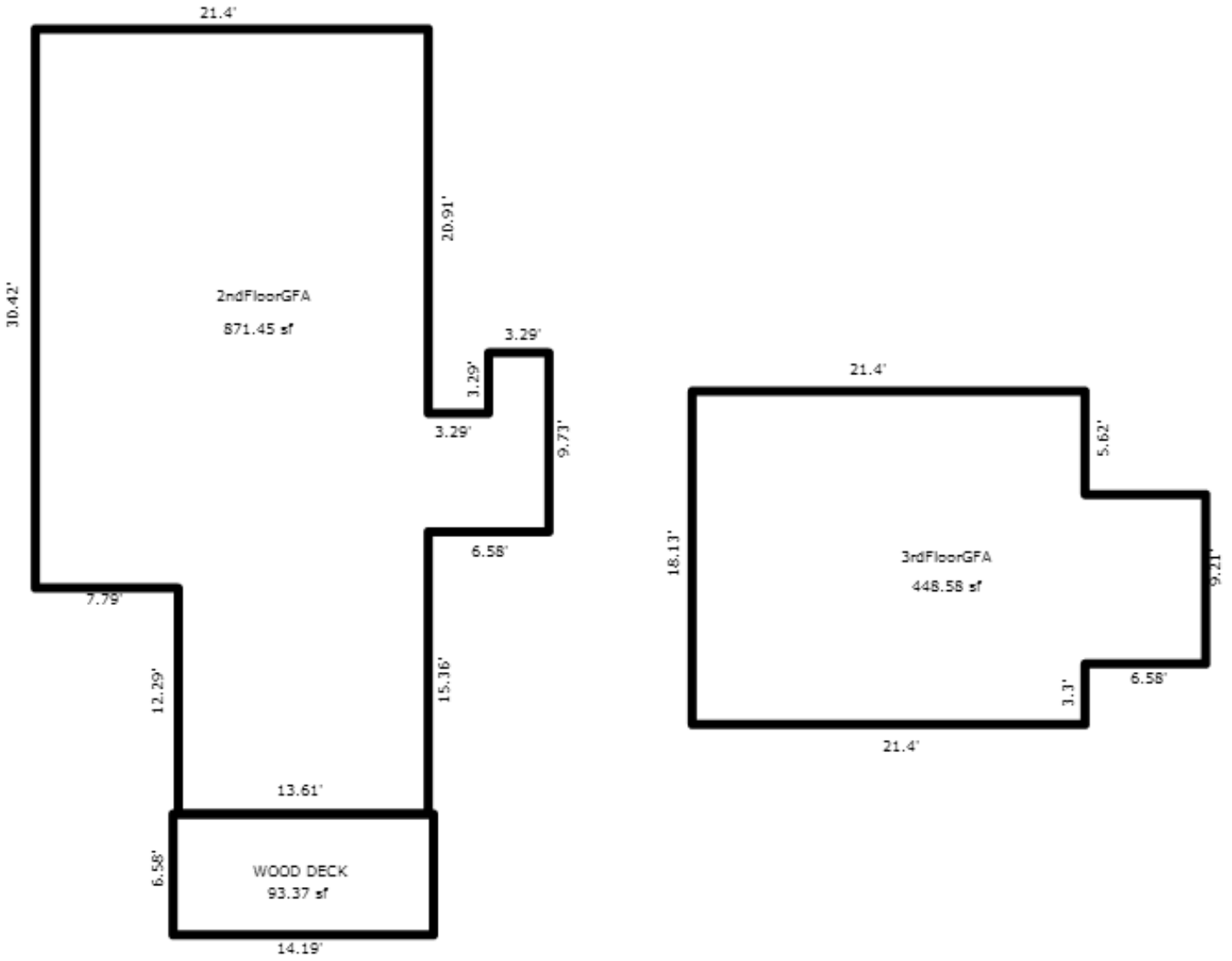
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	93	2,482	1,737
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
	Totals:	166,942	116,852

Notes: 2,9,16-OVERLOOK-4/2
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 362,241

*** Information herein deemed reliable but not guaranteed***

BUILDING C



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-017-00 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.
RICH PAULA	RICH PAULA TRUST	0	02/27/2006	WD	03-ARM'S LENGTH	1199P163	PROPERTY TRANSFER	0.0
DOWNS BRIAN L & VICKI L H	RICH PAULA	182,000	09/29/1983	WD	03-ARM'S LENGTH	371:643	OTHER	0.0

Property Address
17 WILDERNESS

Owner's Name/Address
RICH PAULA TRUST
RICH PAULA TRUSTEE
1263 FERDON
ANN ARBOR MI 48104

Tax Description
L259 P135 L371 P643/93 APT C-17 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
ASPEN-LAKE MICHIGAN-BLDG C-3W

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 752,464 TCV/TFA: 746.49

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 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	151,200	376,200			148,960C
2024	150,000	134,500	284,500			144,482C
2023	120,000	120,600	240,600			137,602C
2022	105,000	113,200	218,200			131,050C

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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
1973	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: 672 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 1,008
Total Base New : 139,402 E.C.F.
Total Depr Cost: 97,569 X 3.100
Estimated T.C.V: 302,464

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

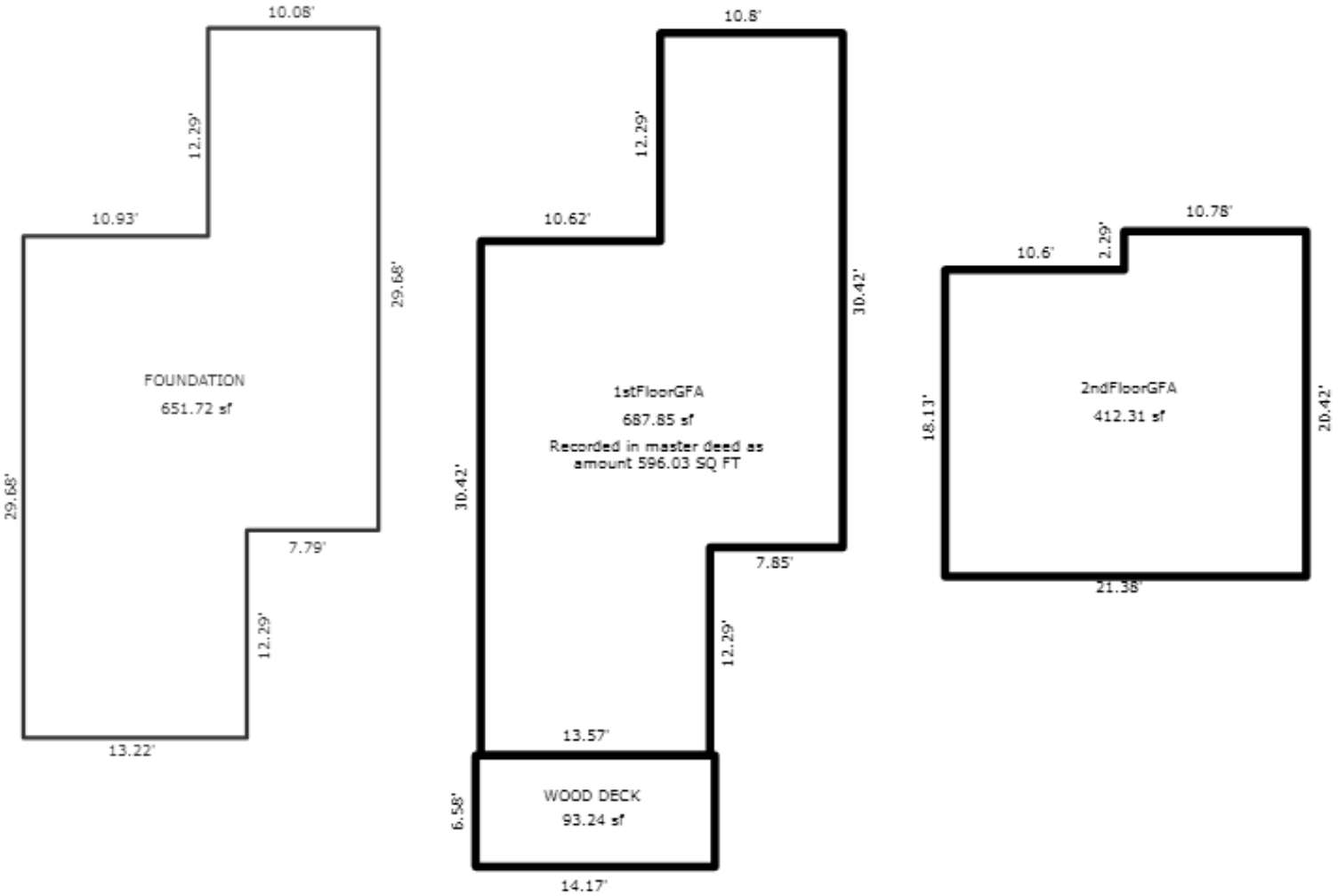
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	118,266	82,775
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	139,402	97,569

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 302,464

*** Information herein deemed reliable but not guaranteed***

BUILDING C



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-018-00 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.
FERRIS LORI NKA SIMON LOR	SIMON LORI J TRUST	0	01/10/2020	WD	09-FAMILY	2020004473	PROPERTY TRANSFER	0.0

Property Address
18 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 740,015 TCV/TFA: 816.79

Building Permit(s)	Date	Number	Status

Owner's Name/Address
SIMON LORI J TRUST
752 HIDDEN RAVINES TRL
BIRMINGHAM MI 48009

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

Tax Description
L384 P520&521/94 APT C-18 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
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
JUNIPER-LAKE MICHIGAN-BLDG C-2N

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	220,000	150,000	370,000			133,549C
2024	130,000	133,400	263,400			129,534C
2023	110,000	119,600	229,600			123,366C
2022	90,000	112,200	202,200			117,492C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 604 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 25
Floor Area: 906
Total Base New : 129,042 E.C.F.
Total Depr Cost: 96,779 X 3.100
Estimated T.C.V: 300,015

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 604 SF Floor Area = 906 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	604		
			Total:	107,865	80,898

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,114
3 Fixture Bath	1	4,678	3,508
Deck			
Treated Wood	96	2,523	1,892
Water/Sewer			
Public Water	1	1,505	1,129
Public Sewer	1	1,505	1,129
Built-Ins			
Appliance Allow.	1	2,786	2,089
Fireplaces			
Interior 2 Story	1	6,694	5,020
Unit-in-Place Cost Items			
	1	0	0
	Totals:	129,042	96,779

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 300,015

*** Information herein deemed reliable but not guaranteed***

BUILDING C

UNIT 18

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-019-00 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.
FLESER VIRGINIA J QPRT TR	FLESER VIRGINIA JOAN TRUS	1	03/25/2014	QC	03-ARM'S LENGTH	1194P741	PROPERTY TRANSFER	0.0
FALIK	FLESER	280,000	11/13/1998	WD	03-ARM'S LENGTH	493:712	OTHER	0.0
GRANTOR?	HECHT	163,000	12/03/1991	MLC	16-LC PAYOFF	332:690	PROPERTY TRANSFER	0.0
CONLIN	FALIK	163,000	12/02/1991	WD	03-ARM'S LENGTH	332:690	OTHER	0.0

Property Address

19 WILDERNESS

Owner's Name/Address

FLESER VIRGINIA JOAN TRUST
FLESER VIRGINIA J & JAMES W TRUSTEE
4974 CEDAR RIDGE ST NE
GRAND RAPIDS MI 49525

Tax Description

L307 P834/90 L332 P690 L493 P712/98 APT C-19 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

JUNIPER-LAKE MICHIGAN-BLDG C-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 719,074 TCV/TFA: 797.20

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100		440,0

0.00 Total Acres Total Est. Land Value = 440,000

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	220,000	139,500	359,500			184,661C
2024	130,000	124,100	254,100			179,109C
2023	110,000	111,300	221,300			170,580C
2022	90,000	104,400	194,400			162,458C

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	01/13/2011	INSPECTED
WAS	09/27/2007	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
1973	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: 601 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

0	Amps Service

No./Qual. 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: C +10
Effec. Age: 30
Floor Area: 902
Total Base New : 128,620 E.C.F.
Total Depr Cost: 90,024 X 3.100
Estimated T.C.V: 279,074

(16) Porches/Decks

Area	Type
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:

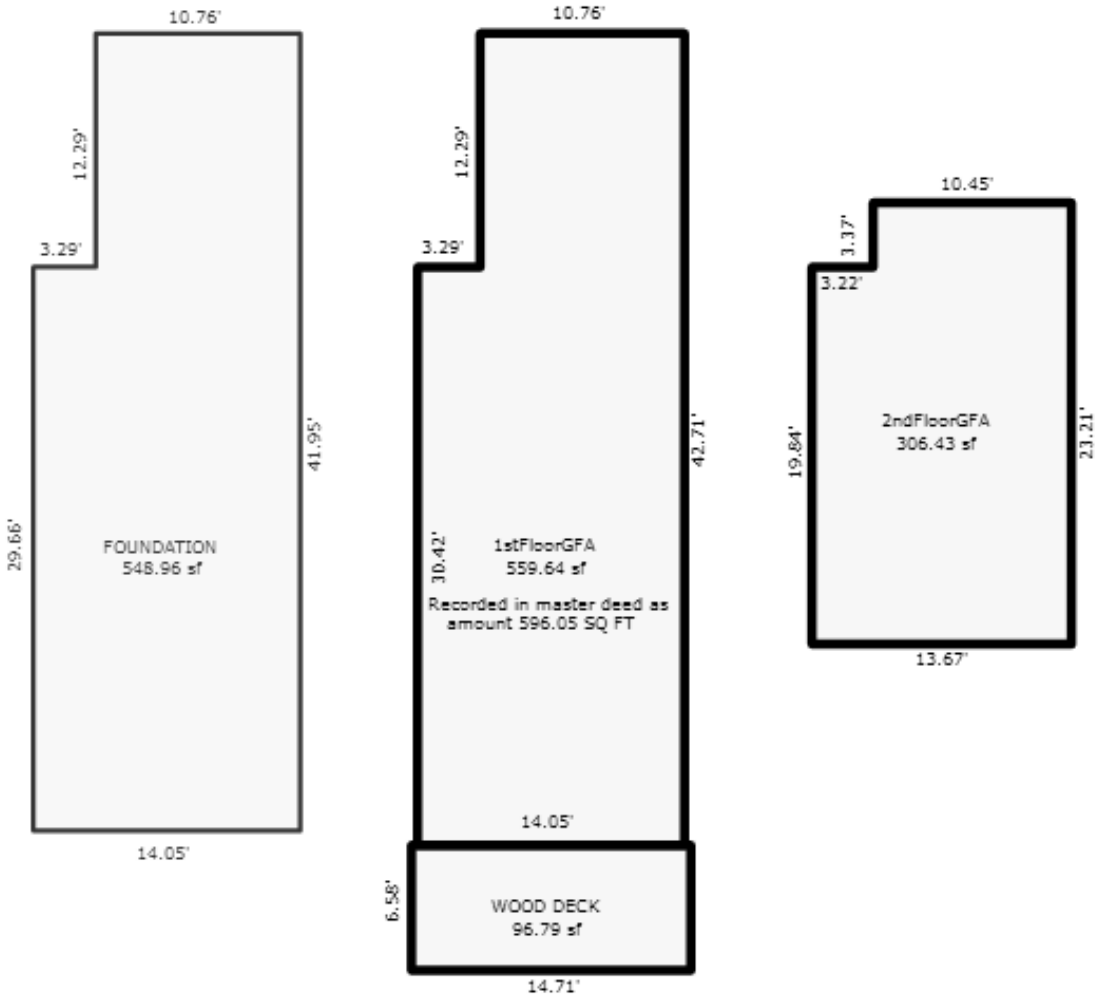
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	107,443	75,201
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	128,620	90,024

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 279,074

*** Information herein deemed reliable but not guaranteed***

BUILDING C



UNIT 19

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-020-00 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.
BROWN JOANN	BROWN JOANN S TRUST	0	06/09/2020	QC	09-FAMILY	2020003375	PROPERTY TRANSFER	0.0
PONTA VIRGINIA L REVOCABL	BROWN JOANN	492,000	07/10/2019	WD	03-ARM'S LENGTH	1366P155	PROPERTY TRANSFER	100.0
PONTA VIRGINIA L TRUSTEE	PONTA VIRGINIA L REVOCABL	0	11/18/2011	CD	07-DEATH CERTIFICATE	1366P133	DEED	100.0

Property Address
20 WILDERNESS

Owner's Name/Address
BROWN JOANN S TRUST
2314 W PALMER ST
CHICAGO IL 60647

Tax Description
L353 P100&101/92 APT C-20 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
ASPEN-LAKE MICHIGAN-BLDG C-3W

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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 754,026 TCV/TFA: 748.04

Building Permit(s)	Date	Number	Status
Mechanical	03/17/2022	PM22-0237	100% FINIS
Plumbing	02/01/2012	PP12-0020	100% FINIS
Electrical	01/31/2012	PE12-0034	100% FINIS

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/31/2022	INSPECTED
TPC	04/16/2019	INSPECTED
TPC	07/26/2017	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	450000.00000		100		450,0

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	225,000	152,000	377,000			245,873C
2024	150,000	135,200	285,200			238,481C
2023	120,000	121,200	241,200			227,125C
2022	105,000	113,700	218,700			216,310C

*** 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
1973	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: 672 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: C +10
Effec. Age: 30
Floor Area: 1,008
Total Base New : 140,121 E.C.F.
Total Depr Cost: 98,073 X 3.100
Estimated T.C.V: 304,026

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 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	672		
			Total:	118,985	83,279
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	140,121	98,073

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 304,026

*** Information herein deemed reliable but not guaranteed***

BUILDING C

UNIT 20

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-021-00 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.
RISK JOHN W REVOCABLE TRU	RISK JOHN W JR & VANOSDOL	0	08/22/2017	QC	09-FAMILY	1305P260	PROPERTY TRANSFER	0.0
RISK JOHN W & JERYL A	RISK JOHN W REVOCABLE TRU	0	05/23/2006	WD	09-FAMILY	903:396	OTHER	0.0

Property Address
21 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 863,910 TCV/TFA: 614.45

Building Permit(s)	Date	Number	Status

Owner's Name/Address
RISK JOHN W JR & VANOSDOL AMY B
734 BERKSHIRE
GROSSE POINTE MI 48230

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	440000.00000		100	COMPLEX ND	440,0
			0.00 Total Acres		Total Est. Land Value =			440,000

Tax Description
L903 P396/06 APT C-21 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
MANITOU-LAKE MICHIGAN-BLDG C-3N-END

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	220,000	212,000	432,000			154,096C
2024	130,000	188,300	318,300			149,463C
2023	110,000	169,500	279,500			142,346C
2022	90,000	159,900	249,900			135,568C

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	01/13/2011	INSPECTED
WAS	09/27/2007	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
1973	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: 703 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

0	Amps Service

No./Qual. 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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,406
Total Base New : 195,369 E.C.F.
Total Depr Cost: 136,745 X 3.100
Estimated T.C.V: 423,910

(16) Porches/Decks

Area	Type
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:

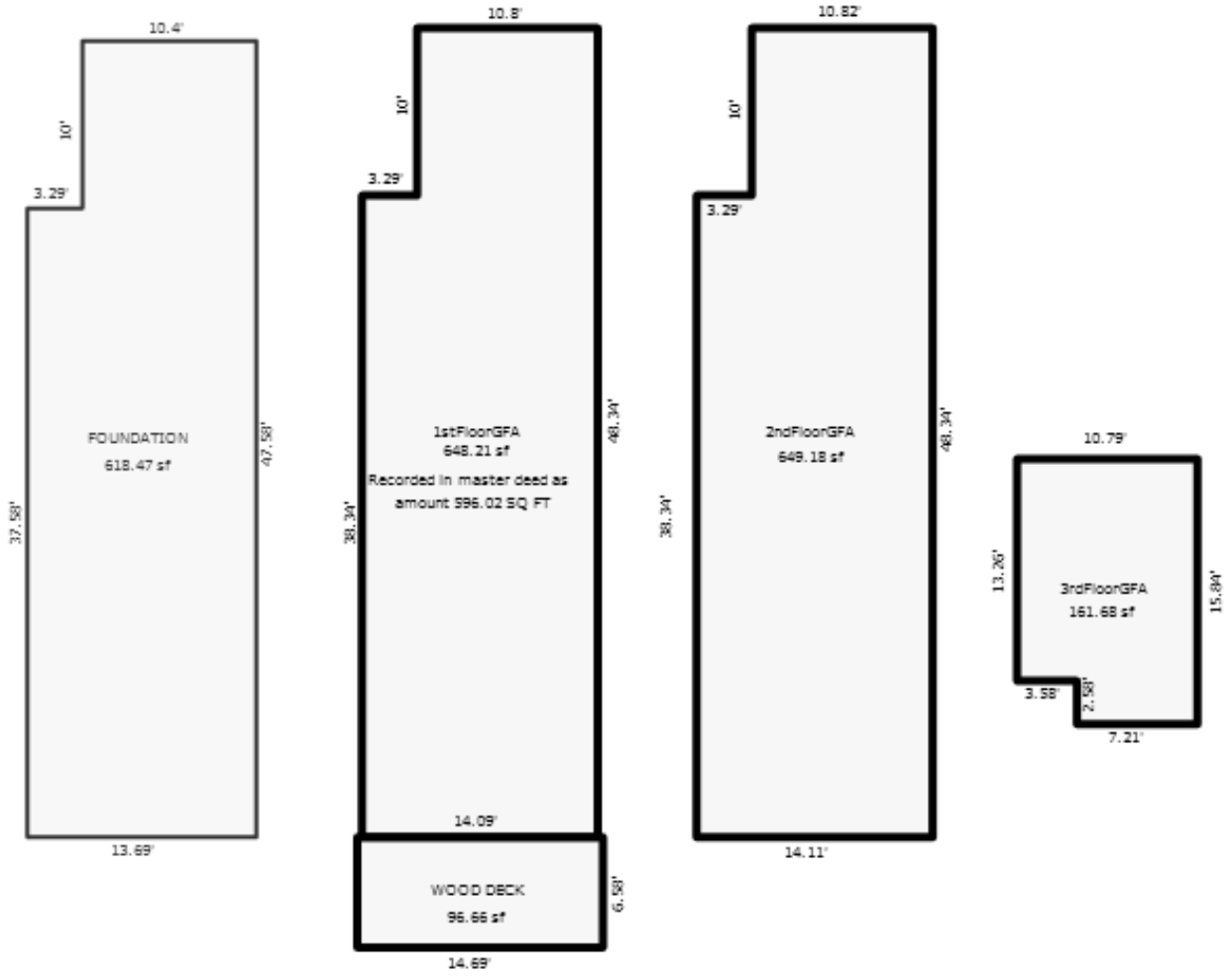
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 703 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	703		
			Total:	164,192	114,922
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
Lump Sum Items					
END UNIT				10,000	7,000
			Totals:	195,369	136,745

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H840 WILDERNESS CONDOS LK MI) 3.100 => TCV: 423,910

*** Information herein deemed reliable but not guaranteed***

BUILDING C



UNIT 21

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-022-00 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.
HOLLANDS MELINDA L	HOLLANDS IAN RONALD & MEL	0	04/20/2023	QC	09-FAMILY	2023001968	PROPERTY TRANSFER	0.0
CAMPBELL MAUREEN L TRUST	HOLLANDS MELINDA L	1	03/24/2023	WD	09-FAMILY	2023001786	PROPERTY TRANSFER	0.0
CAMPBELL MAUREEN L TRUST	CAMPBELL MAUREEN L TRUST	0	08/19/2022	WD	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
CAMPBELL NORMAN J TRUST	CAMPBELL MAUREEN L TRUST	0	01/07/2016	QC	09-FAMILY	1250P693	PROPERTY TRANSFER	0.0

Property Address

22 WILDERNESS

Owner's Name/Address

HOLLANDS IAN RONALD & MELINDA UTD
926 NAKOMA DR
TRAVERSE CITY MI 49686

Tax Description

L323 P137 L409 P348/95 APT D-22
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences

MANITOU-CRYSTAL RIVER-BLDG D-3N-END

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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 558,556 TCV/TFA: 397.83

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	12/06/2011	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	310000.00000	100			310,0
			0.00 Total Acres		Total Est. Land Value =			310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	124,300	279,300			107,862C
2024	100,000	153,500	253,500			104,619C
2023	90,000	162,100	252,100			99,638C
2022	30,000	170,100	200,100			94,894C

*** 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
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 829 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,404
Total Base New : 186,894 E.C.F.
Total Depr Cost: 130,819 X 1.900
Estimated T.C.V: 248,556

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1404 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	829		
1 Story	Siding	Overhang	161		
			Total:	155,717	108,996

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	96	2,523	1,766
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
Lump Sum Items			
END UNIT		10,000	7,000
	Totals:	186,894	130,819

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 248,556

*** Information herein deemed reliable but not guaranteed***

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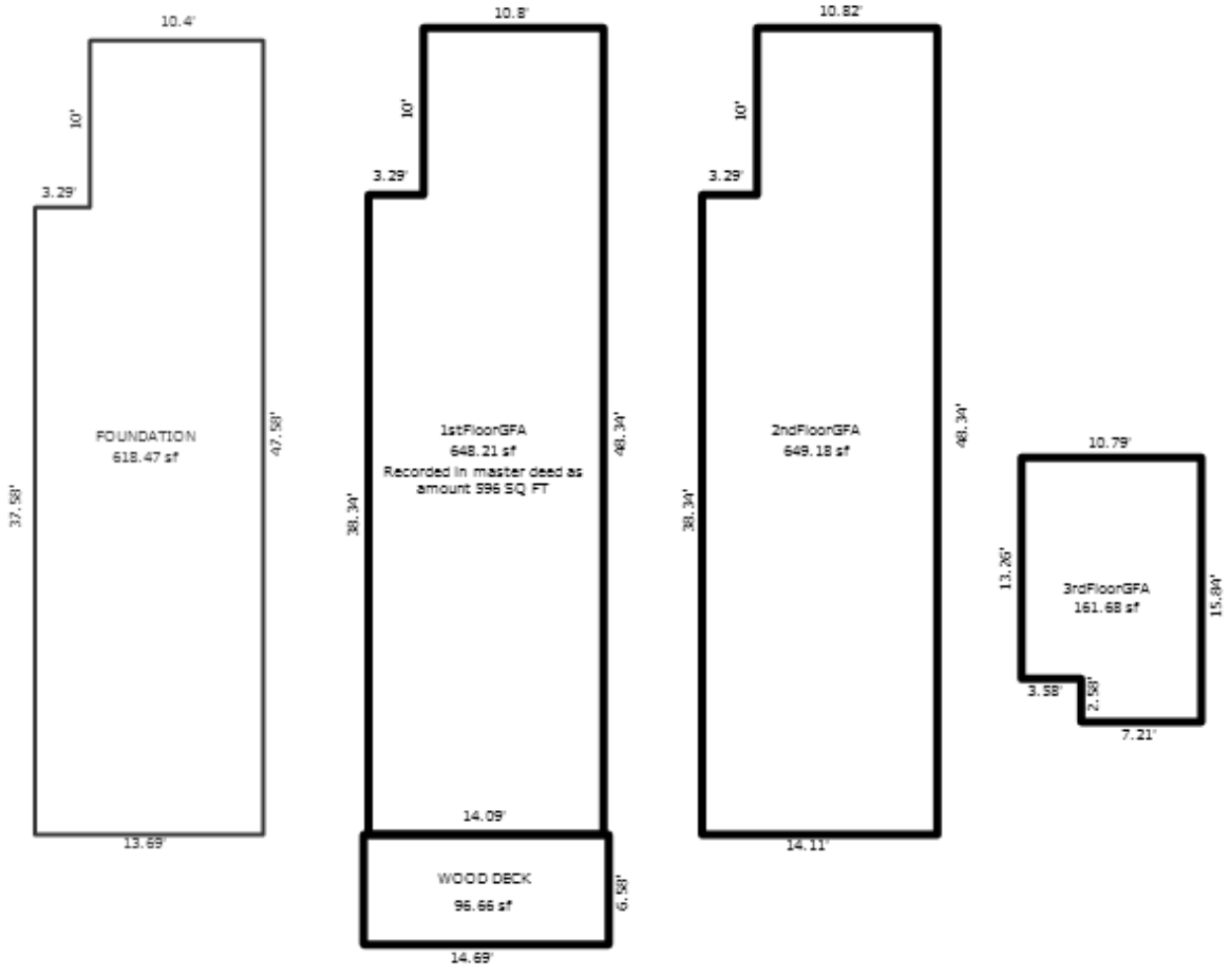

UNIT 22

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-023-00 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.
GHESQUIERE BEVERLY M ET A	WILDERNESS 23 LLC	240,229	07/17/2009	WD	03-ARM'S LENGTH	2009 1022/141	AGENT	100.0
MORRIS ALBERT P TRUST AGR	GHESQUIERE BEVERLY M ET A	0	09/28/2006	QC	08-ESTATE	917:589	OTHER	100.0
MORRIS JULIA S TRUST	MORRIS ALBERT P TRUST AGR	418,000	08/14/2006	QC	08-ESTATE	912:558	OTHER	100.0
BRENNAN	MORRIS	137,500	01/03/1996	WD	03-ARM'S LENGTH	416:335	PROPERTY TRANSFER	0.0

Property Address

23 WILDERNESS

Owner's Name/Address

WILDERNESS 23 LLC
317 WAYLAND
EAST LANSING MI 48823

Tax Description

L1022P141 Unit 23, Wilderness Condominium according to the Master Deed recorded in Liber 168, pages 35 through 81, First Amendment to Master Deed recorded in Liber 352, pages 808 through 839 and Amended and Restated Master Deed recorded in Liber 544, pages 294 through 365and designated as Leelanau County Condominium Plan No.4, Leelanau County Records, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of Public Acts of

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 496,339 TCV/TFA: 492.40

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 H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	93,200	248,200			161,390C
2024	100,000	115,200	215,200			156,538C
2023	90,000	121,200	211,200			149,084C
2022	50,000	126,400	176,400			141,985C

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	12/06/2011	INSPECTED
WAS	09/27/2007	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
1973	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 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: C +10
Effec. Age: 30
Floor Area: 1,008
Total Base New : 140,121 E.C.F.
Total Depr Cost: 98,073 X 1.900
Estimated T.C.V: 186,339

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 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	672		
			Total:	118,985	83,279
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	140,121	98,073

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 186,339

*** Information herein deemed reliable but not guaranteed***

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UNIT 23

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-024-00 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.
MORRIS NINA D TRUST AGREE	GHESQUIERE BEVERLY M ET A	0	09/28/2006	QC	08-ESTATE	917:603	OTHER	100.0
MORRIS JULIA S TRUST	MORRIS NINA D TRUST AGREE	418,000	08/14/2006	QC	03-ARM'S LENGTH	912:560	OTHER	100.0

Property Address
24 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 516,809 TCV/TFA: 468.97

Building Permit(s)	Date	Number	Status

Owner's Name/Address
GHESQUIERE BEVERLY M ET AL
12975 DUNN CT
PLYMOUTH MI 48170

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 H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	310000.00000		100		310,0
			0.00 Total Acres		Total Est. Land Value =			310,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
	0.00	321983	96	0
Total Estimated Land Improvements True Cash Value =				0

Tax Description
L246 P88 L538 P942/00 L912 P560/06 L917 P603/06 APT D-24 WILDERNESS CONDOMINIUM REC IN L168 P32-81 UND 50% INTEREST TO BEVERLY M GHESQUIERE UND 50% INTEREST TO CYNTHIA MORRIS STARR AS TENANTS IN COMMON SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
ASPEN-CRYSTAL RIVER-BLDG D-3W

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	103,400	258,400			161,872C
2024	100,000	127,800	227,800			157,005C
2023	90,000	134,500	224,500			149,529C
2022	50,000	140,300	190,300			142,409C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	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: 551 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: C +10
Effec. Age: 30
Floor Area: 1,102
Total Base New : 155,508 E.C.F.
Total Depr Cost: 108,847 X 1.900
Estimated T.C.V: 206,809

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 551 SF Floor Area = 1102 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	551		
			Total:	134,372	94,053
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	155,508	108,847

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 206,809

*** Information herein deemed reliable but not guaranteed***

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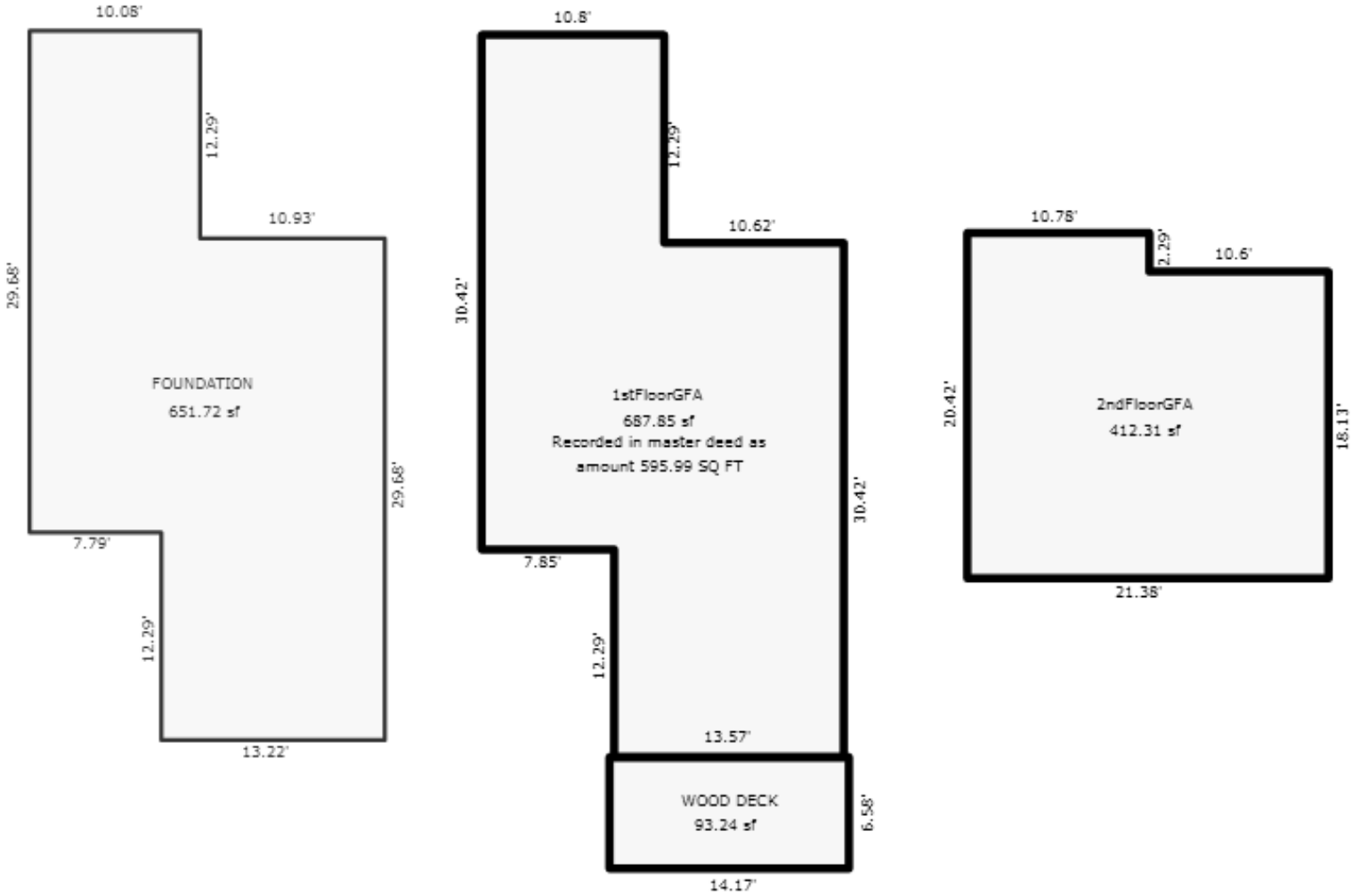

UNIT 24

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-025-00 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.
LEGAULT DANIEL J & KAREN	SLEEPING BEAR RETREAT LLC	0	06/12/2018	QC	09-FAMILY	1332P115	PROPERTY TRANSFER	100.0
MCMAHON J PATRICK & DEBRA	LEGAULT DANIEL J & KAREN	301,000	08/08/2017	WD	03-ARM'S LENGTH	1303P555	PROPERTY TRANSFER	100.0
FITZGERALD	MCMAHON	195,000	11/05/1999	WD	03-ARM'S LENGTH	528:333	PROPERTY TRANSFER	0.0
KNIGHT	FITZGERALD	104,000	08/31/1993	WD	03-ARM'S LENGTH	369:971	OTHER	0.0

Property Address

25 WILDERNESS

Owner's Name/Address

SLEEPING BEAR RETREAT LLC
1347 PATTERSON AVE SE
GRAND RAPIDS MI 49546

Tax Description

L241 P310 L369 P971 L528 P333/99 APT D-25 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG D-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 476,936 TCV/TFA: 550.73

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	06/01/2011	110086	100% FINIS
Res. Condo	05/13/2011	PB11-0086	
Res. Add/Alter/Repair	10/23/2003	PB03-0642	
Res. Add/Alter/Repair	04/04/2003	PB03-0093	

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	12/06/2011	INSPECTED
WAS	09/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	83,500	238,500			149,955C
2024	100,000	103,200	203,200			145,447C
2023	90,000	108,600	198,600			138,521C
2022	30,000	113,200	143,200			131,925C

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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
1973 199	2002

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: 577 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: C +10
Effec. Age: 30
Floor Area: 866
Total Base New : 125,517 E.C.F.
Total Depr Cost: 87,861 X 1.900
Estimated T.C.V: 166,936

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 577 SF Floor Area = 866 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	577		
			Total:	104,340	73,038
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	125,517	87,861

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 166,936

*** Information herein deemed reliable but not guaranteed***

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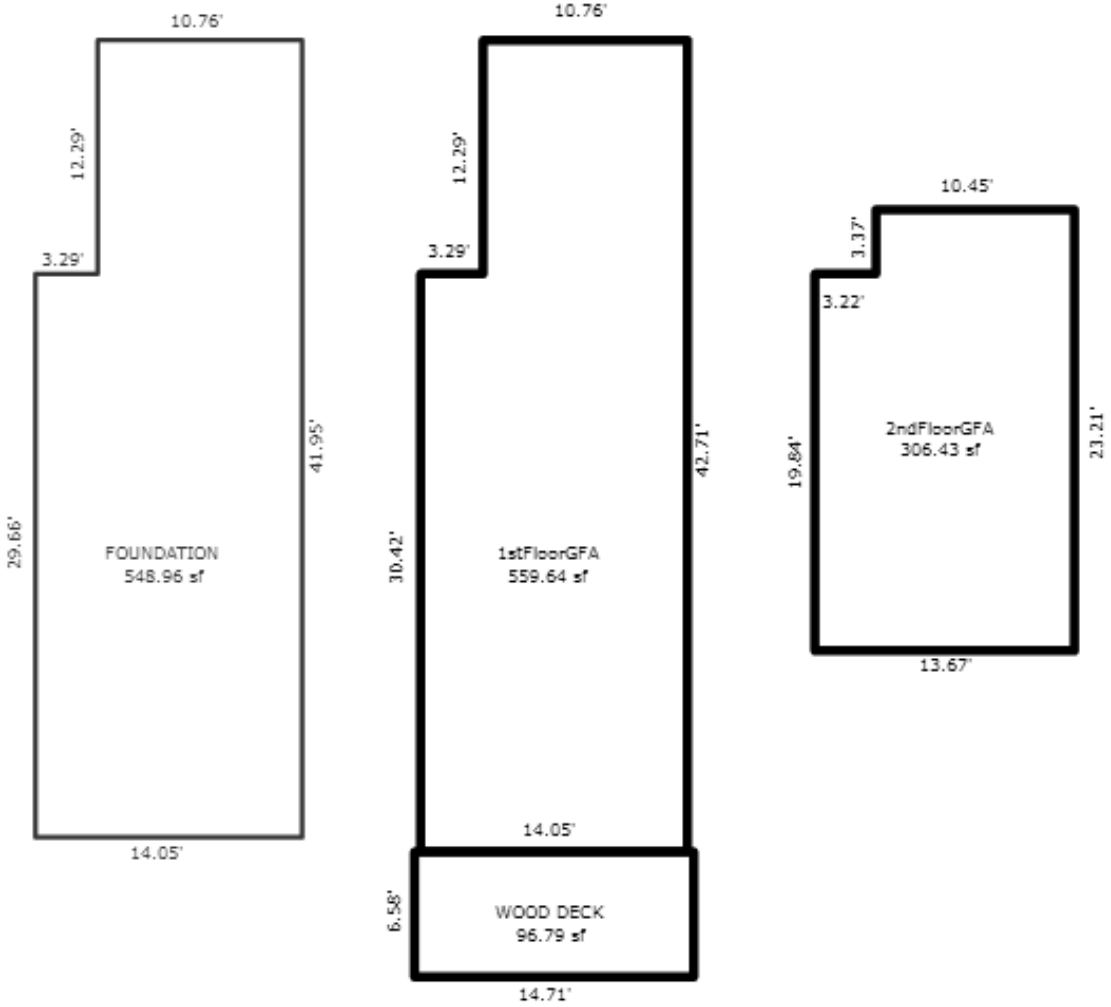

UNIT 25

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-026-00 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.
ROTHER MICHAEL G & ELIZAB	ROTHER MICHAEL G & ELIZAB	0	09/02/2021	QC	09-FAMILY	2021007124	PROPERTY TRANSFER	0.0
EZEKIEL DANIEL J & MARTIN	EZEKIEL DANIEL J & MARTIN	0	09/02/2021	QC	09-FAMILY	2021007123	PROPERTY TRANSFER	0.0
TROPMAN PENELOPE S	ROTHER MICHAEL G & ELIZAB	295,000	05/21/2018	WD	03-ARM'S LENGTH	1330P386	PROPERTY TRANSFER	100.0

Property Address

26 WILDERNESS

Owner's Name/Address

ROTHER MICHAEL G & ELIZABETH L &
EZEKIEL DANIEL J & MARTINA H
1217 BALDWIN AVE
ANN ARBOR MI 48104

Tax Description

L253 P154 L403 P944/95 APT D-26
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG D-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 481,884 TCV/TFA: 534.24

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 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	85,900	240,900			153,230C
2024	100,000	106,200	206,200			148,623C
2023	90,000	111,800	201,800			141,546C
2022	30,000	116,600	146,600			134,806C

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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
1973	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: 601 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: C +10
Effec. Age: 30
Floor Area: 902
Total Base New : 129,249 E.C.F.
Total Depr Cost: 90,465 X 1.900
Estimated T.C.V: 171,884

(16) Porches/Decks

Area	Type
95	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 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	601		
			Total:	108,086	75,652
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			95	2,509	1,756
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,249	90,465

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 171,884

*** Information herein deemed reliable but not guaranteed***

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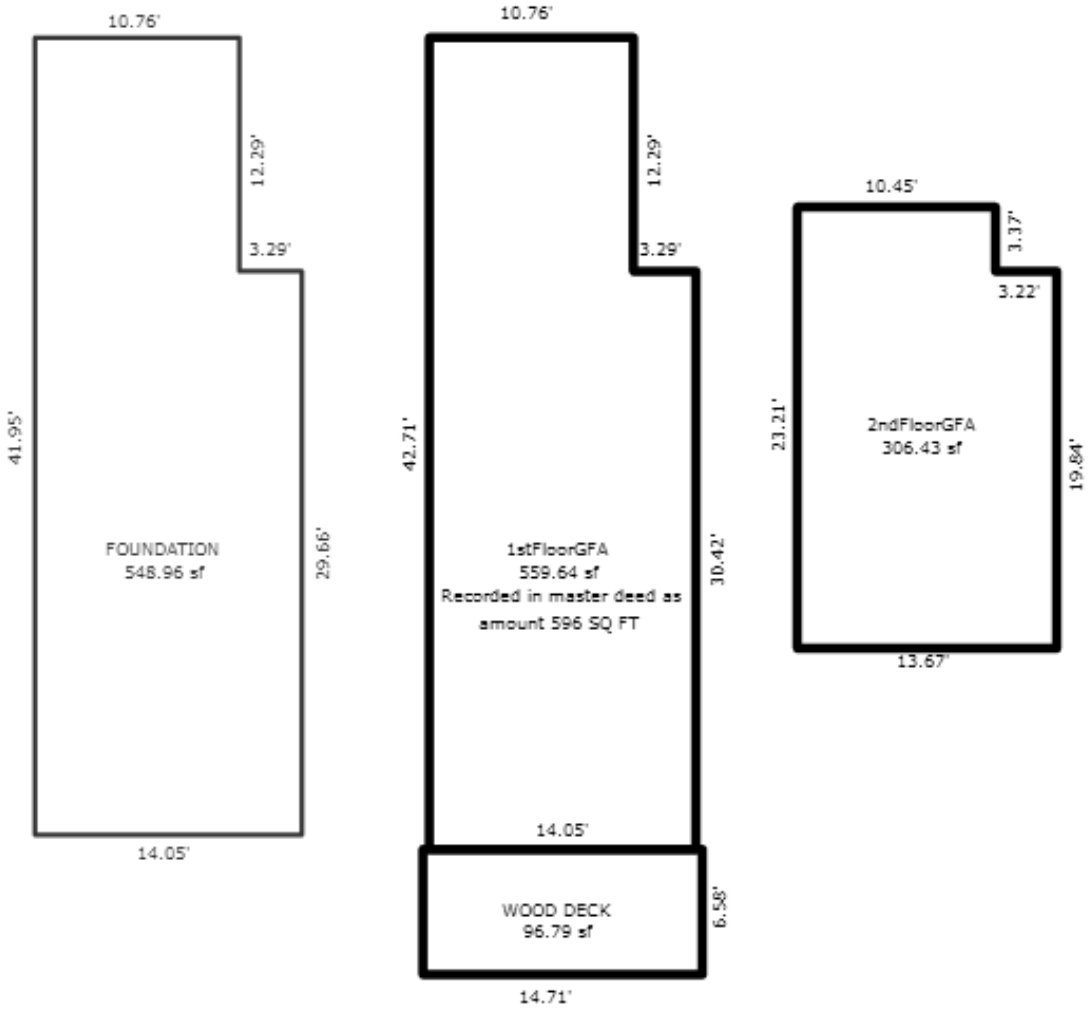

UNIT 26

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-027-00 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.
JOE FRANKIE & COFFER BARB	PARKS MARION R & MARGARE	105,000	11/13/2012	QC	09-FAMILY	1145P123	PROPERTY TRANSFER	50.0

Property Address
27 WILDERNESS

Owner's Name/Address
PARKS MARION R & MARGARET A H&W
12271 EWALD CT
STERLING HEIGHTS MI 48312

Tax Description
L253 P832 L302 P355&356/92 APT D-27 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
JUNIPER
12/30/10 REMOVED STERLING HEIGHTS ADDRESS THAT EXISTED IN ADDITION TO TROY ADDRESS PER TREASURER PROVIDED INFORMATION - TIM

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 481,903 TCV/TFA: 534.26

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/23/2003	PB03-0643	

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	07/26/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	86,000	241,000			104,014C
2024	100,000	106,300	206,300			100,887C
2023	90,000	111,800	201,800			96,083C
2022	30,000	116,600	146,600			91,508C

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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
1973	1990

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: 601 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: C +10
Effec. Age: 30
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 90,475 X 1.900
Estimated T.C.V: 171,903

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 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	601		
			Total:	108,086	75,652
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	90,475

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 171,903

*** Information herein deemed reliable but not guaranteed***

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UNIT 27

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-028-00 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.
MOFFAT	DONESON	112,000	08/24/1990	WD	03-ARM'S LENGTH	314:825	OTHER	0.0

Property Address
28 WILDERNESS

Owner's Name/Address
DONESON STUART L & SUSAN G
4562 COMANCHE DR
OKEMOS MI 48864

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 558,674 TCV/TFA: 397.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description
L314 P824&825/90 APT D-28 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
MANITOU-CRYSTAL RIVER-BLDG D-3N-END

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	124,300	279,300			107,862C
2024	100,000	153,500	253,500			104,619C
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	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: 829 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

0	Amps Service

No./Qual. 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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,406
Total Base New : 186,982 E.C.F.
Total Depr Cost: 130,881 X 1.900
Estimated T.C.V: 248,674

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 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	829		
1 Story	Siding	Overhang	162		
			Total:	155,805	109,058

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	96	2,523	1,766
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
Lump Sum Items			
END UNIT		10,000	7,000
	Totals:	186,982	130,881

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 248,674

*** Information herein deemed reliable but not guaranteed***

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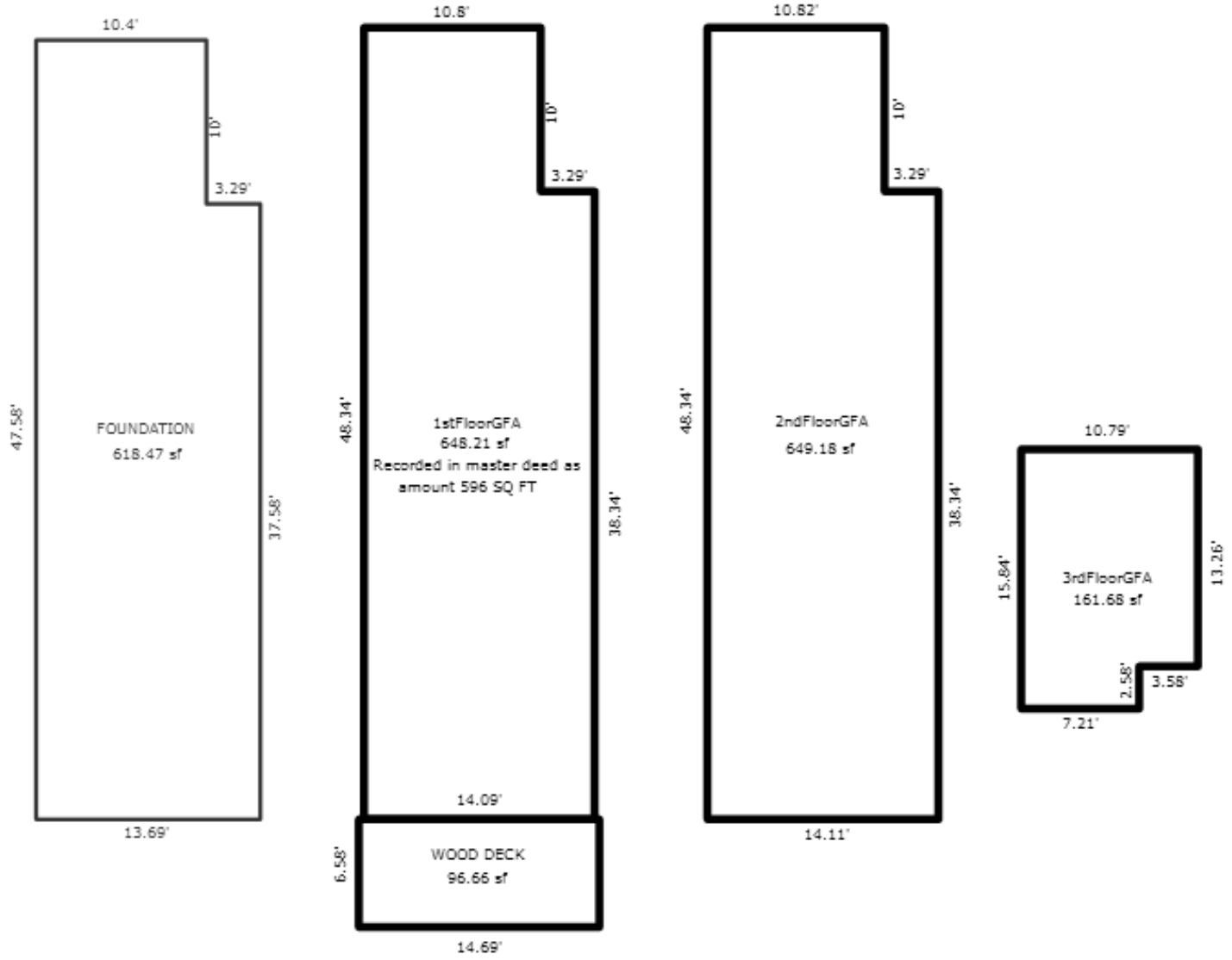

UNIT 28

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-029-00 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.
HAYS DENNIS P	HAYS DENNIS P TRUST	1	08/10/2016	QC	03-ARM'S LENGTH	1269P482	PROPERTY TRANSFER	0.0
GRANT	HAYS	125,000	11/17/1993	WD	03-ARM'S LENGTH	375:517	OTHER	0.0

Property Address
29 WILDERNESS

Owner's Name/Address
HAYS DENNIS P TRUST
PO BOX 573
GLEN ARBOR MI 49636

Tax Description
L375 P517/93 APT E-29 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
MANITOU-CRYSTAL RIVER-BLDG E-3N-END

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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. 100% 05/01/2003
MAP #: 38
2025 Est TCV 558,676 TCV/TFA: 397.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	12/06/2011	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units		310000.00000	100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	124,300	279,300			107,862C
2024	100,000	153,500	253,500			104,619C
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C

*** 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
1973	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: 829 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

0	Amps Service

No./Qual. 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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,406
Total Base New : 186,983 E.C.F.
Total Depr Cost: 130,882 X 1.900
Estimated T.C.V: 248,676

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

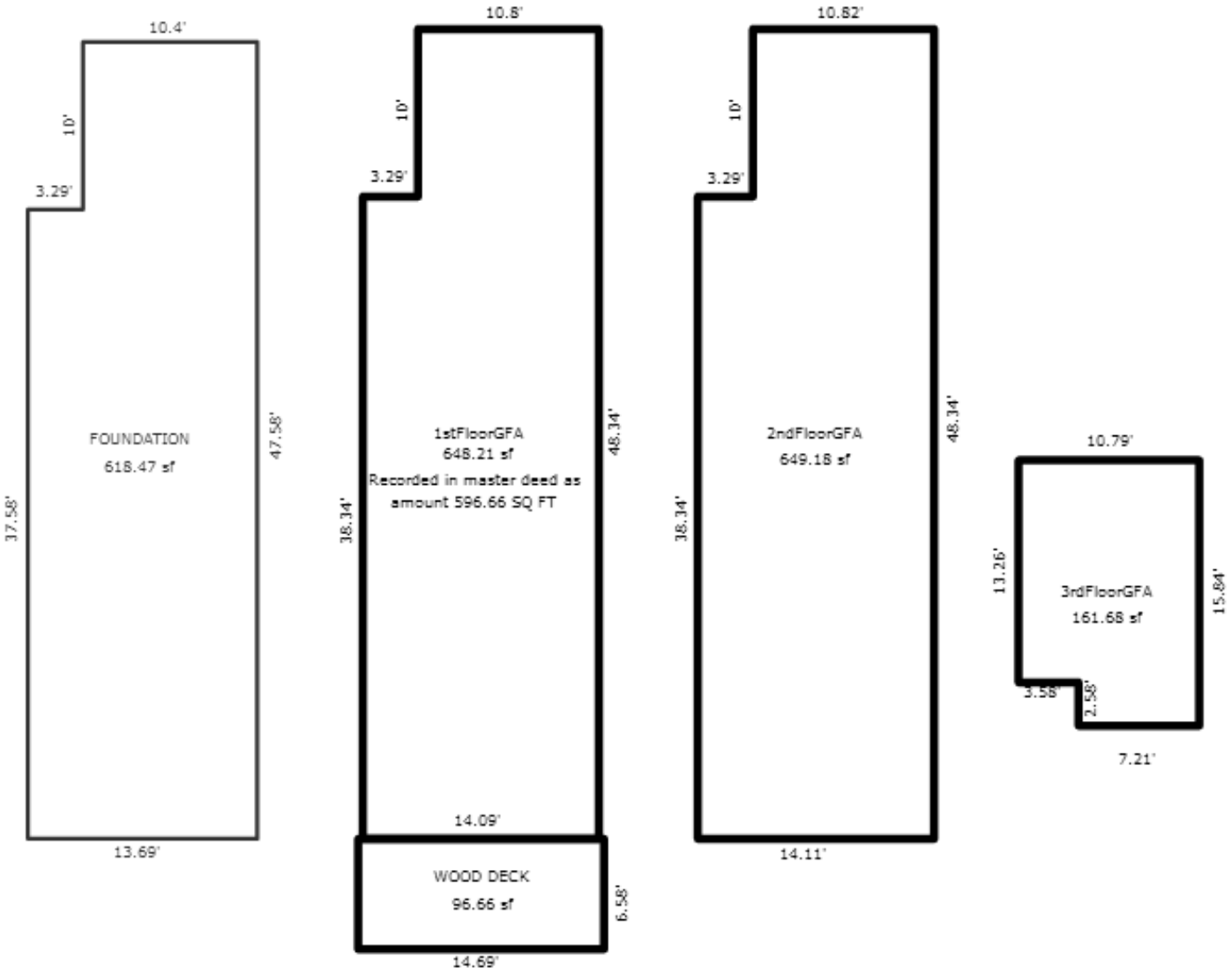
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	829		
1 Story	Siding	Overhang	162		
			Total:	155,805	109,058

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,486	1,040	
3 Fixture Bath	1	4,678	3,275	
Deck				
Treated Wood	96	2,523	1,766	
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				
Interior 2 Story	1	6,694	4,686	
Unit-in-Place Cost Items				
	1	0	0	
Local Cost Items				
SOLAR POWER <150KW	1	1	1	*
Lump Sum Items				
END UNIT		10,000	7,000	
	Totals:	186,983	130,882	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

BUILDING E



UNIT 29

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-030-00 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.
MAKI GARY T & PATRICIA R	MAKE GARY T & PATRICIA R	0	06/29/2022	QC	09-FAMILY	2022005717	DEED	0.0
MAKI GARY T & PATRICIA R	MAKI GARY T & PATRICIA R	0	11/15/2011	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
MACPHAIL	MAKI	142,000	04/04/1997	WD	03-ARM'S LENGTH	443:955	OTHER	0.0

Property Address
30 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 509,663 TCV/TFA: 505.62

Building Permit(s)	Date	Number	Status
Res. Condo	11/16/2010	PB10-0388	100% FINIS

Owner's Name/Address
MAKE GARY T & PATRICIA R
34860 OLD HOMESTEAD RD
FARMINGTON HILLS MI 48335

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	310000.00000	100			310,0
			0.00 Total Acres		Total Est. Land Value =			310,000

Tax Description
L266 P77 L443 P955/97 APT E-30 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
ASPEN-CRYSTAL RIVER-BLDG E-3W

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	99,800	254,800			117,818C
2024	100,000	123,400	223,400			114,276C
2023	90,000	129,900	219,900			108,835C
2022	50,000	135,400	185,400			103,653C

Who	When	What
TPC	07/26/2017	INSPECTED
TPC	12/06/2011	INSPECTED
TPC	01/10/2011	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
1973	1995

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: 672 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: C +10
Effec. Age: 25
Floor Area: 1,008
Total Base New : 140,121 E.C.F.
Total Depr Cost: 105,086 X 1.900
Estimated T.C.V: 199,663

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	118,985	89,236
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,114
3 Fixture Bath			1	4,678	3,508
Deck					
Treated Wood			93	2,482	1,861
Water/Sewer					
Public Water			1	1,505	1,129
Public Sewer			1	1,505	1,129
Built-Ins					
Appliance Allow.			1	2,786	2,089
Fireplaces					
Interior 2 Story			1	6,694	5,020
Unit-in-Place Cost Items					
			1	0	0
			Totals:	140,121	105,086

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 199,663

*** Information herein deemed reliable but not guaranteed***

BUILDING E

UNIT 30

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-031-00 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.
J&J KRAMER LLC	BECKER JOHN & JULIE TRUST	560,000	02/08/2024	WD	03-ARM'S LENGTH	2024001320	PROPERTY TRANSFER	100.0
KRAMER JOAN T TRUST	J&J KRAMER LLC	100	01/14/2013	QC	09-FAMILY	1154P980	PROPERTY TRANSFER	100.0
KRAMER JOAN T	KRAMER JOAN T TRUST	0	11/23/1994	QC	09-FAMILY	446P761	DEED	0.0
FORD	KRAMER	125,000	11/01/1994	WD	03-ARM'S LENGTH	395:659	OTHER	0.0

Property Address

31 WILDERNESS

Owner's Name/Address

BECKER JOHN & JULIE TRUST
8221 AUTUMN ACRES SR
ROCKFORD MI 49341

Tax Description

L395 P659 L446 P761/97 APT E-31
WILDERNESS CONDOMINIUM REC IN L168 P32-81
SECS 14 & 23 T29N R14W. , 2ND AMD
2023005220

Comments/Influences

MANITOU-CRYSTAL RIVER-BLDG E- NO LOFT
UNIT 31,MANITOU BUT NO LOFT

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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 516,085 TCV/TFA: 511.99

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Who	When	What
TPC	02/08/2024	INSPECTED
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	103,000	258,000			258,000S
2024	100,000	127,200	227,200			135,465C
2023	90,000	134,500	224,500			129,015C
2022	30,000	141,200	171,200			122,872C

*** 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
1973	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: 504 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

0	Amps Service

No./Qual. 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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,008
Total Base New : 154,965 E.C.F.
Total Depr Cost: 108,466 X 1.900
Estimated T.C.V: 206,085

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

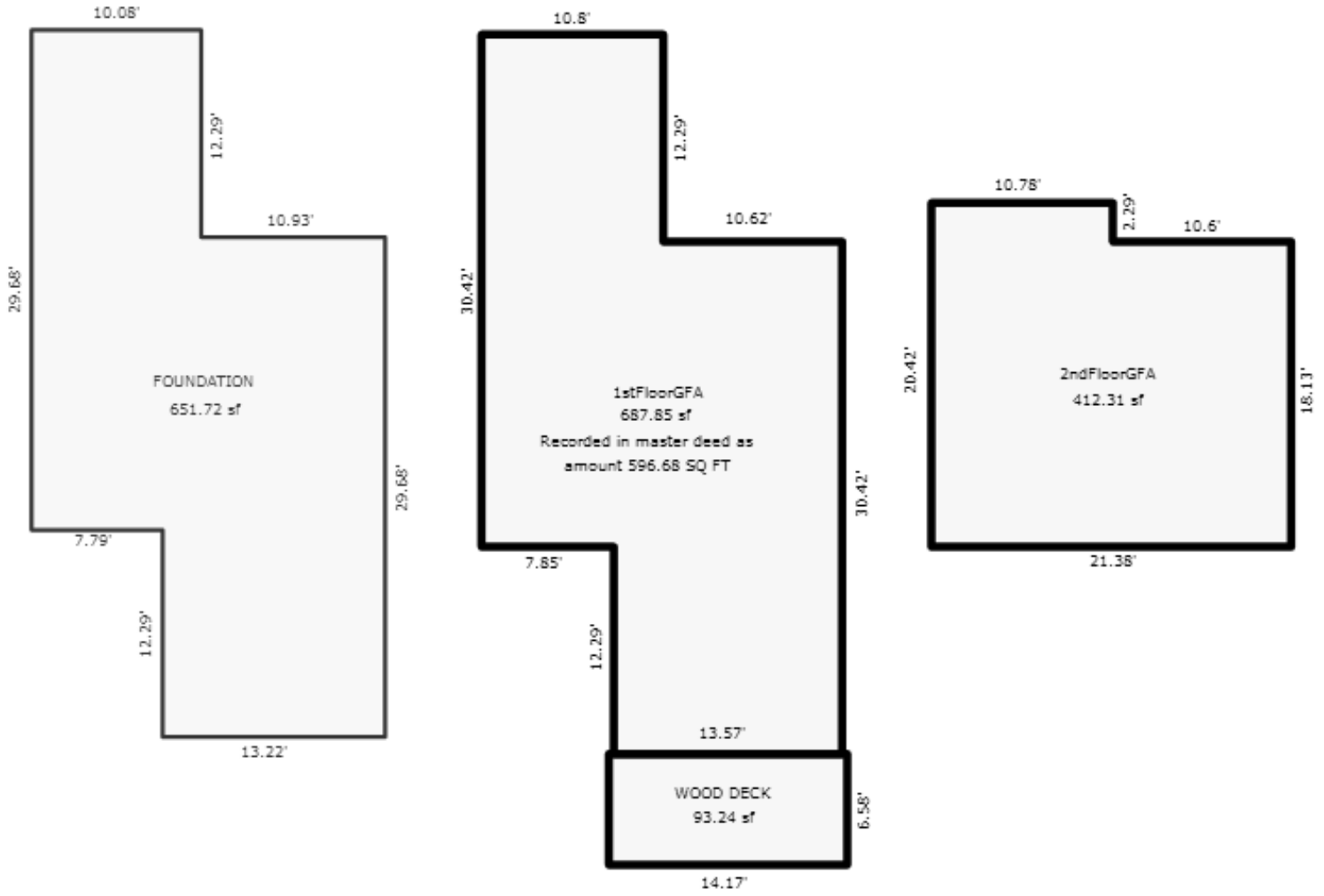
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 504 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	504			
			Total:	123,828	86,671	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,486	1,040	
3 Fixture Bath			1	4,678	3,275	
Deck						
Treated Wood			93	2,482	1,737	
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						
Interior 2 Story			1	6,694	4,686	
Unit-in-Place Cost Items						
			1	0	0	
Local Cost Items						
SOLAR POWER <150KW			1	1	1	*
Lump Sum Items						
END UNIT				10,000	7,000	
			Totals:	154,965	108,466	

Notes: 7,14,21,22,28,29,31(NOLOFT),35,36,45
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 206,085

*** Information herein deemed reliable but not guaranteed***

BUILDING E



UNIT 31

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-032-00 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.
WATSON WILLIAM DEAN ESTAT	HAMILTON DEBORAH ANNE	0	12/18/2015	QC	09-FAMILY	1252P461	PROPERTY TRANSFER	0.0

Property Address
32 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 484,367 TCV/TFA: 536.99

Building Permit(s)	Date	Number	Status

Owner's Name/Address
HAMILTON DEBORAH ANNE
4193 E TIMBERWOOD DR
TRAVERSE CITY MI 49686

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description
L242 P123/83 APT E-32 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
JUNIPER-CRYSTAL RIVER-BLDG E-2N

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	87,200	242,200			87,313C
2024	100,000	107,800	207,800			84,688C
2023	90,000	113,400	203,400			80,656C
2022	30,000	118,300	148,300			76,816C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	1990

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: 601 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: C +10
Effec. Age: 29
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 91,772 X 1.900
Estimated T.C.V: 174,367

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

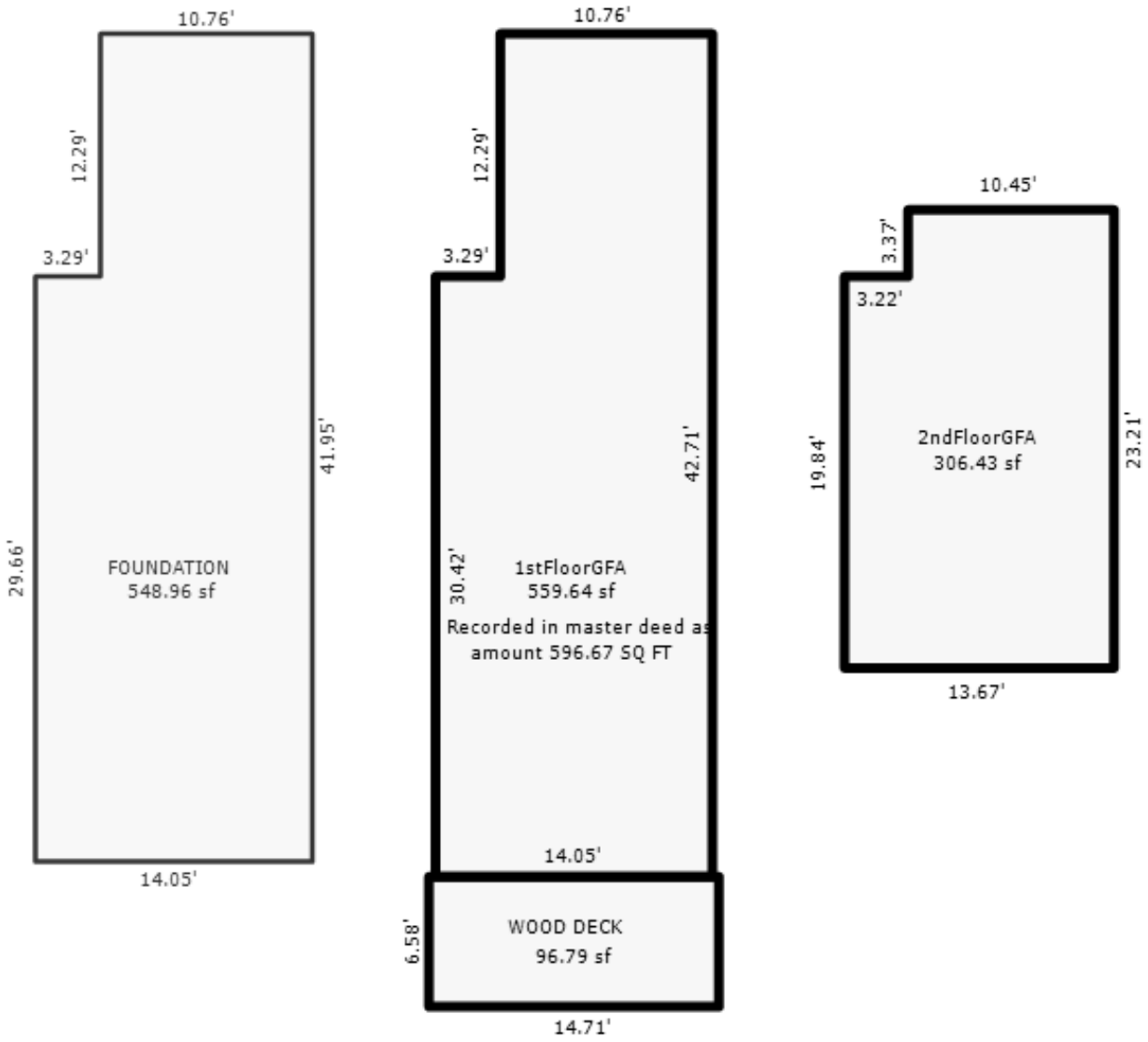
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	108,086	76,736
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,055
3 Fixture Bath			1	4,678	3,321
Deck					
Treated Wood			96	2,523	1,791
Water/Sewer					
Public Water			1	1,505	1,069
Public Sewer			1	1,505	1,069
Built-Ins					
Appliance Allow.			1	2,786	1,978
Fireplaces					
Interior 2 Story			1	6,694	4,753
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	91,772

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 174,367

*** Information herein deemed reliable but not guaranteed***

BUILDING E



UNIT 32

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-033-00 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.
KALEE BRUCE R & BECKY J	KALEE BRUCE R & BECK J LI	1	10/07/2013	QC	09-FAMILY	2180P635 QC	DEED	0.0
TRAYNOR	KALEE	80,000	04/17/1990	WD	03-ARM'S LENGTH	310:253	OTHER	0.0

Property Address

33 WILDERNESS

Owner's Name/Address

KALEE BRUCE R & BECKY J
11300 PARMALEE RD
MIDDLEVILLE MI 49333

Tax Description

L269 P426/86 L310 P253/90 APT E-33 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG E-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 481,903 TCV/TFA: 534.26

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 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units		310000.00000	100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	86,000	241,000			87,313C
2024	100,000	106,300	206,300			84,688C
2023	90,000	111,800	201,800			80,656C
2022	30,000	116,600	146,600			76,816C

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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
1973	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: 601 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: C +10
Effec. Age: 30
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 90,475 X 1.900
Estimated T.C.V: 171,903

(16) Porches/Decks

Area	Type
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:

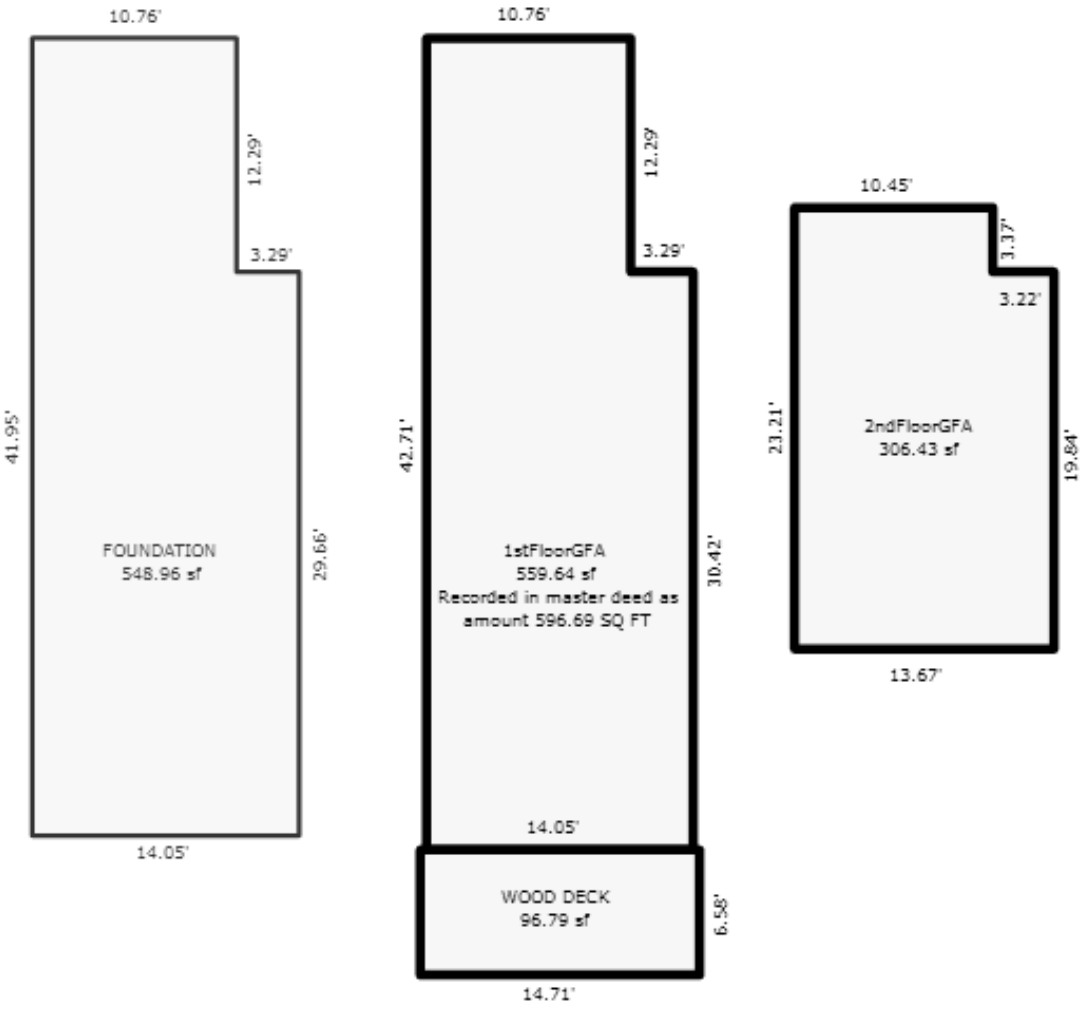
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	108,086	75,652
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	90,475

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 171,903

*** Information herein deemed reliable but not guaranteed***

BUILDING E



UNIT 33

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-034-00 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.
SLAZINSKI PETER J TRUST	SLAZINSKI CONSTANCE A	0	05/29/2024	QC	09-FAMILY	2024002872	PROPERTY TRANSFER	0.0
SLAZINSKI CONSTANCE A	SLAZINSKI CONSTANCE A	0	05/29/2024	QC	15-LADY BIRD	2024002873	PROPERTY TRANSFER	0.0
SLAZINSKI PETER J & CONST	SLAZINSKI PETER J TRUST	0	05/27/2003	QC	09-FAMILY	2023002937	DEED	0.0
BUHLER	SLAZINSKI	106,000	09/23/1994	WD	03-ARM'S LENGTH	393:306	OTHER	0.0

Property Address

34 WILDERNESS

Owner's Name/Address

SLAZINSKI CONSTANCE A
2689 CALLOWAY COURT #25
CANTON MI 48188

Tax Description

L261 P987 L286 P665 L330 P566 L393 P306&307/94 APT E-34 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG E-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 484,367 TCV/TFA: 536.99

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	87,200	242,200			87,313C
2024	100,000	107,800	207,800			84,688C
2023	90,000	113,400	203,400			80,656C
2022	30,000	118,300	148,300			76,816C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	1990

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: 601 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: C +10
Effec. Age: 29
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 91,772 X 1.900
Estimated T.C.V: 174,367

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	108,086	76,736
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,055
3 Fixture Bath			1	4,678	3,321
Deck					
Treated Wood			96	2,523	1,791
Water/Sewer					
Public Water			1	1,505	1,069
Public Sewer			1	1,505	1,069
Built-Ins					
Appliance Allow.			1	2,786	1,978
Fireplaces					
Interior 2 Story			1	6,694	4,753
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	91,772

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 174,367

*** Information herein deemed reliable but not guaranteed***

BUILDING E

UNIT 34

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-035-00 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.
SILVER WANDA C REVOCABLE	DDP PROPERTIES OF MICHIGA	312,500	07/14/2017	WD	03-ARM'S LENGTH	1301P652	PROPERTY TRANSFER	100.0

Property Address
35 WILDERNESS

Owner's Name/Address
DDP PROPERTIES OF MICHIGAN LLC
4665 PINE EAGLES DR
BRIGHTON MI 48116

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 558,674 TCV/TFA: 397.35

Building Permit(s)	Date	Number	Status
Electrical	05/20/2014	PE14-0169	

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1	Units310000.00000		100		310,0
			0.00	Total Acres		Total Est. Land Value =		310,000

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description
L353 P37/92 APT E-35 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
MANITOU-CRYSTAL RIVER-BLDG E-3N-END

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	124,300	279,300			192,563C
2024	100,000	153,500	253,500			186,774C
2023	90,000	162,200	252,200			177,880C
2022	30,000	170,100	200,100			169,410C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 829 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,406
Total Base New : 186,982 E.C.F.
Total Depr Cost: 130,881 X 1.900
Estimated T.C.V: 248,674

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 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	829		
1 Story	Siding	Overhang	162		
			Total:	155,805	109,058

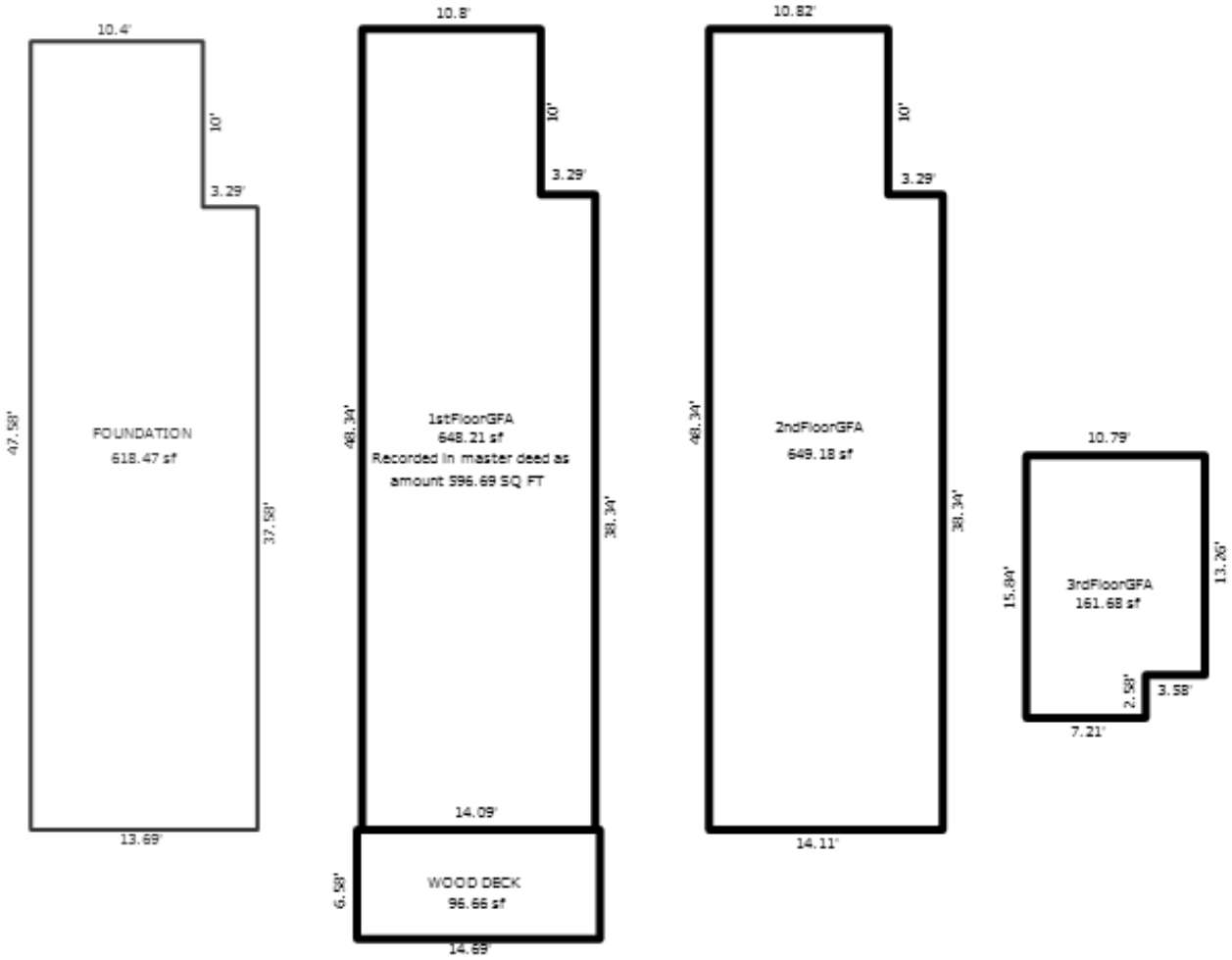
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	96	2,523	1,766
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
Lump Sum Items			
END UNIT		10,000	7,000
	Totals:	186,982	130,881

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 248,674

*** Information herein deemed reliable but not guaranteed***

BUILDING E



UNIT 35

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-036-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ACKER KRISTI L	DONOHUE DEBBIE W TRUST	519,000	09/08/2023	WD	03-ARM'S LENGTH	2023003943	DEED	100.0
SCHOOLFIELD ROBERTA J TRU	ACKER KRISTI L	0	04/22/2022	QC	09-FAMILY	2022002860	PROPERTY TRANSFER	0.0
ACKER KRISTI L	ACKER KRISTI L	0	04/22/2022	WD	09-FAMILY	2022002861	PROPERTY TRANSFER	0.0
FIGURA	SCHOOLFIELD	123,500	09/01/1994	WD	03-ARM'S LENGTH	392:297	OTHER	0.0

Property Address

36 WILDERNESS

Owner's Name/Address

DONOHUE DEBBIE W TRUST
8807 QUAIL CIR
WILLOUGHBY OH 44094

Tax Description

L257 P501 L302 P487 L392 P297/94 L505 P209/99 APT F-36 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

MANITOU-CRYSTAL RIVER-BLDG E-3N-END

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 558,674 TCV/TFA: 397.35

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1	Units310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/08/2023	INSPECTED
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	124,300	279,300			261,358C
2024	100,000	153,500	253,500			253,500S
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C

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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
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 829 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

0	Amps Service

No./Qual. 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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,406
Total Base New : 186,982 E.C.F.
Total Depr Cost: 130,881 X 1.900
Estimated T.C.V: 248,674

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 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	829		
1 Story	Siding	Overhang	162		
			Total:	155,805	109,058

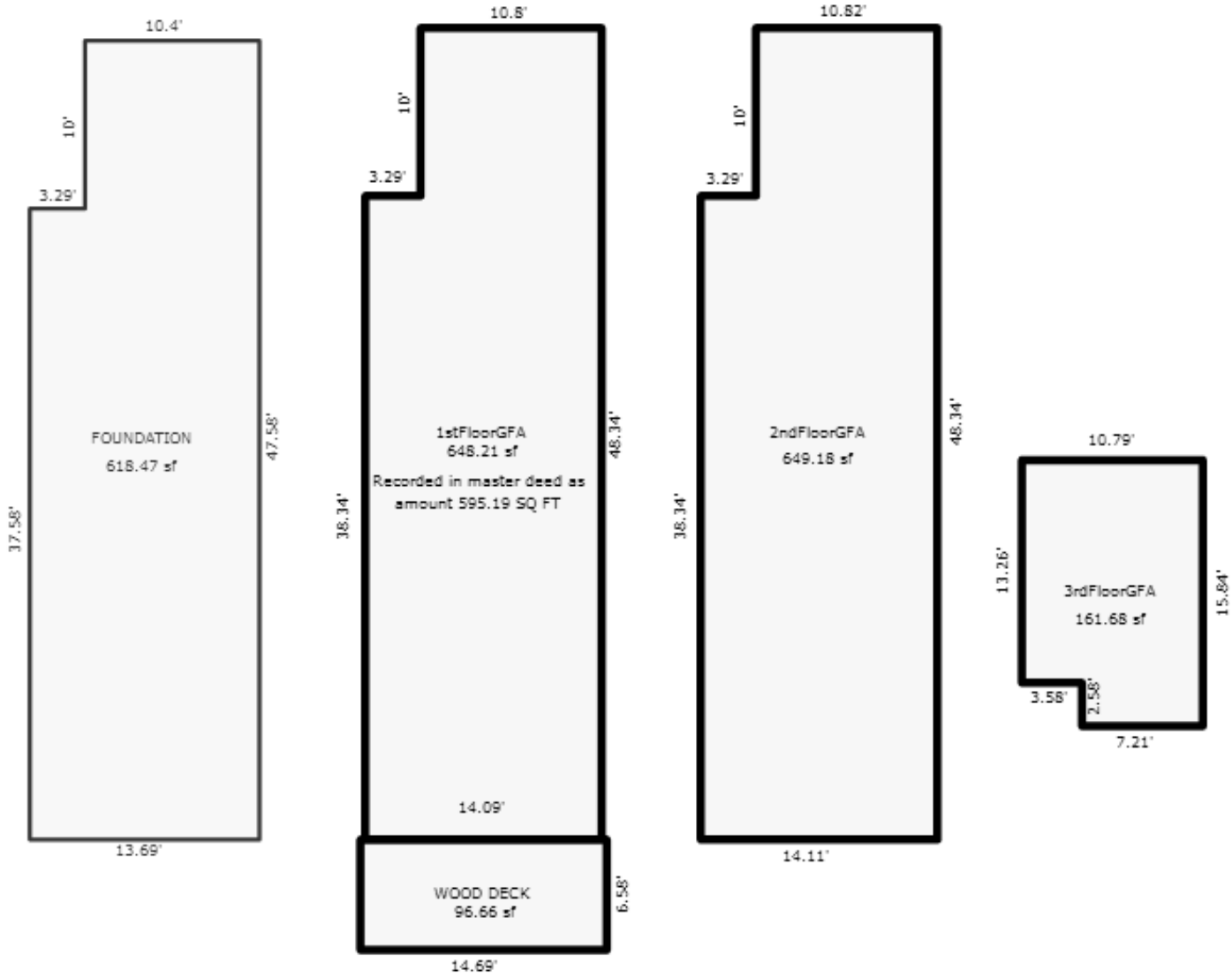
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	96	2,523	1,766
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
Lump Sum Items			
END UNIT		10,000	7,000
	Totals:	186,982	130,881

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 248,674

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 36

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-037-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOOK MARILYN ESTATE	YARJANIAN DARON	195,000	01/03/2012	WD	33-TO BE DETERMINED	1108P570	PROPERTY TRANSFER	100.0
MOOK MARILYN	MOOK MARILYN ESTATE	0	08/18/2011	CD	07-DEATH CERTIFICATE	1108P556	DEED	100.0
HOLEC ET AL	MOOK	100,000	10/27/1993	WD	03-ARM'S LENGTH	373:753	OTHER	0.0
ENGLEHART	HOLEC & WITTBRODT	85,000	11/15/1990	WD	03-ARM'S LENGTH	317:985	OTHER	0.0

Property Address
37 WILDERNESS

Owner's Name/Address
YARJANIAN DARON
6596 VALLEY SPRING RD
BLOOMFIELD HILLS MI 48301

Tax Description
L296 P334 L317 P985 L373 P753/93 APT F-37 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
JUNIPER-CRYSTAL RIVER-BLDG F-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 488,758 TCV/TFA: 541.86

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
TPC 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	89,400	244,400			124,258C
2024	100,000	110,500	210,500			120,522C
2023	90,000	116,300	206,300			114,783C
2022	30,000	121,200	151,200			109,318C

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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
1973	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: 451 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: C +10
Effec. Age: 30
Floor Area: 902
Total Base New : 134,414 E.C.F.
Total Depr Cost: 94,083 X 1.900
Estimated T.C.V: 178,758

(16) Porches/Decks

Area	Type
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:

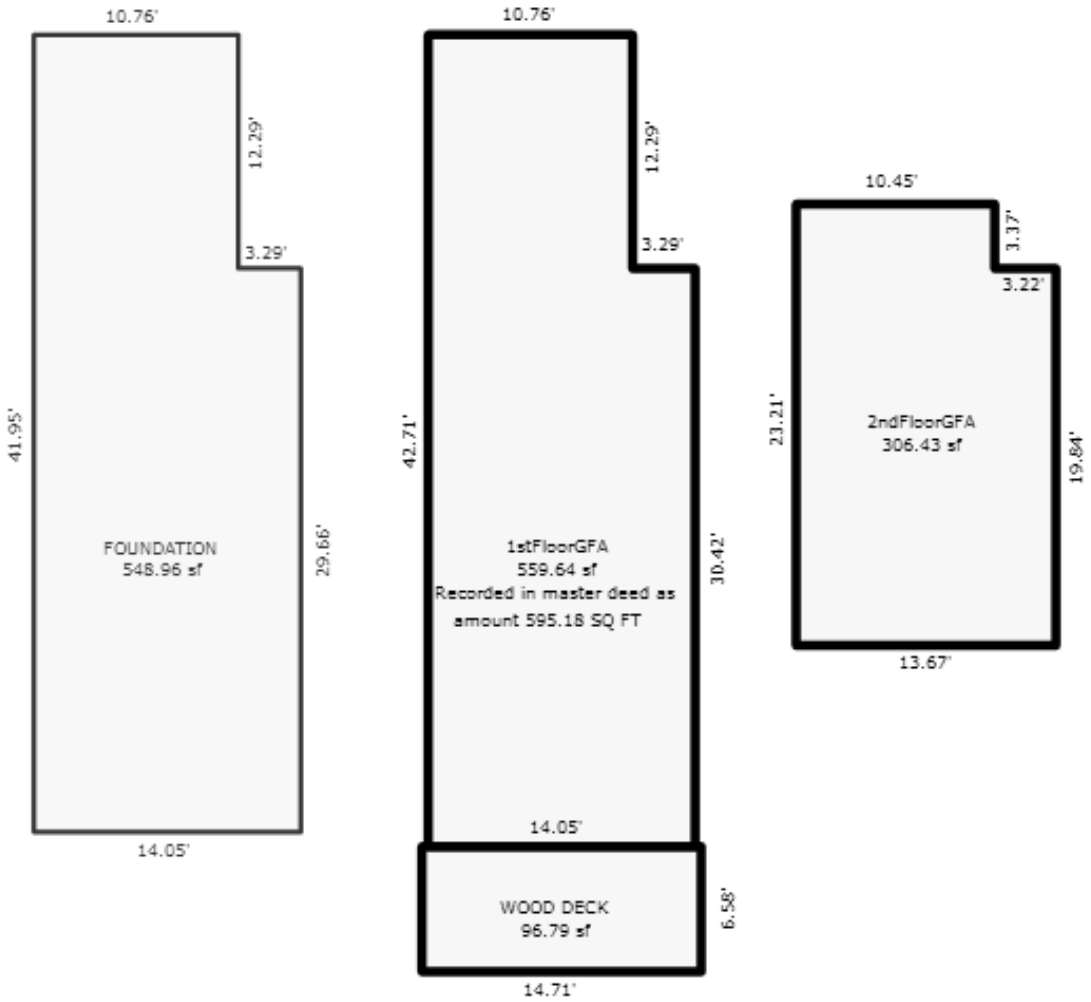
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 451 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	451		
			Total:	113,237	79,260
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	134,414	94,083

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 178,758

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 37

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-038-00 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.
PORTER ELIZABETH E	COOK JANET K TRUST	390,000	09/30/2005	WD	03-ARM'S LENGTH	874:310	OTHER	100.0

Property Address
38 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 494,209 TCV/TFA: 547.90

Building Permit(s)	Date	Number	Status

Owner's Name/Address
COOK JANET K TRUST
13455 EDGEWATER DR
LAKEWOOD OH 44107

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description
DC L829 P613/04 L874 P310/05 APT F-38 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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
JUNIPER-CRYSTAL RIVER-BLDG F-2N

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	92,100	247,100			128,133C
2024	100,000	113,900	213,900			124,281C
2023	90,000	119,800	209,800			118,363C
2022	30,000	124,900	154,900			112,727C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	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: 601 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: C +10
Effec. Age: 25
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 96,952 X 1.900
Estimated T.C.V: 184,209

(16) Porches/Decks

Area	Type
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:

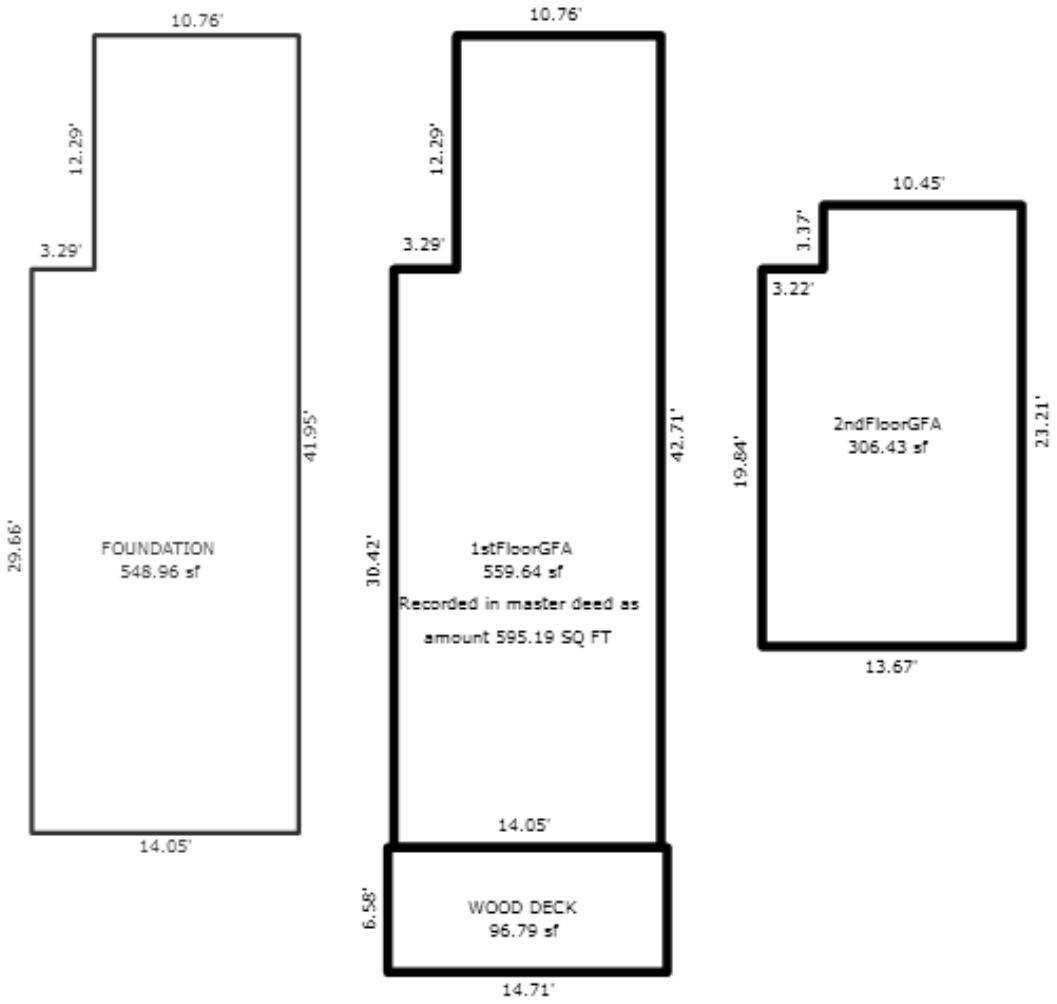
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	108,086	81,071
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,114
3 Fixture Bath			1	4,678	3,508
Deck					
Treated Wood			96	2,523	1,892
Water/Sewer					
Public Water			1	1,505	1,129
Public Sewer			1	1,505	1,129
Built-Ins					
Appliance Allow.			1	2,786	2,089
Fireplaces					
Interior 2 Story			1	6,694	5,020
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	96,952

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 184,209

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 38

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-039-00 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.
DYKSTERHOUSE KARL L & JAN	BORES GEOFF & MARY-KATHER	405,000	08/08/2022	WD	03-ARM'S LENGTH	2022004665	PROPERTY TRANSFER	100.0
DYKSTERHOUSE KARL L & JAN	DYKSTERHOUSE KARL L & JAN	0	04/22/2014	WD	03-ARM'S LENGTH	1196P506	PROPERTY TRANSFER	0.0
OETJEN JOHN & VERONICA C	DYKSTERHOUSE KARL L & JAN	80,000	12/21/1989	WD	03-ARM'S LENGTH	306P753	OTHER	0.0

Property Address

39 WILDERNESS

Owner's Name/Address

BORES GEOFF & MARY-KATHERINE
18890 HEATHER RIDGE DR
NORTHVILLE MI 48168

Tax Description

L279 P821/87 L306 P753/90 APT F-39 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG F-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 481,903 TCV/TFA: 534.26

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	06/09/2022	INSPECTED
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	86,000	241,000			212,695C
2024	100,000	106,300	206,300			206,300S
2023	90,000	111,800	201,800			201,800S
2022	30,000	116,600	146,600			76,816C

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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
1973	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: 601 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: C +10
Effec. Age: 30
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 90,475 X 1.900
Estimated T.C.V: 171,903

(16) Porches/Decks

Area	Type
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:

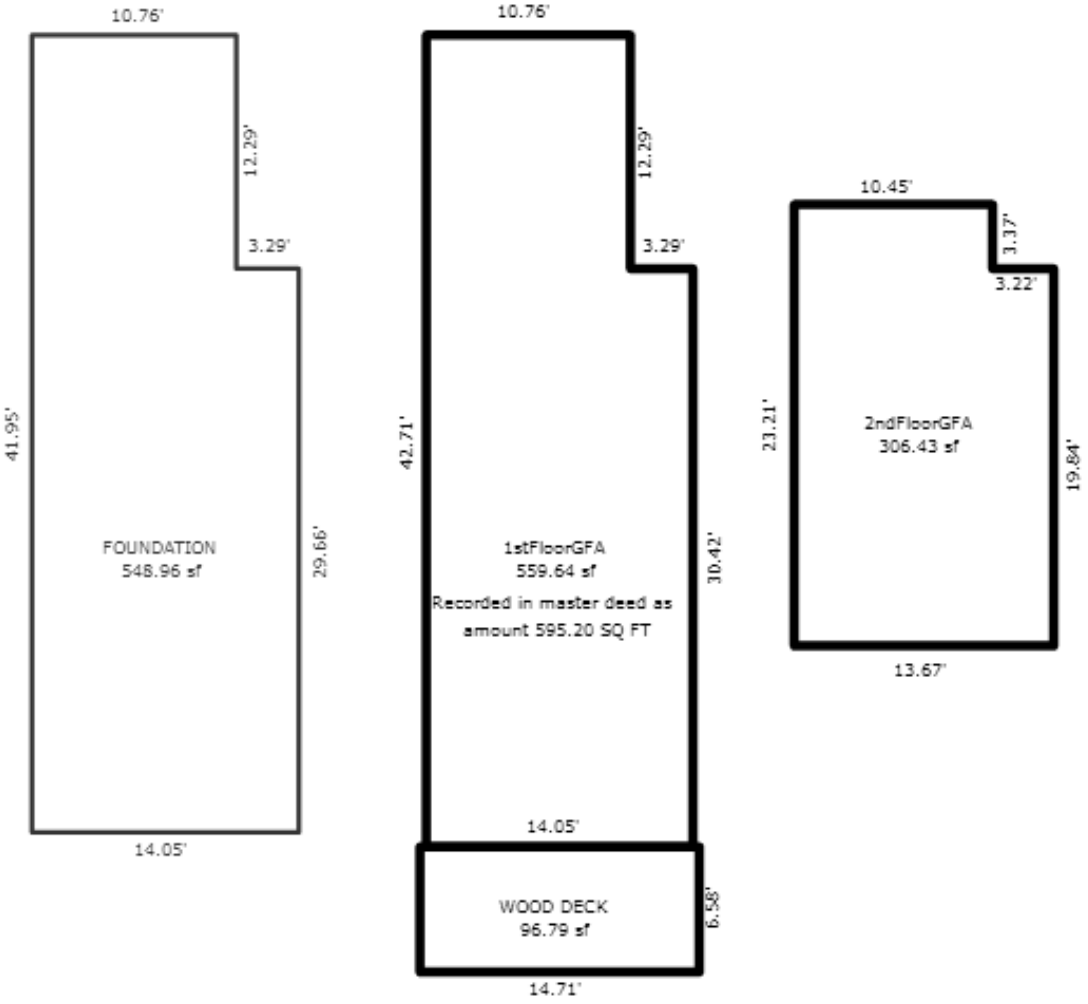
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	108,086	75,652
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			96	2,523	1,766
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	90,475

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 171,903

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 39

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-040-00 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.
SMITH	MCCALDEN	85,000	08/21/1990	WD	03-ARM'S LENGTH	314:751	OTHER	0.0

Property Address
40 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 494,209 TCV/TFA: 547.90

Building Permit(s)	Date	Number	Status

Owner's Name/Address
MCCALDEN MICHAEL P & DONNA M
5566 MAGNOLIA TREE TER
SARASOTA FL 34233

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description
L259 P128/85 L314 P751/90 APT F-40 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
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
JUNIPER-CRYSTAL RIVER-BLDG F-2N

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	92,100	247,100			87,313C
2024	100,000	113,900	213,900			84,688C
2023	90,000	119,800	209,800			80,656C
2022	30,000	124,900	154,900			76,816C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	2004

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: 601 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
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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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
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	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

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1	Public Sewer
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	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: C +10
Effec. Age: 25
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 96,952 X 1.900
Estimated T.C.V: 184,209

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
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Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
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Plumbing					
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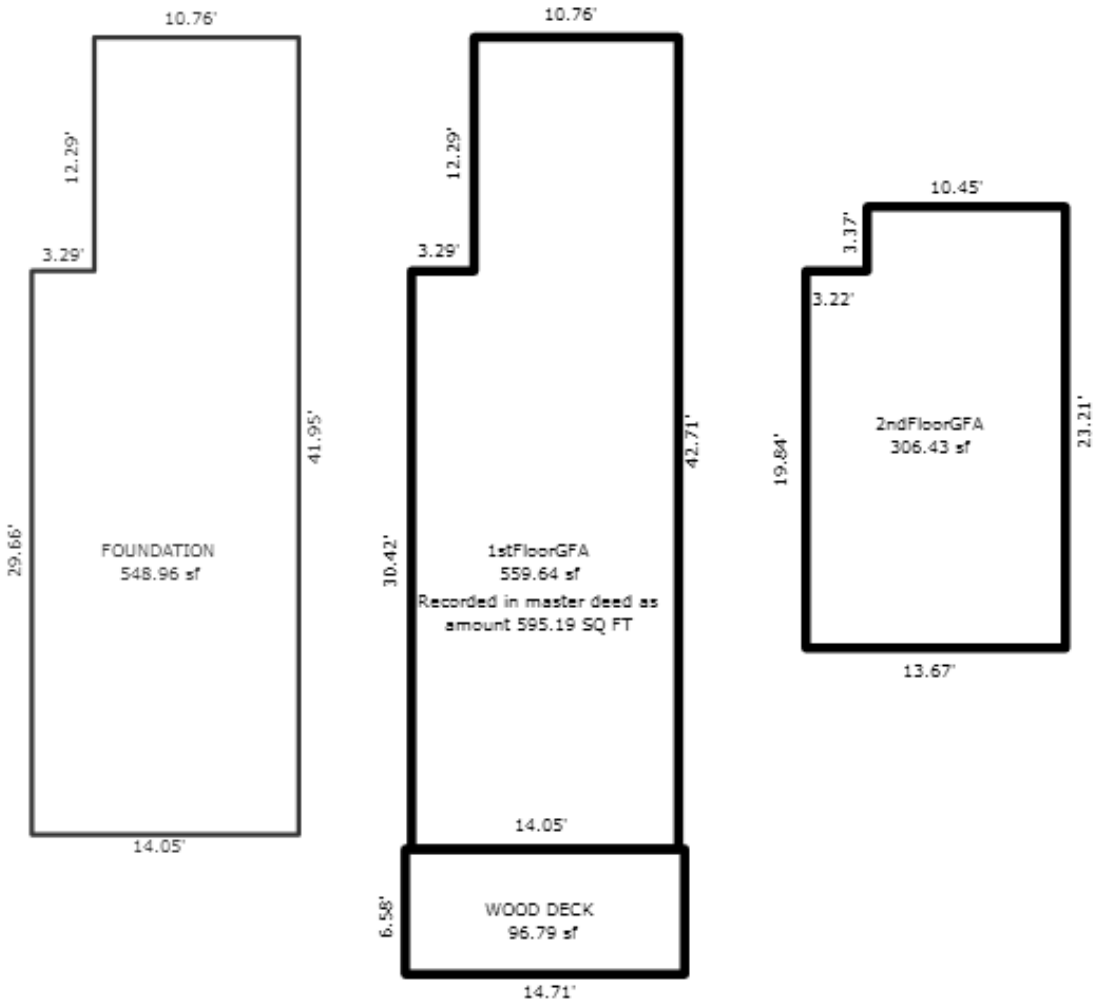
3 Fixture Bath			1	4,678	3,508
Deck					
Treated Wood			96	2,523	1,892
Water/Sewer					
Public Water			1	1,505	1,129
Public Sewer			1	1,505	1,129
Built-Ins					
Appliance Allow.			1	2,786	2,089
Fireplaces					
Interior 2 Story			1	6,694	5,020
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	96,952

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 184,209

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 40

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-041-00 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.
DYKSTRA BRIAN W & JENNIFE	DYKSTRA BRIAN W & JENNIFE	1	10/11/2016	QC	09-FAMILY	1278P121	OTHER	0.0
ELLING GARY R & ELIZABETH	DYKSTRA BRIAN W	250,000	03/04/2015	WD	03-ARM'S LENGTH	1223P290	PROPERTY TRANSFER	100.0

Property Address

41 WILDERNESS

Owner's Name/Address

DYKSTRA BRIAN W & JENNIFER
4139 LITTLE STAR CT
GRANDVILLE MI 49418

Tax Description

L281 P204/87 L292 P287/88 APT F-41 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG F-2N

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 494,209 TCV/TFA: 547.90

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 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	92,100	247,100			148,461C
2024	100,000	113,900	213,900			143,998C
2023	90,000	119,800	209,800			137,141C
2022	30,000	124,900	154,900			130,611C

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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
1973	2004

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: 601 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: C +10
Effec. Age: 25
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 96,952 X 1.900
Estimated T.C.V: 184,209

(16) Porches/Decks

Area	Type
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:

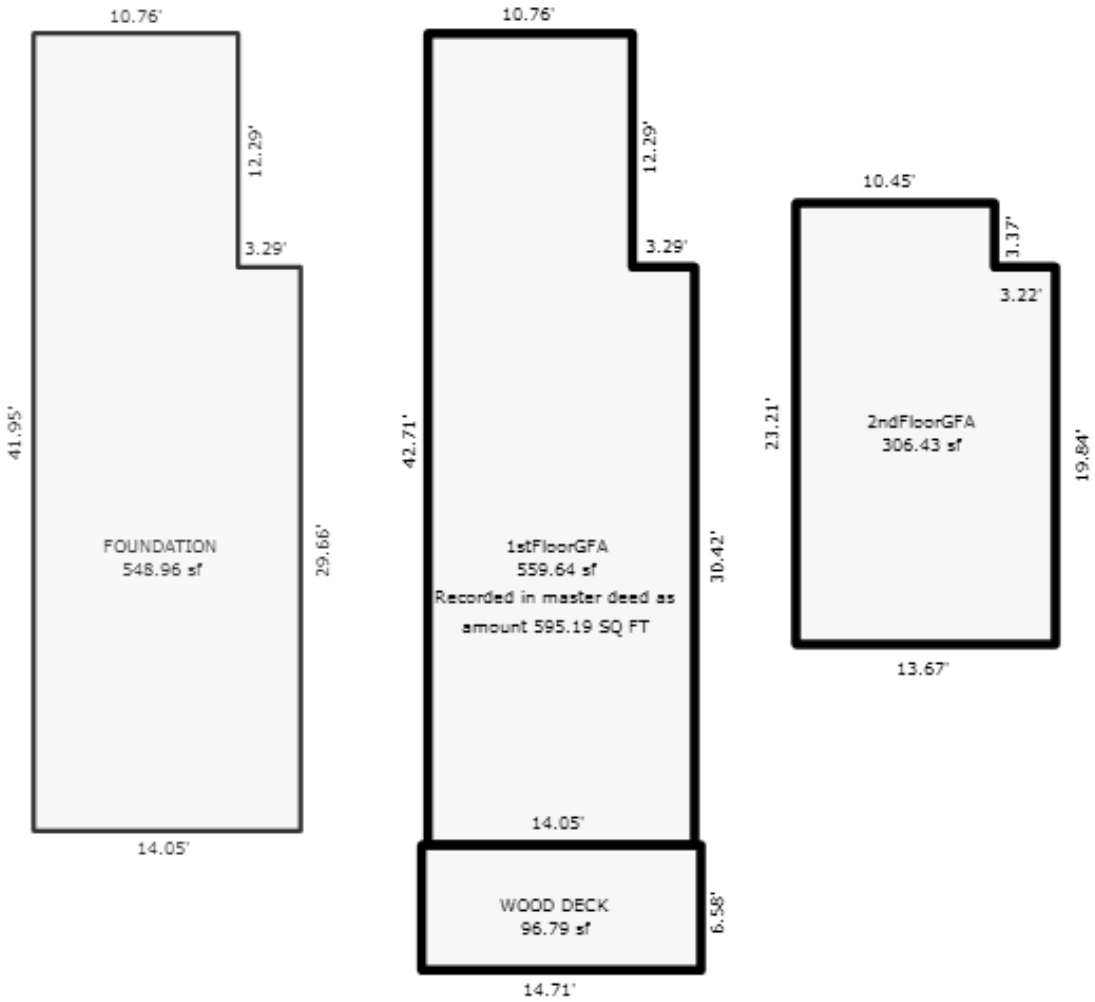
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	108,086	81,071
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,114
3 Fixture Bath			1	4,678	3,508
Deck					
Treated Wood			96	2,523	1,892
Water/Sewer					
Public Water			1	1,505	1,129
Public Sewer			1	1,505	1,129
Built-Ins					
Appliance Allow.			1	2,786	2,089
Fireplaces					
Interior 2 Story			1	6,694	5,020
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	96,952

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 184,209

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 41

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-042-00 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.
GINSBURG RICHARD A & ANDR	GINSBURG ANDREA L REVOCAB	0	03/19/2007	QC	09-FAMILY	934:761	OTHER	0.0
DOWLEY MARY C TRUST	GINSBURG RICHARD A & ANDR	359,000	10/31/2003	WD	03-ARM'S LENGTH	773:606	OTHER	100.0
ORRINGER	DOWLEY	93,500	06/22/1990	WD	03-ARM'S LENGTH	312:472	OTHER	0.0

Property Address
42 WILDERNESS

Class: RESIDENTIAL CONDO Zoning: R-5 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2025 Est TCV 496,206 TCV/TFA: 493.25

Building Permit(s)	Date	Number	Status
Electrical	05/07/2019	PE19-0189	REVIEWED

Owner's Name/Address
GINSBURG ANDREA W TRUST 7/21/99
1836 NORTH CLEVELAND AVE
CHICAGO IL 60614

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Tax Description
L232 P972 L381 P214/94 L773 P606/03 L934 P761-2 APT F-42 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences
ASPEN-CRYSTAL RIVER-BLDG F-3W

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	07/26/2017	INSPECTED
WAS	09/27/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	93,100	248,100			161,390C
2024	100,000	115,100	215,100			156,538C
2023	90,000	121,100	211,100			149,084C
2022	50,000	126,300	176,300			141,985C

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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
1973	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: 671 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: C +10
Effec. Age: 30
Floor Area: 1,006
Total Base New : 140,019 E.C.F.
Total Depr Cost: 98,003 X 1.900
Estimated T.C.V: 186,206

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 671 SF Floor Area = 1006 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	671		
			Total:	118,883	83,209
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	140,019	98,003

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 186,206

*** Information herein deemed reliable but not guaranteed***

BUILDING F

UNIT 42

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-043-00 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.
LEE KIM J & CHOU BELINDA	LEE KIM G & CHOU BELINDA	0	07/06/2018	WD	09-FAMILY	1334P87	PROPERTY TRANSFER	0.0
SPENCER DONALD K TRUST	LEE KIM J & CHOU BELINDA	320,000	12/02/2010	WD	03-ARM'S LENGTH	2010 1072-993W	PROPERTY TRANSFER	100.0
SPENCER MARYLU TRUST		0	11/16/2010	QC	03-ARM'S LENGTH	2010 1072-989T	DEED	0.0
SPENCER DONALD K		0	11/16/2010	QC	03-ARM'S LENGTH	2010 1072-991T	DEED	0.0

Property Address

43 WILDERNESS

Owner's Name/Address

LEE KIM G & CHOU BELINDA S TRUST
5799 HIGHBURY DR
ADA MI 49301

Tax Description

L260 P143/86 L341 P183-185/92 L768 P103&105/03 APT F-43 WILDERNESS CONDOMINIUM REC IN L168 P32-81 UND 50% INT - DONALD K SPENCER TRUST UND 50% INT - MARYLU SPENCER TRUST SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

ASPEN-CRYSTAL RIVER-BLDG F-3W

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 496,206 TCV/TFA: 493.25

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

TPC 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	310000.00000	100			310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	93,100	248,100			161,390C
2024	100,000	115,100	215,100			156,538C
2023	90,000	121,100	211,100			149,084C
2022	50,000	126,300	176,300			141,985C

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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
1973	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: 671 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: C +10
Effec. Age: 30
Floor Area: 1,006
Total Base New : 140,019 E.C.F.
Total Depr Cost: 98,003 X 1.900
Estimated T.C.V: 186,206

(16) Porches/Decks

Area	Type
93	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

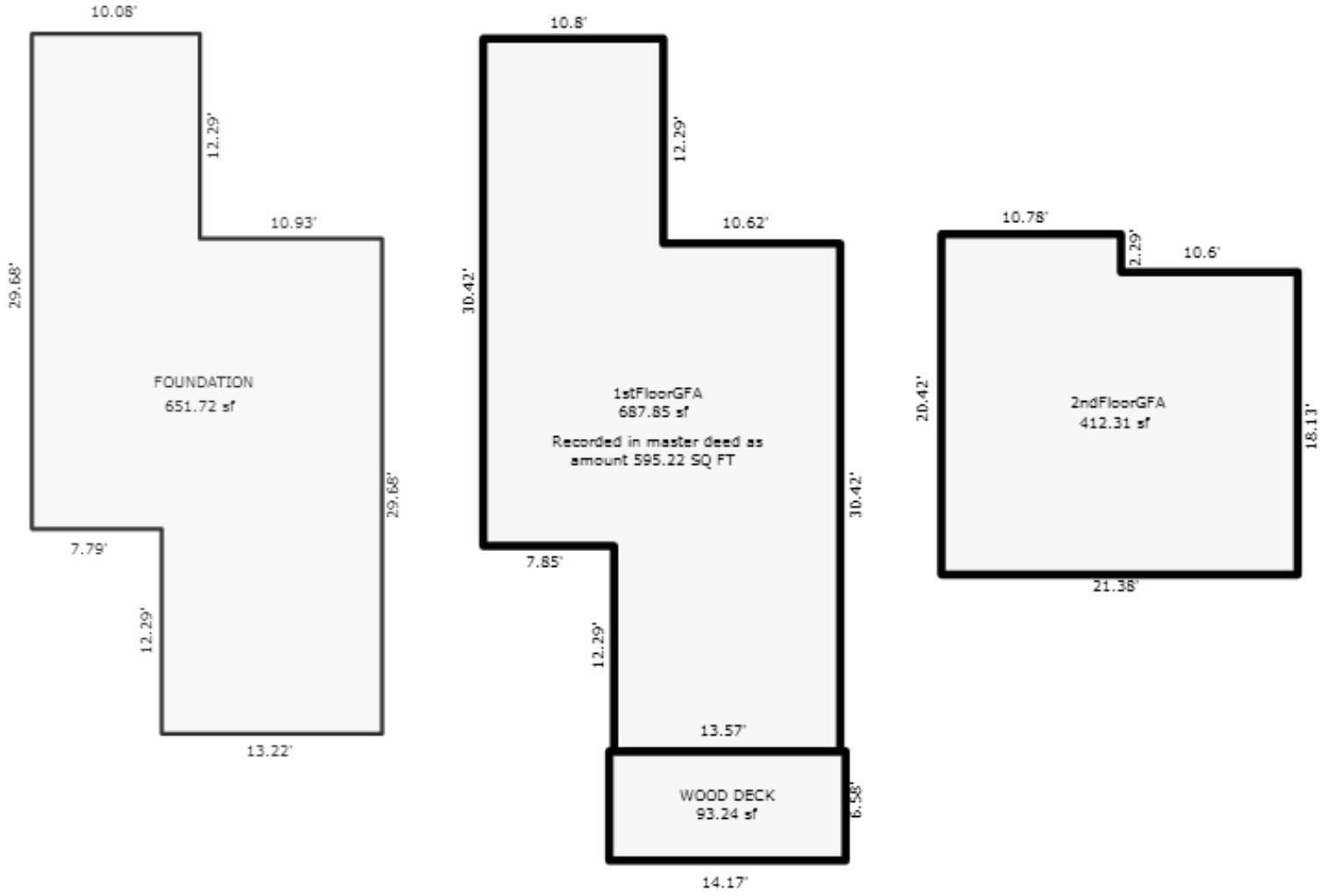
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 671 SF Floor Area = 1006 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	671		
			Total:	118,883	83,209
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
3 Fixture Bath			1	4,678	3,275
Deck					
Treated Wood			93	2,482	1,737
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					
Interior 2 Story			1	6,694	4,686
Unit-in-Place Cost Items					
			1	0	0
			Totals:	140,019	98,003

Notes: 3,6,10,13,17,20-ASPEN-3W
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 186,206

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 43

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-044-00 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.
MCKENNA TIMOTHY M & CATHE	MCKENNA TIMOTHY M & CATHE	0	12/31/2019	WD	09-FAMILY	2020000211	DEED	0.0
LEMON KERMIT L & CYNTHIA	LEMON KERMIT II & CYNTHIA	1	10/03/2017	WD	09-FAMILY	1309P254	DEED	0.0
TWARDZIK HELEN MARIE ANN	MCKENNA CATHERINE & TIMOH	0	09/29/2005	QC	09-FAMILY	874:419	OTHER	100.0

Property Address

44 WILDERNESS

Owner's Name/Address

MCKENNA TIMOTHY & CATHERINE &
LEMON KERMIT II & CYNTHIA L TRUSTS
1209 WINDALE PL
EAST LANSING MI 48823

Tax Description

L567 P277/01 L874 P419/05 L877 P989/05 APT F-44 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

JUNIPER-CRYSTAL RIVER-BLDG F-2NR

Class: RESIDENTIAL CONDO Zoning: R-5 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2025 Est TCV 494,209 TCV/TFA: 547.90

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 07/26/2017 INSPECTED
WAS 09/27/2007 INSPECTED

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	310000.00000		100		310,0

0.00 Total Acres Total Est. Land Value = 310,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	92,100	247,100			87,313C
2024	100,000	113,900	213,900			84,688C
2023	90,000	119,800	209,800			80,656C
2022	30,000	124,900	154,900			76,816C

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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
1973	2004

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: 601 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: C +10
Effec. Age: 25
Floor Area: 902
Total Base New : 129,263 E.C.F.
Total Depr Cost: 96,952 X 1.900
Estimated T.C.V: 184,209

(16) Porches/Decks

Area	Type
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:

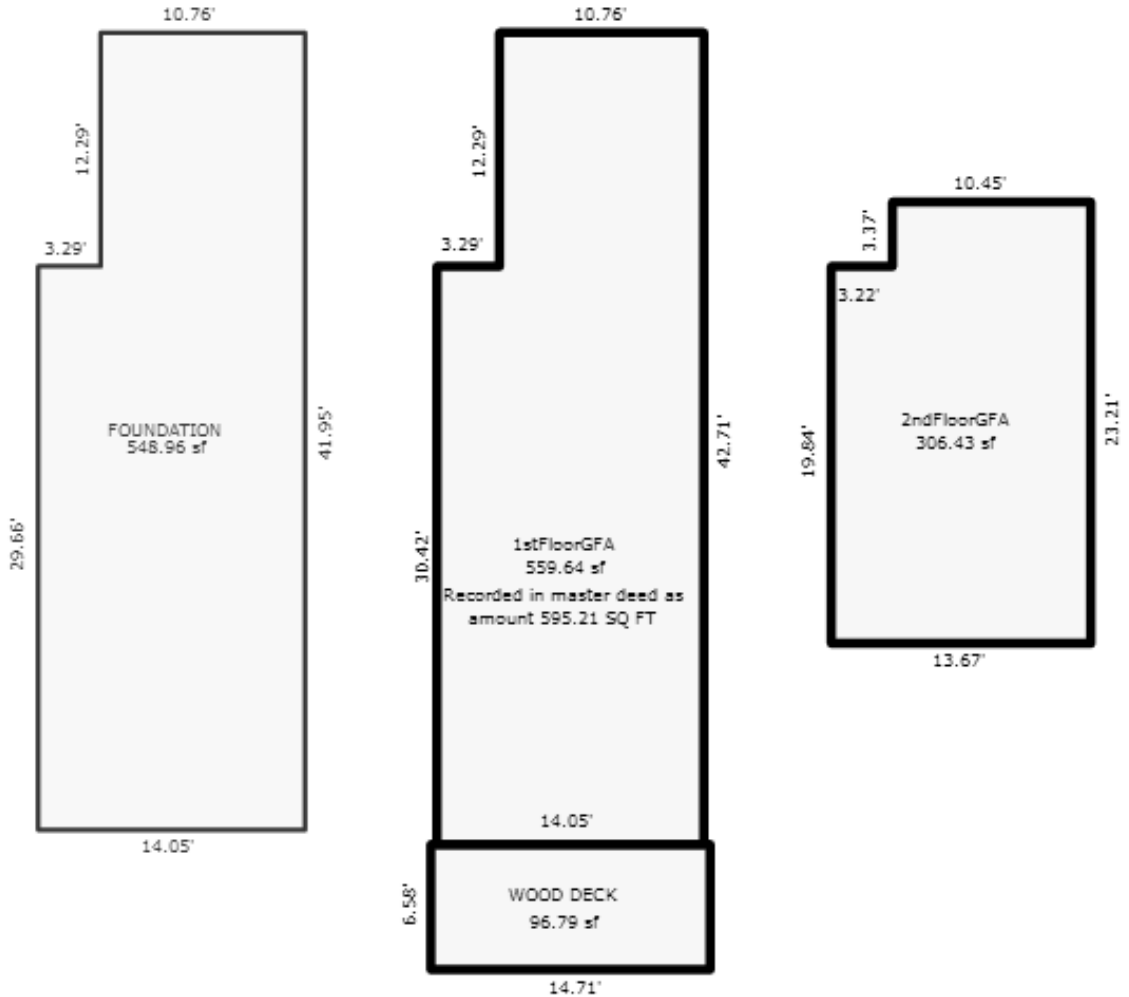
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 601 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	601		
			Total:	108,086	81,071
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,114
3 Fixture Bath			1	4,678	3,508
Deck					
Treated Wood			96	2,523	1,892
Water/Sewer					
Public Water			1	1,505	1,129
Public Sewer			1	1,505	1,129
Built-Ins					
Appliance Allow.			1	2,786	2,089
Fireplaces					
Interior 2 Story			1	6,694	5,020
Unit-in-Place Cost Items					
			1	0	0
			Totals:	129,263	96,952

Notes: 4,5,11,12,18,19,25,26,27,32,33
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 184,209

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 44

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-840-045-00 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 CONDO	Zoning: R-5 (	Building Permit(s)	Date	Number	Status
45 WILDERNESS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
MCLEOD PETER K & JUDITH V 5368 CORAL RIDGE DR GRAND BLANC MI 48439	2025 Est TCV 558,674 TCV/TFA: 397.35					

Tax Description

L219 P129/80 L308 P134/90 APT F-45 WILDERNESS CONDOMINIUM REC IN L168 P32-81 SECS 14 & 23 T29N R14W. , 2ND AMD 2023005220

Comments/Influences

MANITOU-CRYSTAL RIVER-BLDG F-3N-END

X Improved Vacant

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	310000.00000		100		310,0
			0.00 Total Acres		Total Est. Land Value =			310,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	155,000	124,300	279,300			107,862C
2024	100,000	153,500	253,500			104,619C
2023	90,000	162,200	252,200			99,638C
2022	30,000	170,100	200,100			94,894C

Who	When	What
TPC	07/26/2017	INSPECTED
WAS	09/27/2007	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
1973	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 829 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

0	Amps Service

No./Qual. 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:
10,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 30
Floor Area: 1,406
Total Base New : 186,982 E.C.F.
Total Depr Cost: 130,881 X 1.900
Estimated T.C.V: 248,674

(16) Porches/Decks

Area	Type
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 Town Home CONDOMINIUM Cls C 10 Blt 1973
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 829 SF Floor Area = 1406 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	829		
1 Story	Siding	Overhang	162		
			Total:	155,805	109,058

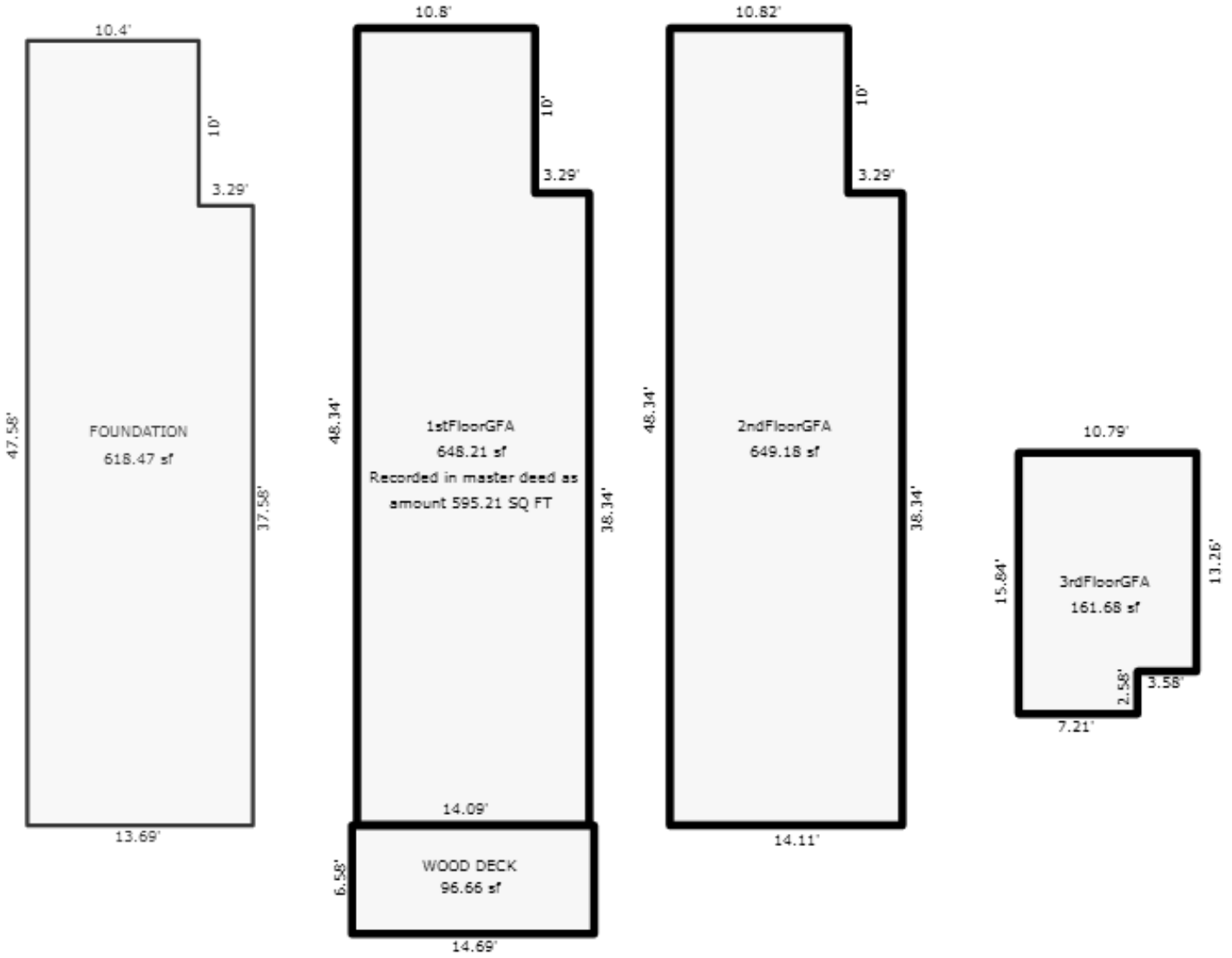
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,040
3 Fixture Bath	1	4,678	3,275
Deck			
Treated Wood	96	2,523	1,766
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			
Interior 2 Story	1	6,694	4,686
Unit-in-Place Cost Items			
	1	0	0
Lump Sum Items			
END UNIT		10,000	7,000
	Totals:	186,982	130,881

Notes: 7,14,21,22,28,29,31,35,36,45
ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE) 1.900 => TCV: 248,674

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 45

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-000-00 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.
WOODSTONE CONDOMINIUM		0	06/21/2010	OTH	33-TO BE DETERMINED	2010-984 MD AM	DEED	0.0

Property Address

COMMON AREAS

Owner's Name/Address

WOODSTONE CONDOMINIUM

Class: RESIDENTIAL-COMMO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 0

Building Permit(s)	Date	Number	Status
Mechanical	12/06/2022	PM22-1077	100% FINIS
Mechanical	12/06/2022	PM22-1078	100% FINIS
Electrical	09/19/2022	PE22-0692	100% FINIS
Electrical	09/19/2022	PE22-0693	100% FINIS

Improved | X | Vacant

Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			100.33 Acres		0	100		0
			100.33 Total Acres		Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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

GENERAL COMMON AREAS WOODSTONE CONDOMINIUM REC L1339P695 10TH AMEND L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W 2008 -SEE 006-860-000-00 2023005547 11TH AMEND

Comments/Influences

COMMON AREA
2008- DEER PARK LISTING INFO
DEER PARK AT WOODSTONE
$109,900 TO $131,500

E SITES

S A FAST-GROWING
ES SURROUNDING A
ODS. THE HOMES
MENTS COMBINED
. A DEER PARK
ND THREE BATHS
SQUARE FEET OF
. FT. OF PORCHES.
CAR GARAGE,
RAMATIC TWO STORY
ENIENT TO BOTH
AKE ACCESSES, AND
"DOWNTOWN" GLEN

Who	When	What
TPC	12/12/2022	INSPECTED
TPC	10/15/2015	INSPECTED
WAS	07/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-001-00 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.
ERDMANN ELIZABETH A	MILLER LOUIS	885,000	11/01/2023	WD	03-ARM'S LENGTH	2023004873	PROPERTY TRANSFER	100.0
TASKER F & WESTIE K TRUST	ERDMANN ELIZABETH A	577,500	09/14/2018	WD	03-ARM'S LENGTH	1340P575	PROPERTY TRANSFER	100.0
MOSES JOE M & JULIE K TRU	TASKER F & WESTIE K TRUST	537,000	10/19/2010	WD	03-ARM'S LENGTH	2010 1064-724W	PROPERTY TRANSFER	100.0
MOSES JOE M & JULIE K TRU	MOSES JOE M & JULIE K-CO	0	03/20/2010	QC	03-ARM'S LENGTH	2010 1043-655	DEED	0.0

Property Address

1 PINE TRACE

Owner's Name/Address

MILLER LOUIS
1130 E JEFFERSON
SOUTH BEND IN 46617

Tax Description

L830 P878/04 L910 P678/06 L945 P404/07 UNIT 1 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 987,123 TCV/TFA: 363.58

Building Permit(s)	Date	Number	Status
Mechanical	12/02/2016	PM16-0727	
Mechanical	07/31/2013	PM13-0345	
Electrical	12/13/2012	PE12-0552	
Mechanical	12/11/2012	PM12-0537	

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/28/2023	INSPECTED
TPC	03/23/2017	INSPECTED
TPC	01/18/2012	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100		100000.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	443,600	493,600			442,195C
2024	47,500	381,400	428,900			428,900S
2023	40,000	310,700	350,700			304,135C
2022	35,000	262,700	297,700			289,653C

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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
2007	2011

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: 1951 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
1	Ceramic Tile Floor
1	Ceramic Tile Wains
1	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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: BC
Effec. Age: 15
Floor Area: 2,715
Total Base New : 549,305 E.C.F.
Total Depr Cost: 466,907 X 1.900
Estimated T.C.V: 887,123

(16) Porches/Decks

Area	Type
251	WCP (1 Story)
320	WCP (1 Story)

(17) Garage

Year Built: 2006
Car Capacity: 2
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: 552
% 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 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 1951 SF Floor Area = 2715 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

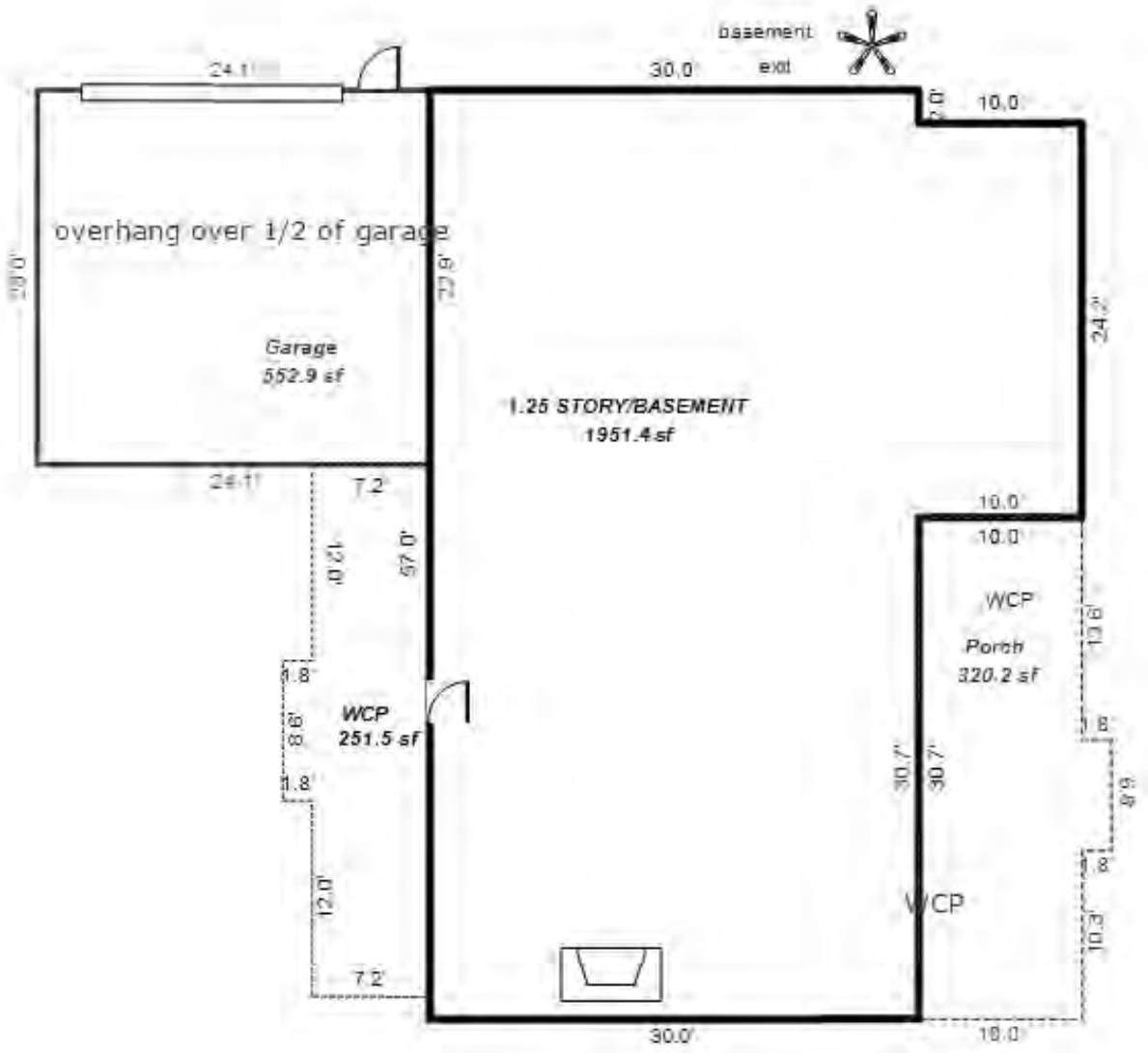
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,951		
1 Story	Siding	Overhang	276		
			Total:	446,084	379,169

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
2 Fixture Bath	1	4,610	3,918
Separate Shower	1	2,786	2,368
Ceramic Tile Floor	1	1,472	1,251
Ceramic Tile Wains	1	2,745	2,333
Ceramic Tub Alcove	1	913	776
Porches			
WCP (1 Story)	251	12,081	10,269
WCP (1 Story)	320	14,045	11,938
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	552	37,111	31,544
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			

<<<<< 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: 45-006-860-002-00 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.
VAN NORT FAMILY TRUST	VAN NORT FAMILY TRUST	0	04/20/2020	WD	09-FAMILY	2020003298	OTHER	0.0
DAISY 1031 LLC	VAN NORT FAMILY TRUST	560,000	09/29/2008	WD	03-ARM'S LENGTH	2008 989/183WD	PROPERTY TRANSFER	100.0
GLEN PINES COTTAGE COMPAN	DAISY 1031 LLC	515,000	08/04/2006	WD	03-ARM'S LENGTH	910:678	OTHER	100.0
DAISY 1031 L.L.C.	IHME LINDA	515,000	08/04/2006	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address

2 PINE TRACE

Owner's Name/Address

VAN NORT FAMILY TRUST
PO BOX 608
GLEN ARBOR MI 49636

Tax Description

L609 P952/01 L769 P27&28 L769 P29/03 L876 P457/05 L910 P678/06 UNIT 2 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

2006 MLS# 1661163, $535,000
2013 ENCLOSE PORCH SEE PERMIT. SEPARATE

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 12/10/2008
MAP #: 31,36,39,40,52
2025 Est TCV 1,056,922 TCV/TFA: 376.40

Building Permit(s)	Date	Number	Status
Mechanical	10/14/2015	PM15-0494	
Mechanical	05/30/2013	PM13-0248	
Electrical	05/28/2013	PE13-0214	
ADDITION/ALTERATION	05/08/2013	2013-2272	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
X	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	06/19/2013	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1 Units	100000.00000	100				100,0
		0.00 Total Acres			Total Est. Land Value =			100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.00	750	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	50,000	478,500	528,500			338,398C
2024	47,500	411,400	458,900			328,224C
2023	40,000	335,200	375,200			312,595C
2022	35,000	283,200	318,200			297,710C

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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
2005	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(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: 2017 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

1597	Recreation	SF
	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

0	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
	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: 15
Floor Area: 2,808
Total Base New : 592,521 E.C.F.
Total Depr Cost: 503,643 X 1.900
Estimated T.C.V: 956,922

(16) Porches/Decks

Area	Type
224	WCP (1 Story)
300	WPP

(17) Garage

Year Built: 2006
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: 575
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

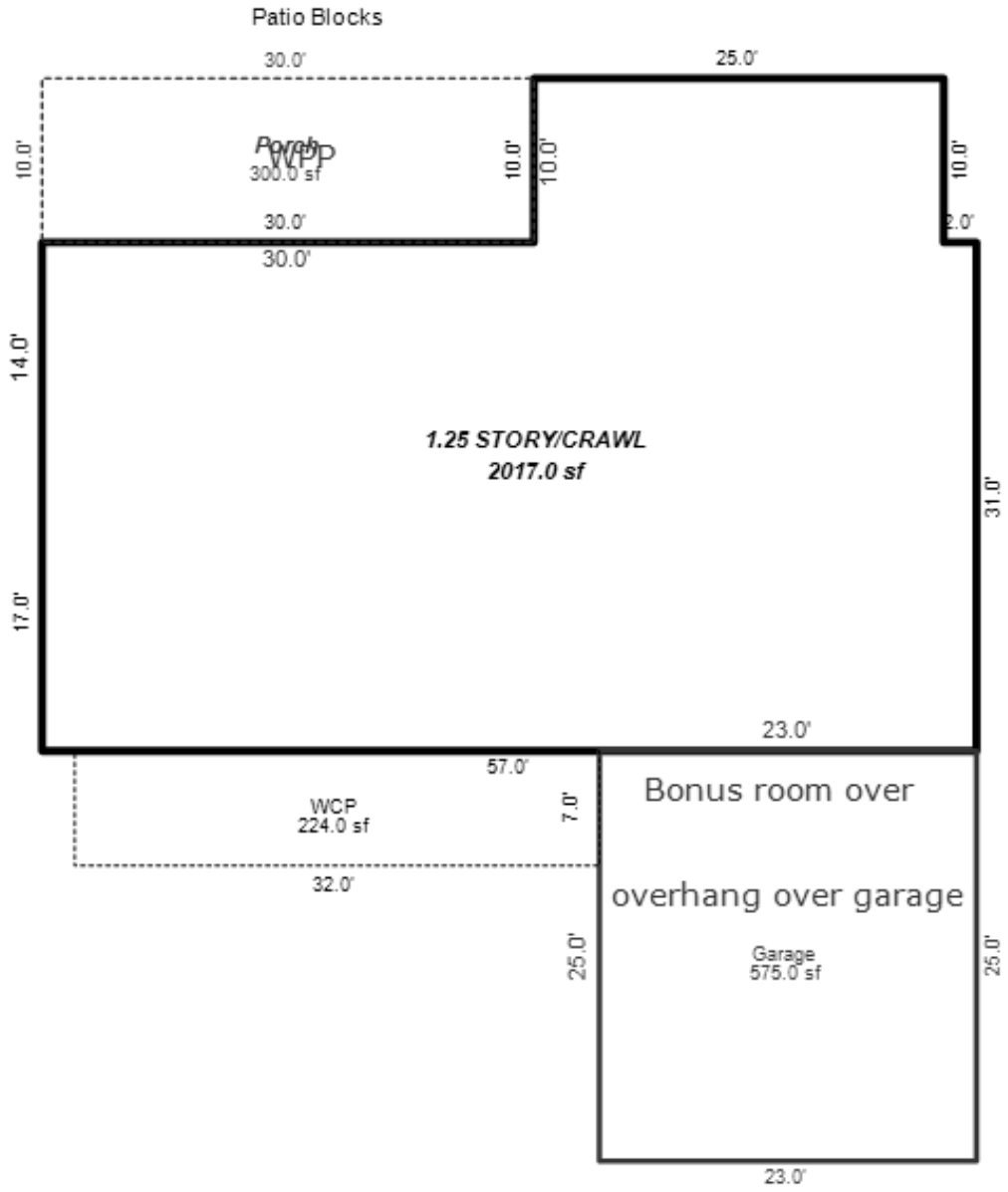
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 2017 SF Floor Area = 2808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,017		
1 Story	Siding	Overhang	287		
			Total:	449,291	381,896
Other Additions/Adjustments					
Recreation Room			1597	43,949	37,357
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			2	13,760	11,696
Separate Shower			1	2,786	2,368
Water/Sewer					
2000 Gal Septic			1	11,146	9,474
Water Well, 50 Feet			1	2,941	2,500
Porches					
WCP (1 Story)			224	11,303	9,608
WPP			300	6,549	5,567
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			575	38,197	32,467
Common Wall: 1 Wall			1	-3,139	-2,668
Door Opener			1	688	585
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Direct-Vented Gas			2	8,858	7,529

<<<<< 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: 45-006-860-003-00 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.
ROBINSON JON & JULIANNE	ROBINSON JON R & JULIANNE	0	09/05/2023	WD	03-ARM'S LENGTH	2023004150	PROPERTY TRANSFER	0.0
ROMEO JOSEPH & SHUMATE JE	ROBINSON JON & JULIANNE	123,000	06/23/2006	WD	03-ARM'S LENGTH	905:892	OTHER	100.0
BROWN PATRICK D & ROBERTA	ROMEO JOSEPH & SHUMATE JE	112,000	08/19/2005	WD	03-ARM'S LENGTH	867:996	OTHER	100.0
WOODSTONE PARTNERS LLC	BROWN PATRICK D & ROBERTA	89,900	05/20/2005	WD	03-ARM'S LENGTH	854:538	OTHER	100.0

Property Address

3 PINE TRACE

Owner's Name/Address

ROBINSON JON R & JULIANNE K B
3122 SUNDANCE PATH
STEVENSVILLE MI 49127

Tax Description

L854 P538/05 L905 P892/06 UNIT 3
WOODSTONE CONDOMINIUM REC IN L599 P88/1ST
AMEND L659 P380-385/2ND AMEND L672
P959-988/3RD AMEND L768 P435-446/4TH
AMEND L832 P487-493/5TH AMEND L877
P169-184/6TH AMEND L913 P329-340 SEC 27
T29N R14W. L1339P695 10TH AMEND
2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 1,027,880 TCV/TFA: 350.45

Building Permit(s)	Date	Number	Status
Mechanical	04/11/2007	PM07-0163	
Mechanical	04/03/2007	PM07-0153	
Electrical	03/23/2007	PE07-0126	
Plumbing	01/24/2007	PP07-0020	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100		100000.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	463,900	513,900			342,861C
2024	47,500	398,900	446,400			332,552C
2023	40,000	325,000	365,000			316,717C
2022	35,000	274,700	309,700			301,636C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	03/23/2017	INSPECTED
WAS	12/31/2007	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

	Wood Frame

Building Style: 1.25 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: 1949 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

750	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
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 2,933
Total Base New : 574,538 E.C.F.
Total Depr Cost: 488,358 X 1.900
Estimated T.C.V: 927,880

(16) Porches/Decks

Area	Type
270	WCP (1 Story)
321	WCP (1 Story)
122	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 540
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

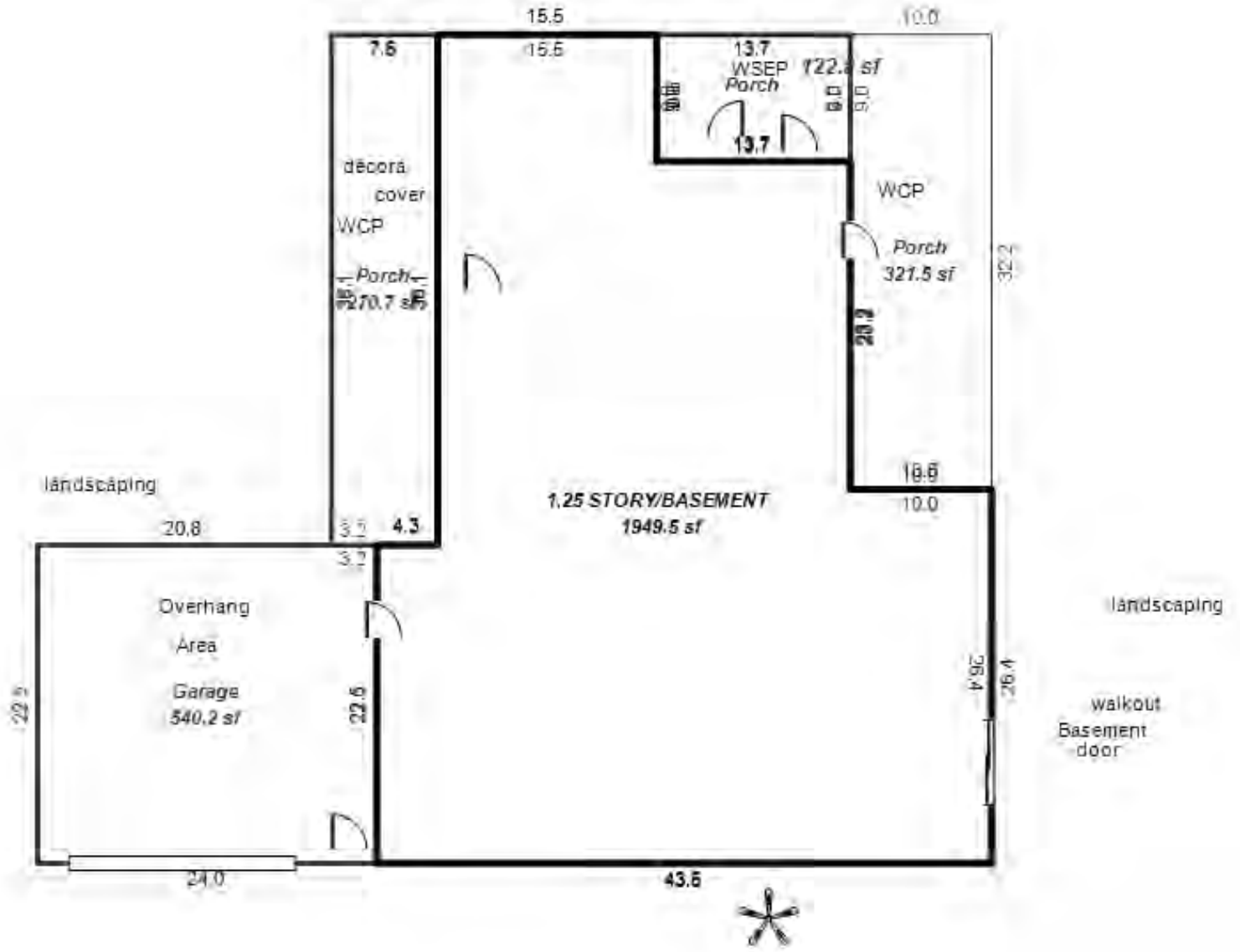
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2008
(11) Heating System: Forced Heat & Cool
Ground Area = 1949 SF Floor Area = 2933 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	1,949		
1 Story	Siding	Overhang	497		
			Total:	458,970	390,124
Other Additions/Adjustments					
Recreation Room			750	20,640	17,544
Basement, Outside Entrance, Below Grade			1	3,619	3,076
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
2 Fixture Bath			1	4,610	3,918
Porches					
WCP (1 Story)			270	12,555	10,672
WCP (1 Story)			321	14,089	11,976
WSEP (1 Story)			122	9,049	7,692
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			540	36,531	31,051
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: 45-006-860-004-00 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.
ROBINSON JON & JULIANNE	ROBINSON JON R & JULIANNE	0	09/05/2023	WD	03-ARM'S LENGTH	2023004151	PROPERTY TRANSFER	0.0
MAZZA JOHN J & NANCY L	ROBINSON JON R & JULINNE	106,000	02/28/2014	WD	03-ARM'S LENGTH	1192P914	PROPERTY TRANSFER	100.0
WOODSTONE	MAZZA	115,000	08/08/2002	WD	03-ARM'S LENGTH	659:189	OTHER	0.0

Property Address

4 PINE TRACE

Owner's Name/Address

ROBINSON JON R & JULIANNE K B
3122 SUNDANCE PATH
STEVENSVILLE MI 49127

Tax Description

L659 P188/02 L659 P631/02 L659 P189/02 UNIT 4 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

1723971$125,00 DOM340

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 100,000

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/25/2018	INSPECTED
TPC	03/23/2017	INSPECTED
PSC	12/27/2014	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1 Units	100000.00000		100			100,0
		0.00 Total Acres			Total Est. Land Value =			100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			29,353C
2024	47,500	0	47,500			28,471C
2023	40,000	0	40,000			27,116C
2022	35,000	0	35,000			25,825C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-005-00 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.
ICHORD JOHN WILLAM & JUDY	ICHORD FAMILY LIVING TRUS	0	12/18/2021	QC	09-FAMILY	2021009905	PROPERTY TRANSFER	0.0
BLOHM ROBERT W & WENDY L	ICHORD JOHN WILLAM & JUDY	570,000	09/21/2018	WD	03-ARM'S LENGTH	1341P764	PROPERTY TRANSFER	100.0
BLOHM ROBERT W & WENDY L	BLOHM ROBERT W & WENDY L	0	05/07/2015	QC	09-FAMILY	1229P4	OTHER	0.0
SUTHERLAND CONST	BLOHM	384,250	07/22/2002	WD	03-ARM'S LENGTH	658:631	OTHER	0.0

Property Address

5 PINE TRACE

Owner's Name/Address

ICHORD FAMILY LIVING TRUST
ICHORD JOHN & JUDY GARDNER TRUSTEES
9703 CYMBAL DR
VIENNA VA 22182

Tax Description

L609 P349/01 L617 P919/01 L658 P629&630 L658 P631/02 UNIT 5 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493/5TH AMEND L877 P169-184/6TH AMEND L913 P329-340 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 906,898 TCV/TFA: 358.32

Building Permit(s)	Date	Number	Status
Mechanical	09/09/2015	PM15-0426	
ELECTRICAL	06/24/2002	PE02-0339	
MECHANICAL	06/19/2002	PM02-0389	
PLUMBING	06/17/2002	PP02-0191	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100000.00000	100				100,0
	0.00 Total Acres				Total Est. Land Value =			100,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
X	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	04/25/2018	INSPECTED
WAS	07/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	403,400	453,400			303,291C
2024	47,500	346,900	394,400			294,172C
2023	40,000	282,600	322,600			280,164C
2022	35,000	239,100	274,100			266,823C

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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
2002	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 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: Hardwood
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1831 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

791	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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: 20
Floor Area: 2,531
Total Base New : 530,856 E.C.F.
Total Depr Cost: 424,683 X 1.900
Estimated T.C.V: 806,898

(16) Porches/Decks

Area	Type
104	WSEP (1 Story)
224	WCP (1 Story)
270	WPP

(17) Garage

Year Built: 2002
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: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

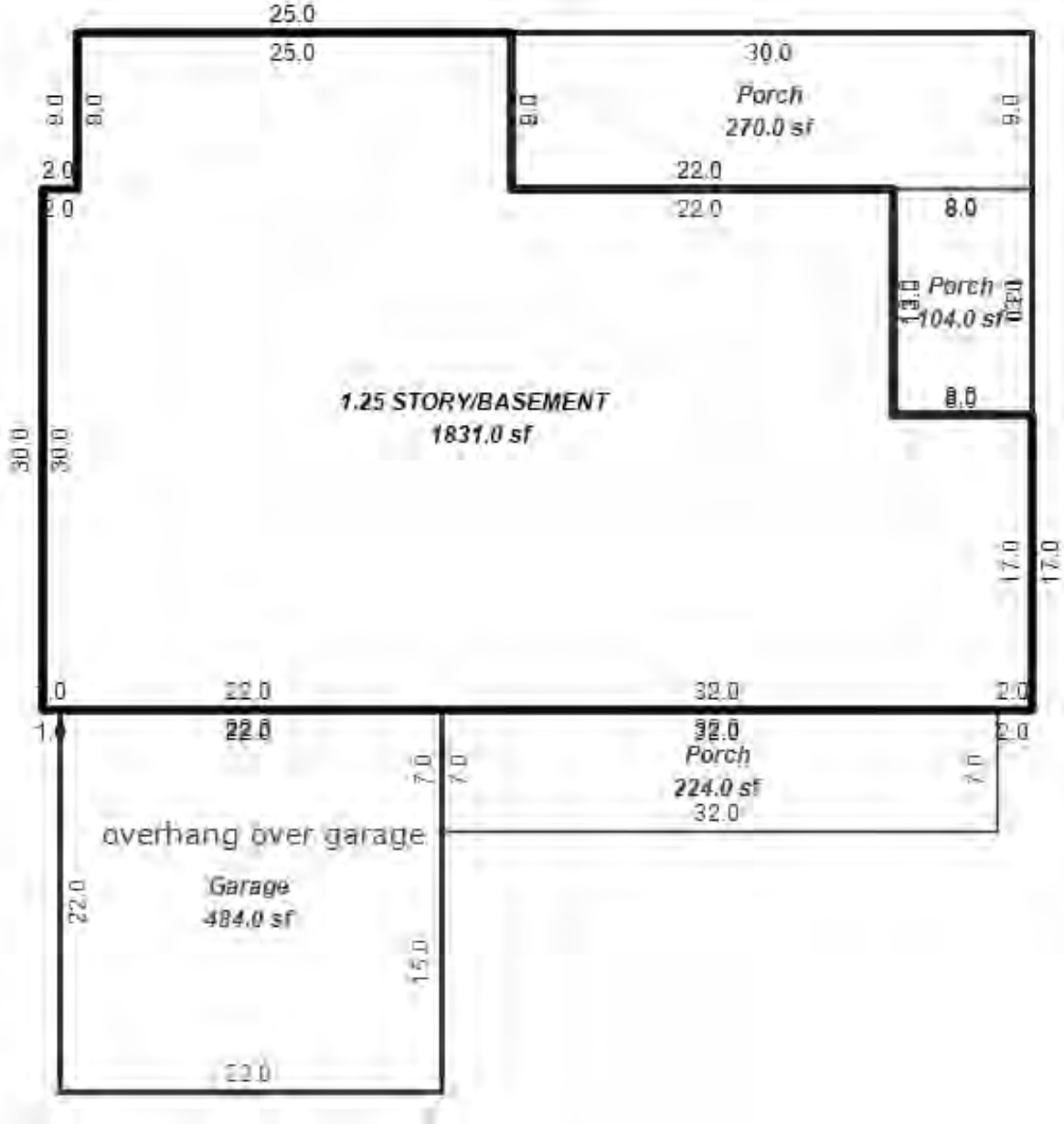
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1831 SF Floor Area = 2531 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	1,831		
1 Story	Siding	Overhang	242		
			Total:	419,633	335,705
Other Additions/Adjustments					
Recreation Room			791	21,768	17,414
Plumbing					
Average Fixture(s)			1	2,188	1,750
3 Fixture Bath			2	13,760	11,008
Porches					
WSEP (1 Story)			104	7,959	6,367
WCP (1 Story)			224	11,303	9,042
WPP			270	6,467	5,174
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			484	33,817	27,054
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					
Interior 2 Story			1	8,554	6,843

<<<<< 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: 45-006-860-006-00 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.
RANSICK BARRY A & MIMI E	MERRITT ROBERT S & CYNTHI	565,000	05/10/2019	WD	03-ARM'S LENGTH	1360P285	PROPERTY TRANSFER	100.0
BLOCHER CAROLE E	RANSICK BARRY A & MIMI E	535,000	08/01/2011	WD	03-ARM'S LENGTH	1092-408 WD	DEED	100.0
BLOCHER CAROLE E	KR ENTERPRISES INC	112,000	05/30/2007	PTA	33-TO BE DETERMINED	NO SALE	PROPERTY TRANSFER	0.0
BLOCHER KENYON & CAROLE E	BLOCHER CAROLE E	0	05/10/2006	WD	09-FAMILY	901:958	OTHER	0.0

Property Address

6 PINE TRACE

Owner's Name/Address

MERRITT ROBERT S & CYNTHIA L
PO BOX 190
GLEN ARBOR MI 49636

Tax Description

L609 P349/01 L617 P919/01 L672 P540-542/02 L821 P839&841/04 L901 P958/06 UNIT 6 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

RENTAL

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 11/24/2021

MAP #: 31,36,39,40,52

2025 Est TCV 953,013 TCV/TFA: 387.40

Building Permit(s)	Date	Number	Status
Mechanical	10/18/2021	PM21-0878	100% FINIS
Mechanical	10/06/2021	PM21-0830	100% FINIS
Electrical	09/15/2021	PE21-0617	100% FINIS
Electrical	09/30/2011	PE11-0327	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
X	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	04/25/2018	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100000.00000		100		100,0
			0.00 Total Acres			Total Est. Land Value =		100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	426,500	476,500			318,832C
2024	47,500	366,700	414,200			309,246C
2023	40,000	298,800	338,800			294,520C
2022	35,000	252,700	287,700			280,496C

*** 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
2002	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
	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: Hardwood
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1775 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

1775	Recreation	SF
	Living	SF
2	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)
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: 20
Floor Area: 2,460
Total Base New : 561,194 E.C.F.
Total Depr Cost: 448,954 X 1.900
Estimated T.C.V: 853,013

(16) Porches/Decks

Area	Type
91	WSEP (1 Story)
180	WCP (1 Story)
261	WPP

(17) Garage

Year Built: 2002
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: 483
% 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 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1775 SF Floor Area = 2460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

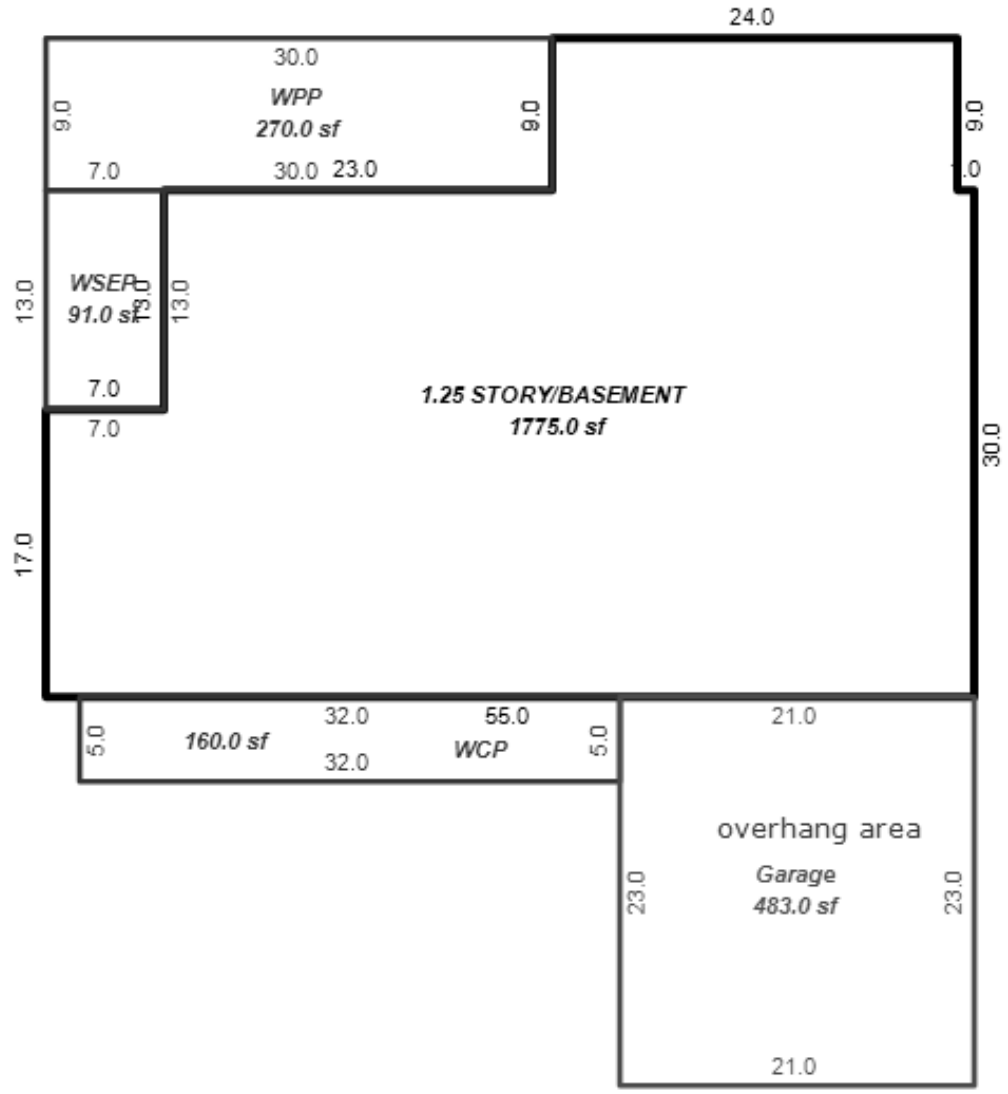
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,775		
1 Story	Siding	Overhang	241		
			Total:	418,088	334,470

Other Additions/Adjustments			
Recreation Room	1775	48,848	39,078
Basement, Outside Entrance, Below Grade	2	7,238	5,790
Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	2	13,760	11,008
Porches			
WSEP (1 Story)	91	7,164	5,731
WCP (1 Story)	180	9,765	7,812
WPP	261	6,415	5,132
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	483	33,767	27,014
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			

<<<<< 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: 45-006-860-007-00 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.
BORDINAT JEFFREY B & DEBO	KLEIN STEVEN C & SHIRA B	98,000	08/29/2003	WD	03-ARM'S LENGTH	760:196	OTHER	100.0

Property Address
7 PINE TRACE

Owner's Name/Address
KLEIN STEVEN C & SHIRA B
410 N 1ST STR UNIT 402
ANN ARBOR MI 48103

Tax Description
L603 P256/01 L603 P257/01 L760 P196/03 UNIT 7 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 1,121,598 TCV/TFA: 380.20

Building Permit(s)	Date	Number	Status
Mechanical	02/23/2009	PM09-0055	
Plumbing	02/12/2009	PP09-0015	
Electrical	10/07/2008	PE08-0458	
Res. Single Family	10/02/2008	PB08-0389	

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/25/2018	INSPECTED
TPC	10/05/2009	INSPECTED
WAS	11/14/2008	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100000.00000	100			100,0
			0.00 Total Acres		Total Est. Land Value =			100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.64	213	0	0
D/W/P: 4in Ren. Conc.	10.34	440	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	50,000	510,800	560,800			364,230C
2024	47,500	439,200	486,700			353,279C
2023	40,000	357,800	397,800			336,457C
2022	35,000	300,300	335,300			320,436C

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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: 1.25 STORY

Yr Built	Remodeled
2009	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: 2416 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

2017	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 13
Floor Area: 2,950
Total Base New : 618,026 E.C.F.
Total Depr Cost: 537,683 X 1.900
Estimated T.C.V: 1,021,598

(16) Porches/Decks

Area	Type
262	WCP (1 Story)
374	WPP

(17) Garage

Year Built: 2008
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: 565
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

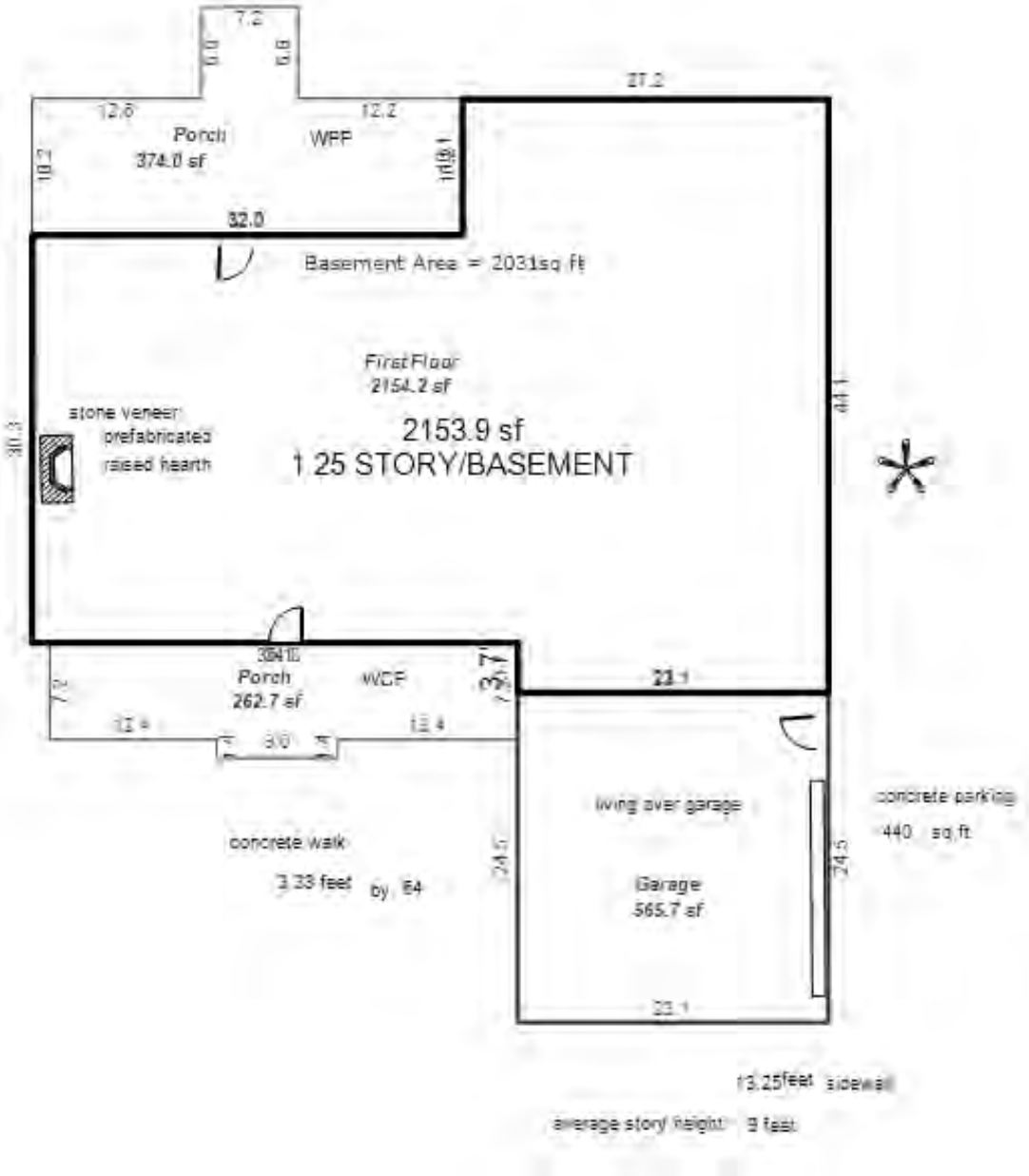
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2009
(11) Heating System: Forced Heat & Cool
Ground Area = 2154 SF Floor Area = 2950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,154		
0.5 Story	Siding	Overhang	516		
			Total:	476,970	414,964
Other Additions/Adjustments					
Recreation Room			2017	55,508	48,292
Plumbing					
Average Fixture(s)			1	2,188	1,904
3 Fixture Bath			1	6,880	5,986
2 Fixture Bath			1	4,610	4,011
Porches					
WCP (1 Story)			262	12,361	10,754
Foundation: Basement			262	7,844	6,824
WPP			374	8,149	7,090
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			565	37,731	32,826
Common Wall: 1 Wall			1	-3,139	-2,731
Door Opener			1	688	599
Water/Sewer					
Public Water			1	1,927	1,676
Public Sewer			1	1,927	1,676
Fireplaces					
Prefab 1 Story			1	3,692	3,212
Raised Hearth			1	690	600

<<<<< 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: 45-006-860-008-00 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.
KR ENTERPRISES INC	KOCH MARK & ANN	520,000	04/26/2005	WD	03-ARM'S LENGTH	851:528	OTHER	100.0
WEIDENFELLER RONALD L & L	KR ENTERPRISES INC	96,000	06/29/2004	WD	03-ARM'S LENGTH	811:203	OTHER	100.0
WOODSTONE PRTNRS	WEIDENFELLER	115,000	09/28/2001	WD	03-ARM'S LENGTH	603:582	OTHER	0.0

Property Address

8 PINE TRACE

Owner's Name/Address

KOCH MARK & ANN
12100 ANGLE
BATH MI 48808

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 956,174 TCV/TFA: 313.71

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/26/2005	PB05-0150	
PLUMBING	07/30/2004	PP04-0249	
MECHANICAL	07/30/2004	PM04-0464	
Res. Single Family	07/29/2004	PB04-0403	

X Improved | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100000	.00000	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Tax Description

L603 P581/01 L603 P582/01 L811 P203/04 L851 P528/05 UNIT 8 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

2005 MLS #1644590 $549,000

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County of Leelanau, Michigan

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/25/2018	INSPECTED
WAS	07/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	428,100	478,100			317,616C
2024	47,500	368,100	415,600			308,066C
2023	40,000	307,400	347,400			293,397C
2022	35,000	257,900	292,900			279,426C

*** 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	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		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: 1848 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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: 3,048
Total Base New : 563,272 E.C.F.
Total Depr Cost: 450,618 X 1.900
Estimated T.C.V: 856,174

(16) Porches/Decks

Area	Type
112	WGEP (1 Story)
40	WCP (1 Story)
238	WCP (1 Story)
300	WPP
40	WCP (1 Story)

(17) Garage

Year Built: 2004
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 552
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

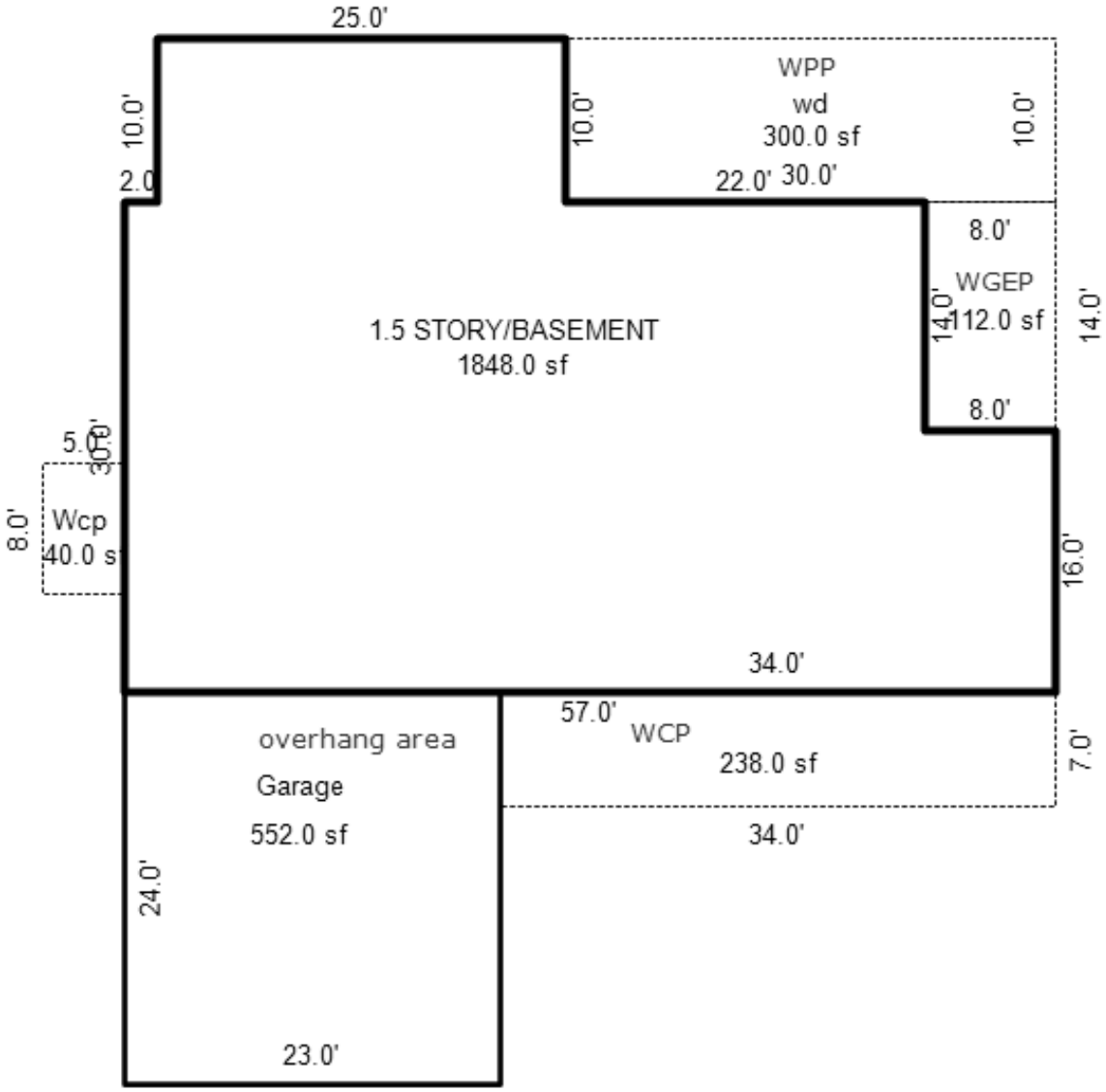
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1848 SF Floor Area = 3048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,848		
1 Story	Siding	Overhang	276		
			Total:	458,354	366,683

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	2	13,760	11,008
Porches			
WGEP (1 Story)	112	12,924	10,339
WCP (1 Story)	40	3,352	2,682
WCP (1 Story)	238	11,722	9,378
WPP	300	6,549	5,239
WCP (1 Story)	40	3,352	2,682
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	552	37,111	29,689
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			

<<<<< 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: 45-006-860-009-00 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.
PRYOR THOMAS SCOTT & SGAM	PRYOR & SGAMBATI TRUST	0	04/17/2023	QC	09-FAMILY	2023001748	PROPERTY TRANSFER	0.0
KR ENTERPRISES INC	PRYOR THOMAS SCOTT &	500,000	03/20/2007	WD	03-ARM'S LENGTH	934:740	OTHER	100.0
DUWE MICHAEL J & JANIS G	KR ENTERPRISES INC	117,500	04/29/2005	WD	03-ARM'S LENGTH	852:638	OTHER	100.0
WOODSTONE PARTNERS LLC	DUWE MICHAEL J & JANIS G	115,000	09/18/2001	WD	03-ARM'S LENGTH	603/46	REALTOR	0.0

Property Address
9 PINE TRACE

Owner's Name/Address
PRYOR & SGAMBATI TRUST
1765 OAKMONT CT
ANN ARBOR MI 48108

Tax Description
L603 P45/01 L603 P46/01 L852 P638/05 L934 P740/07 UNIT 9 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences
2007, MLS#1668750, $529,000

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 995,259 TCV/TFA: 328.79

Building Permit(s)	Date	Number	Status
Plumbing	06/04/2020	PP20-0133	100% FINIS
Res. Single Family	06/06/2005	PB05-0233	100% FINIS
Electrical	05/24/2005	PE05-0258	100% FINIS
Mechanical	05/20/2005	PM05-0313	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
X	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	04/25/2018	INSPECTED
TPC	12/06/2011	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1 Units	100	000.00	00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Landscaping: Fine Grading	0.38	5000	0	0
D/W/P: Asphalt Paving	3.64	1200	0	0
D/W/P: 3.5 Concrete	7.64	368	0	0
D/W/P: Crushed Rock	2.50	127	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	50,000	447,600	497,600			329,710C
2024	47,500	384,900	432,400			319,797C
2023	40,000	313,600	353,600			304,569C
2022	35,000	263,100	298,100			290,066C

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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
2005	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1834 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

0	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: 15
Floor Area: 3,027
Total Base New : 554,340 E.C.F.
Total Depr Cost: 471,189 X 1.900
Estimated T.C.V: 895,259

(16) Porches/Decks

Area	Type
126	WGEP (1 Story)
238	WCP (1 Story)
300	WCP (1 Story)

(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: 1
Mech. Doors: 0
Area: 552
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1834 SF Floor Area = 3027 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

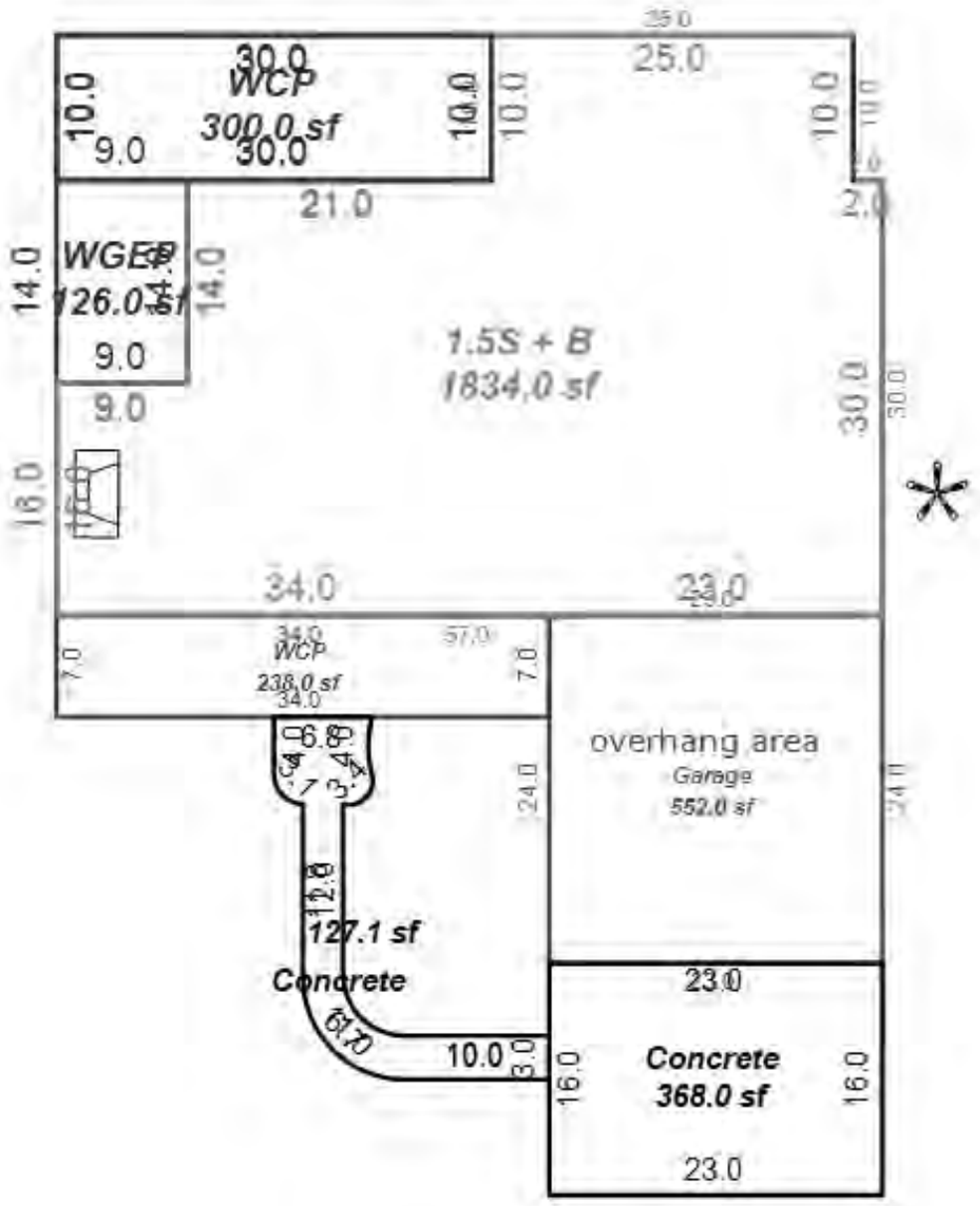
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,834		
1 Story	Siding	Overhang	276		
			Total:	448,448	381,180

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	2	13,760	11,696
Porches			
WGEP (1 Story)	126	13,978	11,881
WCP (1 Story)	238	11,722	9,964
WCP (1 Story)	300	13,173	11,197
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	552	37,111	31,544
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
Fireplaces			
Interior 2 Story	1	8,554	7,271
	Totals:	554,340	471,189

<<<<< 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: 45-006-860-010-00 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.
NEWMAN WILLIAM D & TERESA	BROOKS BRIAN D & KELLLY D	99,000	08/19/2024	WD	03-ARM'S LENGTH	2024004728	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	NEWMAN WILLIAM D & TERESA	96,726	06/07/2022	WD	03-ARM'S LENGTH	2022003428	PROPERTY TRANSFER	100.0

Property Address
10 PINE TRACE

Owner's Name/Address
BROOKS BRIAN D & KELLLY D
4004 LAPIANTE RD
MONCLOVA OH 43542

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 100,000

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1	Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Tax Description
UNIT 10 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			50,000S
2024	47,500	0	47,500			42,000C
2023	40,000	0	40,000			40,000S
2022	35,000	0	35,000			925C

Who	When	What
TPC	08/19/2024	INSPECTED
TPC	04/01/2022	INSPECTED
TPC	04/25/2018	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-011-00 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.
GREGG KATHRYN L	KARIBIAN ADAM JR & KIMBER	103,000	08/19/2024	WD	03-ARM'S LENGTH	2024003795	PROPERTY TRANSFER	100.0

Property Address
11 PINE TRACE

Owner's Name/Address
KARIBIAN ADAM JR & KIMBERLY TRUST
2031 CARHART AVE
ANN ARBOR MI 48104

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 100,000

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1	Units		100000.00000	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Tax Description
L603 P258/01 L603 P259/01 UNIT 11 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			50,000S
2024	47,500	0	47,500			28,471C
2023	40,000	0	40,000			27,116C
2022	35,000	0	35,000			25,825C

Who	When	What
TPC	01/31/2024	INSPECTED
TPC	05/30/2021	INSPECTED
TPC	04/25/2018	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-012-00 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.
TOAL MARY V	TOAL MICHAEL P & MARY V	0	09/07/2012	QC	09-FAMILY	1135P918	DEED	0.0
EHLERS RICHARD M & POLLY	TOAL MARY V	129,200	07/25/2008	WD	03-ARM'S LENGTH	2008 984/321	DEED	100.0
WOODSTONE PARTNERS LLC	EHLERS RICHARD M & POLLY	1	04/16/2003	WD	03-ARM'S LENGTH	723:197	OTHER	100.0

Property Address

12 PINE TRACE

Owner's Name/Address

TOAL MICHAEL P & MARY V
PO BOX 145
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 05/31/2012

MAP #: 31,36,39,40,52

2025 Est TCV 1,133,241 TCV/TFA: 370.95

Building Permit(s)	Date	Number	Status
Electrical	08/28/2013	PE13-0386	
Mechanical	08/28/2013	PM13-0402	
Plumbing	08/21/2013	PP13-0160	
Res. Add/Alter/Repair	08/13/2013	PB13-0274	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Tax Description

L723 P197/03 L724 P693/03 UNIT 12 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> 0					0	100		0
4860 WOODS PINE TRACE UNIT			1 Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	516,600	566,600			367,637C
2024	47,500	444,200	491,700			356,583C
2023	40,000	361,900	401,900			339,603C
2022	35,000	303,700	338,700			323,432C

Who	When	What
TPC	04/25/2018	INSPECTED
TPC	10/24/2013	INSPECTED
TPC	12/31/2012	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

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2012	2013

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: 2140 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

773	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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: 3,055
Total Base New : 604,235 E.C.F.
Total Depr Cost: 543,811 X 1.900
Estimated T.C.V: 1,033,241

(16) Porches/Decks

Area	Type
297	WCP (1 Story)
345	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 646
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

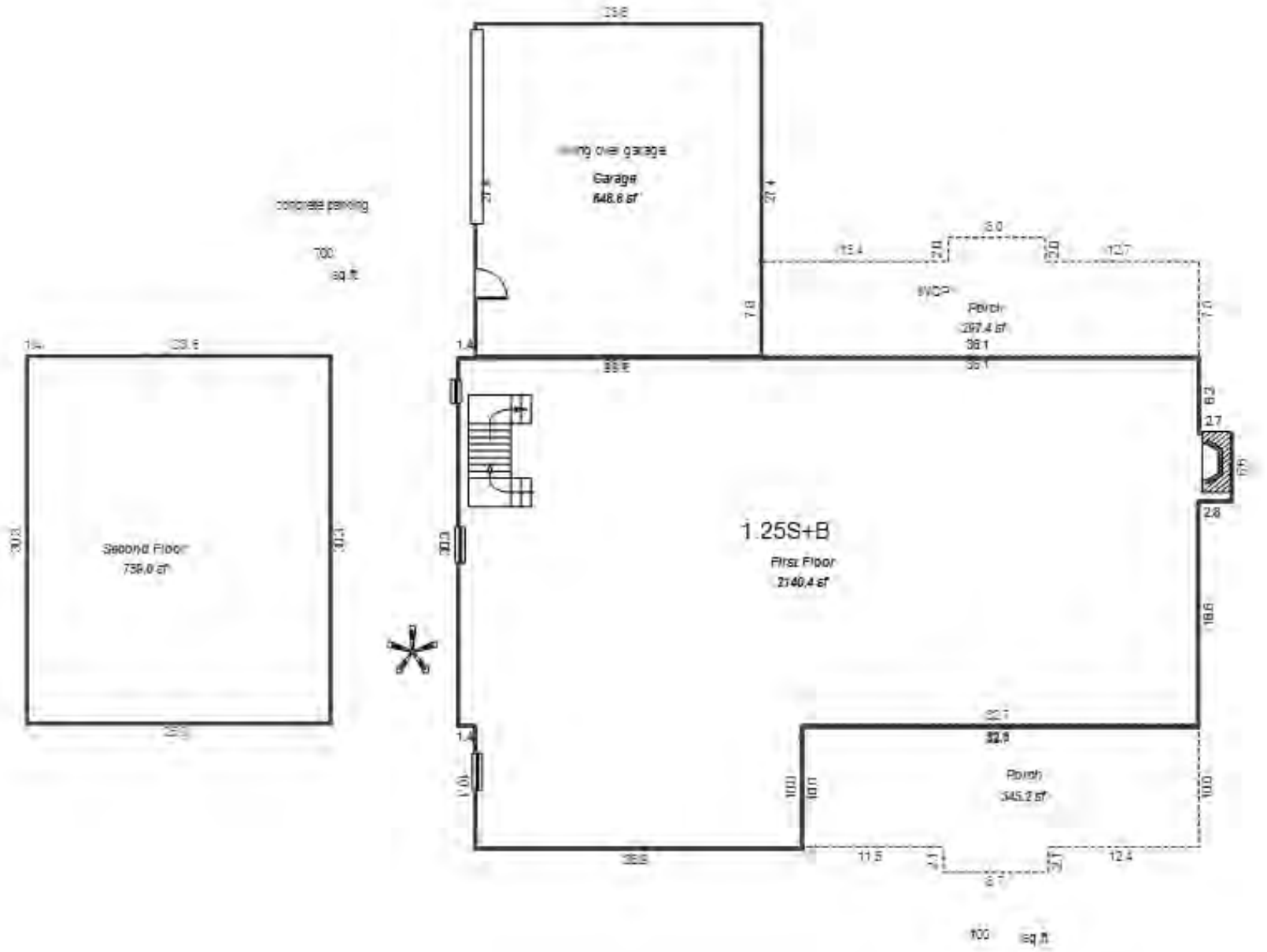
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2012
(11) Heating System: Forced Heat & Cool
Ground Area = 2140 SF Floor Area = 3055 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,140		
1 Story	Siding	Overhang	380		
			Total:	481,310	433,179
Other Additions/Adjustments					
Recreation Room			773	21,273	19,146
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			3	20,640	18,576
Porches					
WCP (1 Story)			297	13,118	11,806
WCP (1 Story)			345	15,135	13,621
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			646	41,473	37,326
Common Wall: 1 Wall			1	-3,139	-2,825
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
Fireplaces					
Prefab 1 Story			1	3,692	3,323
			Totals:	604,235	543,811

<<<<< 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: 45-006-860-013-00 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.
FUNK MARK C & MARY C TRUS	GLEASON ANDREW & GOTT-GLE	110,000	08/21/2023	WD	03-ARM'S LENGTH	2023003701	PROPERTY TRANSFER	100.0
BARNES ROBERT C & MARYANN	FUNK MARK C & MARY C TRUS	109,900	03/07/2022	WD	03-ARM'S LENGTH	2022001448	PROPERTY TRANSFER	100.0
WHITE DAVID W & MARY E	BARNES ROBERT C & MARYANN	123,500	07/20/2006	WD	03-ARM'S LENGTH	908:676	OTHER	100.0
WOODSTONE PTNRS	WHITE	115,000	08/27/2002	WD	03-ARM'S LENGTH	662:964	OTHER	0.0

Property Address

13 PINE TRACE

Owner's Name/Address

GLEASON ANDREW & GOTT-GLEASON JILL
7253 BRADFIELD AVE SE
ADA MI 49301

Tax Description

L662 P963 L662 P964/02 L908 P676/06 UNIT 13 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 100,000

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/02/2023	INSPECTED
TPC	05/30/2021	INSPECTED
TPC	04/25/2018	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1 Units	100000.00000		100			100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			48,972C
2024	47,500	0	47,500			47,500S
2023	40,000	0	40,000			40,000S
2022	35,000	0	35,000			25,825C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-014-00 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.
GOULD ANDREW S & BERGLUND	BARNES ROBERT C & MARYANN	750,000	02/16/2022	WD	03-ARM'S LENGTH	202200968	PROPERTY TRANSFER	100.0
GOULD ANDREW S & BERGLUND	GOULD ANDREW S & BERGLUND	0	12/19/2018	WD	09-FAMILY	1346P430	DEED	0.0
IHME LINDA L	GOULD ANDREW S & BERGLUND	549,000	06/19/2014	WD	03-ARM'S LENGTH	1201P268	PROPERTY TRANSFER	100.0
STROEBEL JOANNE H TRUST	IHME LINDA L	499,200	08/31/2012	WD	03-ARM'S LENGTH	1135P941	PROPERTY TRANSFER	100.0

Property Address

14 PINE TRACE

Owner's Name/Address

BARNES ROBERT C & MARYANN M TRUST
PO BOX 82
GLEN ARBOR MI 49636

Tax Description

L776 P528/03 UNIT 14 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

12/31/12 GARAGE AREA CONVERTED BACK UNTO A GARAGE AND GARAGE WALL EXTENDED SLIGHTLY FOR DEPTH AND GARAGE DOOR. -TIM

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/16/2022
MAP #: 31,36,39,40,52
2025 Est TCV 964,196 TCV/TFA: 383.23

Building Permit(s)	Date	Number	Status
Plumbing	04/15/2024	PP24-0113	100% FINIS
Mechanical	01/19/2024	PM24-0059	100% FINIS
Electrical	01/10/2024	PE24-0028	100% FINIS
Res. Add/Alter/Repair	03/25/2013	PB13-0042	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/12/2022	INSPECTED
TPC	01/24/2013	INSPECTED
TPC	11/07/2012	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100		00000.00000	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	432,100	482,100			374,887C
2024	47,500	371,500	419,000			363,615C
2023	40,000	306,300	346,300			346,300S
2022	35,000	249,800	284,800			276,637C

*** 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
2002 ENT	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
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: 1837 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

1068	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)
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
1	Direct-Vented Ga

Class: BC
Effec. Age: 16
Floor Area: 2,516
Total Base New : 541,475 E.C.F.
Total Depr Cost: 454,840 X 1.900
Estimated T.C.V: 864,196

(16) Porches/Decks

Area	Type
126	WSEP (1 Story)
247	WCP (1 Story)
310	WPP
112	Treated Wood

(17) Garage

Year Built: 2012
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: 492
% 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 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1837 SF Floor Area = 2516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

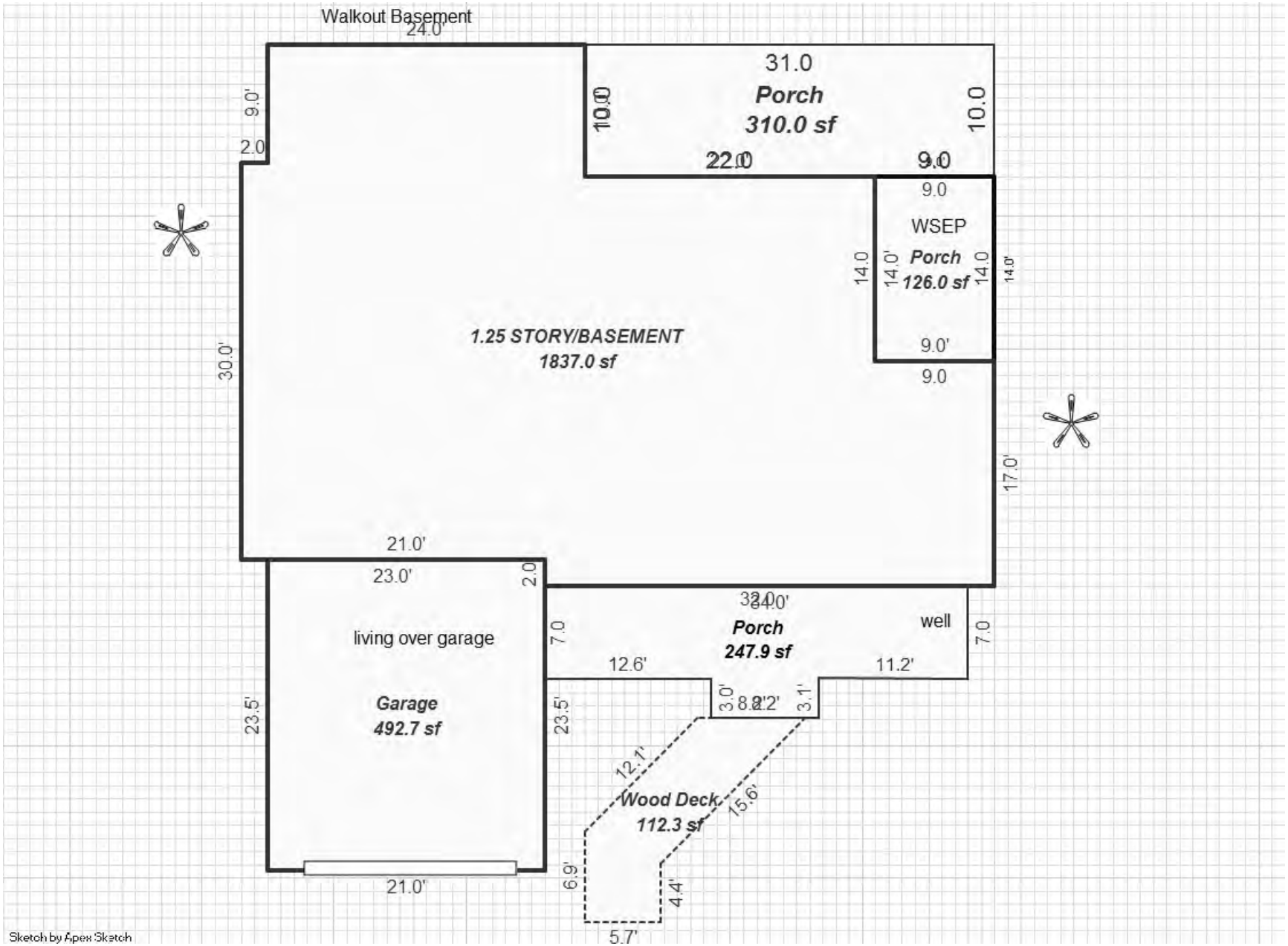
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,837		
1 Story	Siding	Overhang	220		
			Total:	408,908	343,484

Other Additions/Adjustments			
Recreation Room	1068	29,391	24,688
Basement, Outside Entrance, Below Grade	1	3,619	3,040
Plumbing			
Average Fixture(s)	1	2,188	1,838
3 Fixture Bath	2	13,760	11,558
Porches			
WSEP (1 Story)	126	9,280	7,795
WCP (1 Story)	247	11,975	10,059
WPP	310	6,764	5,682
Deck			
Treated Wood	112	2,986	2,508
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	492	34,214	28,740
Common Wall: 1 Wall	1	-3,139	-2,637
Door Opener	1	688	578
Water/Sewer			
Public Water	1	1,927	1,619
Public Sewer	1	1,927	1,619
Built-Ins			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-014-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-015-00 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.
SISKOSKY MATTHEW & JAMIE	ANDERSSON PATRICK & STROM	95,850	08/25/2023	WD	03-ARM'S LENGTH	2023003834	PROPERTY TRANSFER	100.0
ROBBE EDWARD R & SUSAN E	SISKOSKY MATTHEW & JAMIE	65,000	03/26/2021	WD	03-ARM'S LENGTH	2021002624	PROPERTY TRANSFER	100.0
WOODSTONE PTNRS	ROBBE	115,000	08/27/2002	WD	03-ARM'S LENGTH	661:809	OTHER	0.0

Property Address

15 PINE TRACE

Owner's Name/Address

ANDERSSON PATRICK & STROM ERIN
1474 CLUB VIEW TERRACE
LOS ALTOS CA 94024

Tax Description

L661 P808 L661 P809/02 UNIT 15 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

2008-
PINE TRACE AT WOODSTONE
$120,500

ACTIVE

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 534,192 TCV/TFA: 208.59

Building Permit(s)	Date	Number	Status
Mechanical	09/05/2024	PM24-0663	60%
Plumbing	09/05/2024	PP24-0299	60%
Res. Single Family Dwellin	07/09/2024	PB24-0276	60%
Electrical	07/05/2024	PE24-0448	60%

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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/07/2024	INSPECTED
TPC	07/06/2023	INSPECTED
TPC	05/30/2021	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100		100000.00000	100		100,0
	0.00 Total Acres						Total Est. Land Value =	100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	217,100	267,100			266,072C
2024	47,500	0	47,500			47,500S
2023	40,000	0	40,000			36,750C
2022	35,000	0	35,000			35,000S

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-860-015-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2025	0

Condition: Average
Part. Construct.: 60%

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: 0 S.F.
Crawl: 2049 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

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: 2,561
Total Base New : 384,740 E.C.F.
Total Depr Cost: 380,870 X 1.900
Estimated T.C.V: 723,653

(16) Porches/Decks

Area	Type
223	WCP (1 Story)

(17) Garage

Year Built: 2025
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 627
% 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 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 2049 SF Floor Area = 2561 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

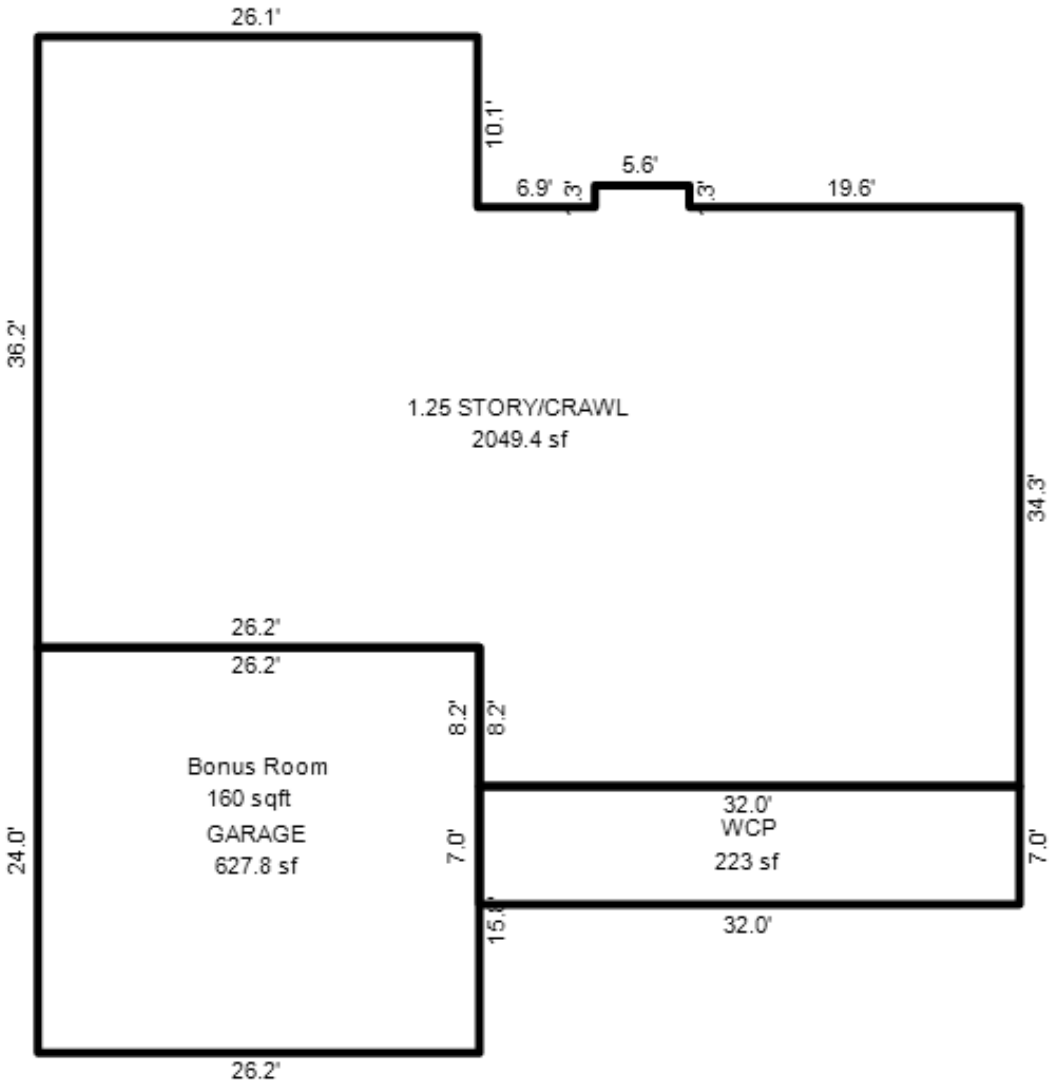
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,049		
			Total:	316,614	313,426

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
Porches			
WCP (1 Story)	223	8,635	8,549
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	627	26,497	26,232
Common Wall: 1 Wall	1	-2,705	-2,678
Door Opener	1	550	544
Built-Ins			
Appliance Allow.	1	2,786	2,758
	Totals:	384,740	380,870

Notes:
ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.900 => TCV: 723,653
60% Completed => Est. True Cash Value 2025 =

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-016-00 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.
WOODSTONE PARTNERS LLC	GOLDMAN STEPHEN & DEBORAH	115,000	09/28/2001	WD	03-ARM'S LENGTH	604:982	DEED	0.0

Property Address
16 PINE TRACE

Owner's Name/Address
GOLDMAN DEBORAH
200 VALOR WAY
WIXOM MI 48393

Tax Description
L604 P981 L604 P982/01 UNIT 16 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 840,409 TCV/TFA: 311.26

Building Permit(s)	Date	Number	Status
Mechanical	06/05/2018	PM18-0309	100% FINIS
Electrical	04/12/2018	PE18-0173	100% FINIS
Mechanical	11/19/2010	PM10-0405	100% FINIS
Plumbing	11/08/2010	PP10-0190	

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
X	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	06/12/2018	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100		100000.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	370,200	420,200			280,042C
2024	47,500	318,300	365,800			271,622C
2023	40,000	259,300	299,300			258,688C
2022	35,000	219,600	254,600			246,370C

*** 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
2002	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
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: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1891 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
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: 2,700
Total Base New : 458,456 E.C.F.
Total Depr Cost: 389,689 X 1.900
Estimated T.C.V: 740,409

(16) Porches/Decks

Area	Type
104	WSEP (1 Story)
224	WCP (1 Story)
270	WPP

(17) Garage

Year Built: 2002
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: 399
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

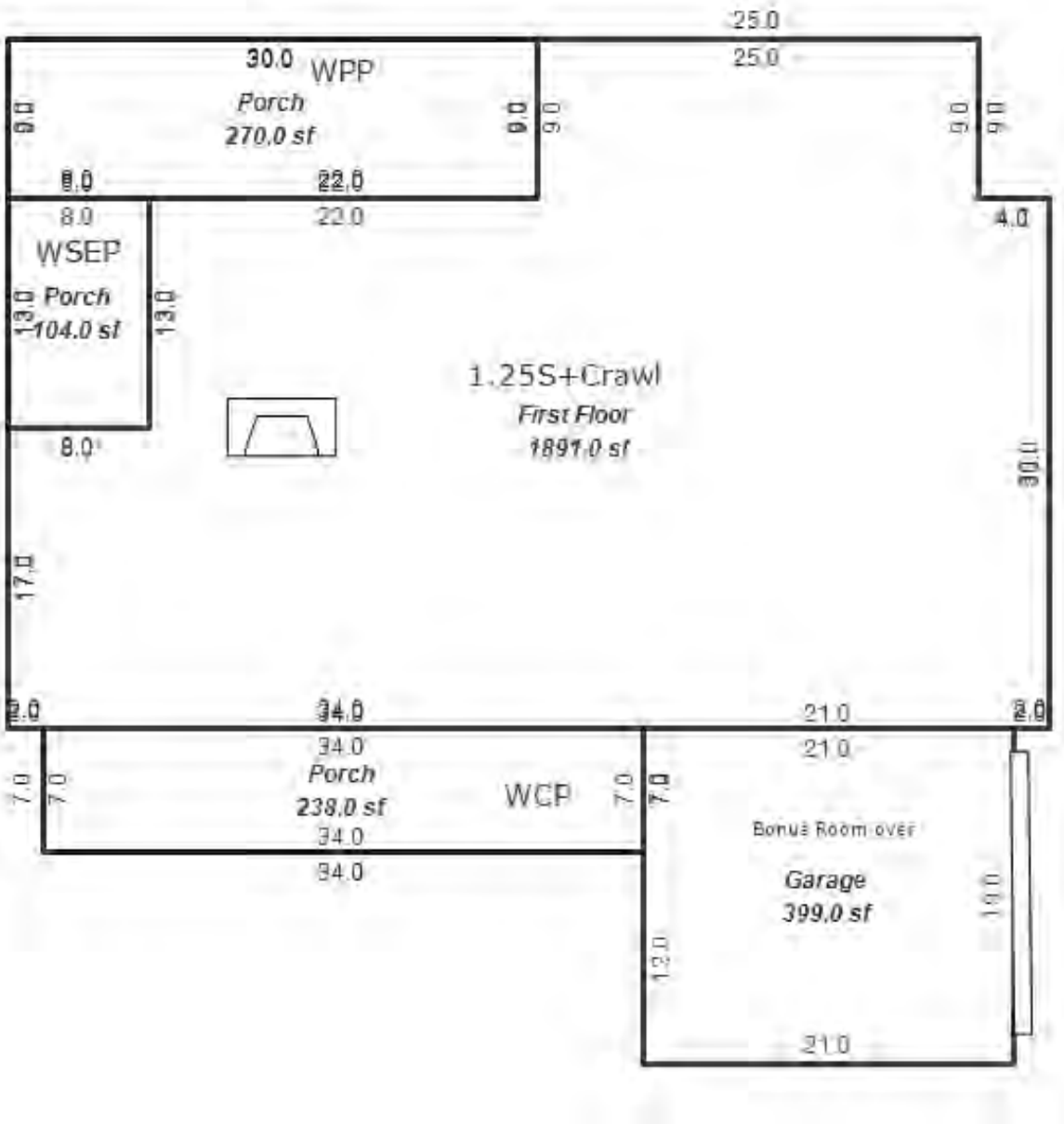
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1891 SF Floor Area = 2700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,891		
1 Story	Siding	Overhang	336		
			Total:	380,188	323,160

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
Porches			
WSEP (1 Story)	104	7,959	6,765
WCP (1 Story)	224	11,303	9,608
WPP	270	6,467	5,497
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	399	29,510	25,083
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
Fireplaces			
Interior 2 Story	1	8,554	7,271
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: 45-006-860-017-00 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.
OLSZEWSKI GERALD H & MARY	CASTIGNOLA DAVID S & JANE	103,000	10/15/2021	WD	03-ARM'S LENGTH	2021008142	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	OLSZEWSKI GERALD H & MARY	94,900	08/11/2004	WD	03-ARM'S LENGTH	817:927	OTHER	100.0
EHLERS RICHARD M & POLLY	WOODSTONE PARTNERS LLC	0	04/16/2003	QC	09-FAMILY	725:887	OTHER	100.0

Property Address

17 PINE TRACE

Owner's Name/Address

CASTIGNOLA DAVID S & JANETTE C
10719 N 138TH PLACE
SCOTTSDALE AZ 85259

Tax Description

L604 P103/01 L604 P104/01 L817 P927/04 UNIT 17 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 100,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/10/2021	INSPECTED
TPC	10/29/2015	INSPECTED
PSC	12/27/2014	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			39,783C
2024	47,500	0	47,500			38,587C
2023	40,000	0	40,000			36,750C
2022	35,000	0	35,000			35,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-018-00 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.
ULRICH JOHN M & JUDY	BAUMEL MICHAEL & MARIA	104,000	03/01/2022	WD	03-ARM'S LENGTH	2022001422	PROPERTY TRANSFER	100.0
ULRICH JOHN M & JUDY	ULRICH JOHN M & JUDY	0	09/03/2014	WD	03-ARM'S LENGTH	1210P200	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	ULRICH JOHN & JUDY	109,900	09/09/2013	WD	03-ARM'S LENGTH	1178P669	PROPERTY TRANSFER	100.0

Property Address
1 DEER PARK

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status
HOUSE	10/10/2014	2014-0027	EXPIRED
WELL/SEPTIC	10/01/2014	L13 -211	EXPIRED
Electrical	10/21/2013	PE13-0477	EXPIRED

Owner's Name/Address
BAUMEL MICHAEL & MARIA
5327 JOHNSON AVE
WESTERN SPRINGS IL 60558

	Improved	X	Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Tax Description
UNIT 18 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			27,063C
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
TPC	02/14/2022	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	10/20/2016	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-019-00 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.
MILLER SUSAN C	MILLER SUSAN L OF THE LEE	0	05/03/2011	QC	09-FAMILY	1085-285	PROPERTY TRANSFER	0.0
STASIK RANDALL J & MARSHA	MILLER SUSAN C	104,500	05/06/2010	WD	03-ARM'S LENGTH	2010 1048_254W	PROPERTY TRANSFER	100.0
WOODSTONE PTNRS	STASIK	105,300	02/07/2002	WD	03-ARM'S LENGTH	629:654	OTHER	0.0

Property Address
2 DEER PARK

Owner's Name/Address
MILLER SUSAN L TRUSTEE OF THE
LEE D & LEE MILLER S FAMILY TRUST
PO BOX 523
GLEN ARBOR MI 49636

Tax Description
L629 P653/02 L629 P654/02 UNIT 19
WOODSTONE CONDOMINIUM REC IN L599 P88/1ST
AMEND L659 P380-385/2ND AMEND L672
P959-988/3RD AMEND L768 P435-446/4TH
AMEND L832 P487-493 SEC 27 T29N R14W
L1339P695 10TH AMEND 2023005547 11TH
AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/01/2013
MAP #: 31,36,39,40,52
2025 Est TCV 962,788 TCV/TFA: 400.16

Building Permit(s)	Date	Number	Status
Electrical	04/19/2013	PE13-0140	
Mechanical	08/24/2012	PM12-0330	
Mechanical	06/19/2012	PM12-0222	
Plumbing	06/19/2012	PP12-0096	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00	000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	426,400	481,400			297,748C
2024	47,500	366,600	414,100			288,796C
2023	25,000	298,700	323,700			275,044C
2022	35,000	253,400	288,400			261,947C

Who	When	What
TPC	05/18/2016	INSPECTED
TPC	10/24/2013	INSPECTED
TPC	06/20/2013	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

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2013	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: 2090 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 10
Floor Area: 2,406
Total Base New : 498,707 E.C.F.
Total Depr Cost: 448,836 X 1.900
Estimated T.C.V: 852,788

(16) Porches/Decks

Area	Type
165	WCP (1 Story)
260	WPP

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 539
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

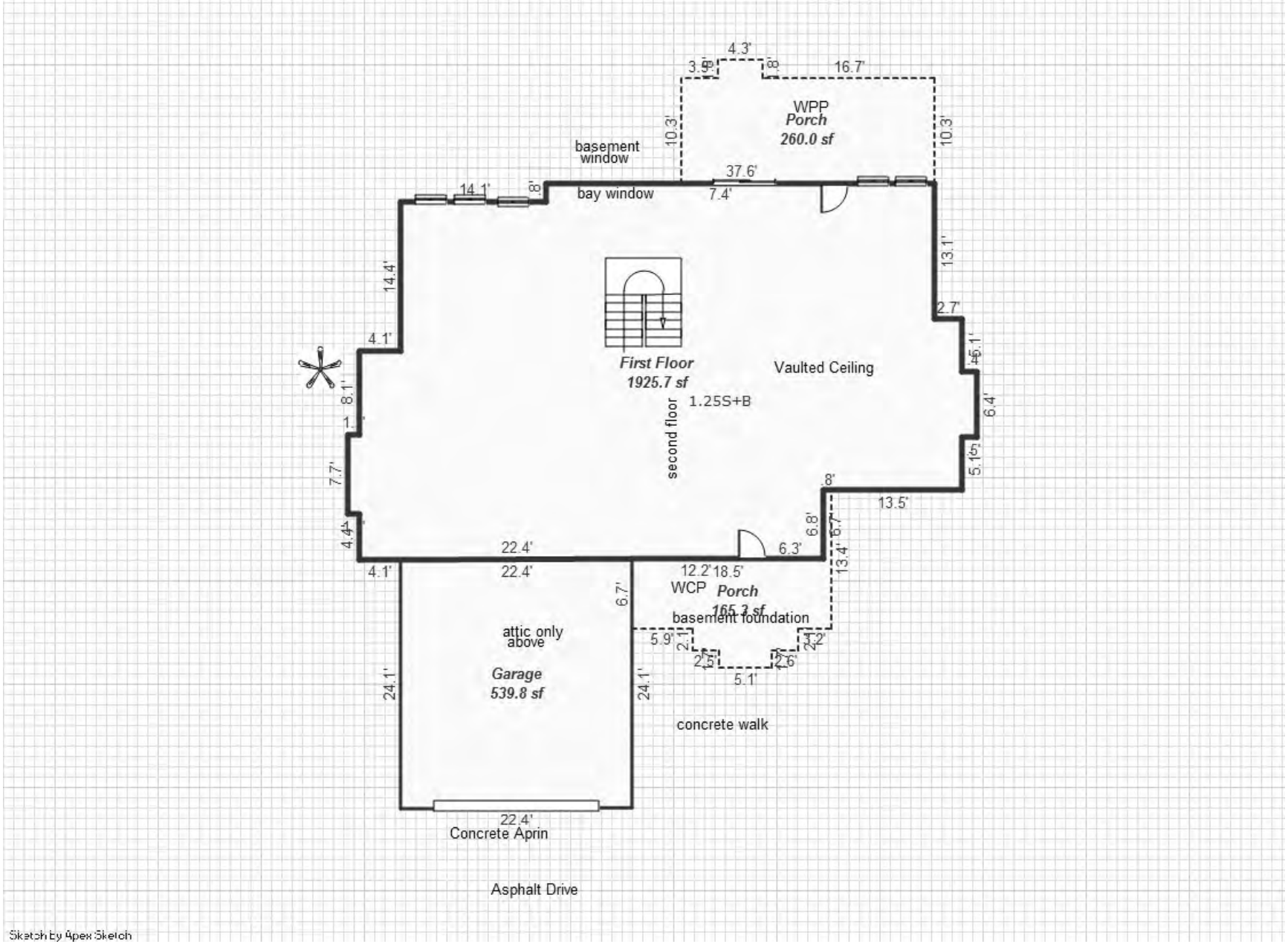
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013
(11) Heating System: Forced Heat & Cool
Ground Area = 1925 SF Floor Area = 2406 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,925		
			Total:	411,950	370,755
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			2	13,760	12,384
2 Fixture Bath			1	4,610	4,149
Porches					
WCP (1 Story)			165	9,164	8,248
Foundation: Basement			165	5,037	4,533
WPP			260	6,412	5,771
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			539	36,480	32,832
Door Opener			1	688	619
Water/Sewer					
Public Water			1	1,927	1,734
Public Sewer			1	1,927	1,734
Fireplaces					
Prefab 2 Story			1	4,564	4,108
			Totals:	498,707	448,836

Notes:
ECF (H862 DEER PARK) 1.900 => TCV: 852,788

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-019-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-020-00 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.
WOODSTONE PARTNERS LLC	EBRIGHT TERRELL D & PATRI	87,900	09/09/2013	WD	03-ARM'S LENGTH	1178P667	PROPERTY TRANSFER	100.0

Property Address
3 DEER PARK

Owner's Name/Address
EBRIGHT TERRELL D & PATRICIA TRUST
329 SPRING RIDGE COURT
CARMEL IN 46032

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00000			100		110,0
		0.00 Total Acres				Total Est. Land Value =		110,000

Tax Description
UNIT 20 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			27,063C
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
TPC	04/24/2019	INSPECTED
PSC	12/27/2014	INSPECTED
WAS	12/11/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-021-00 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.
EBRIGHT D TERRELL & PATRI	EBRIGHT D TERRELL & PATRI	1	12/19/2011	QC	09-FAMILY	1107P126	DEED	0.0
EBRIGHT D TERRELL & PATRI	EBRIGHT D TERRELL & PATRI	1	12/19/2011	QC	09-FAMILY	1107P148	DEED	0.0
EBRIGHT TERRELL D & PATRI	EBRIGHT D TERRELL & PATRI	0	06/25/2008	WD	03-ARM'S LENGTH	983/53	DEED	0.0
EBRIGHT TERRELL D & PATRI	EBRIGHT TERRELL D & PATRI	0	04/17/2007	WD	03-ARM'S LENGTH	938:264	OTHER	0.0

Property Address

4 DEER PARK

Owner's Name/Address

EBRIGHT TERRELL D & PATRICIA TRUST
329 SPRING RIDGE CT
CARMEL IN 46032

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 925,875 TCV/TFA: 410.41

Building Permit(s)	Date	Number	Status
Mechanical	12/16/2019	PM19-1000	100% FINIS
Electrical	12/05/2019	PE19-0706	100% FINIS
Mechanical	08/04/2008	PM08-0313	100% FINIS
Mechanical	07/30/2008	PM08-0308	100% FINIS

Tax Description

L633 P214 L633 P215 L633 P216/02 L820 P522/04 L938 P264/07 UNIT 21 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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
X	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	10/12/2009	INSPECTED
WAS	11/18/2008	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0
			0.00 Total Acres			Total Est. Land Value =		110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	11.69	540	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	55,000	407,900	462,900			320,277C
2024	47,500	350,800	398,300			310,647C
2023	25,000	300,000	325,000			295,855C
2022	35,000	254,600	289,600			281,767C

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-860-021-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2009	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: 1546 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

1546	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B -10
Effec. Age: 15
Floor Area: 2,256
Total Base New : 538,485 E.C.F.
Total Depr Cost: 429,408 X 1.900
Estimated T.C.V: 815,875

(16) Porches/Decks

Area	Type
156	CCP (1 Story)
233	WPP
156	WSEP (1 Story)

(17) Garage

Year Built: 2008
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 647
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

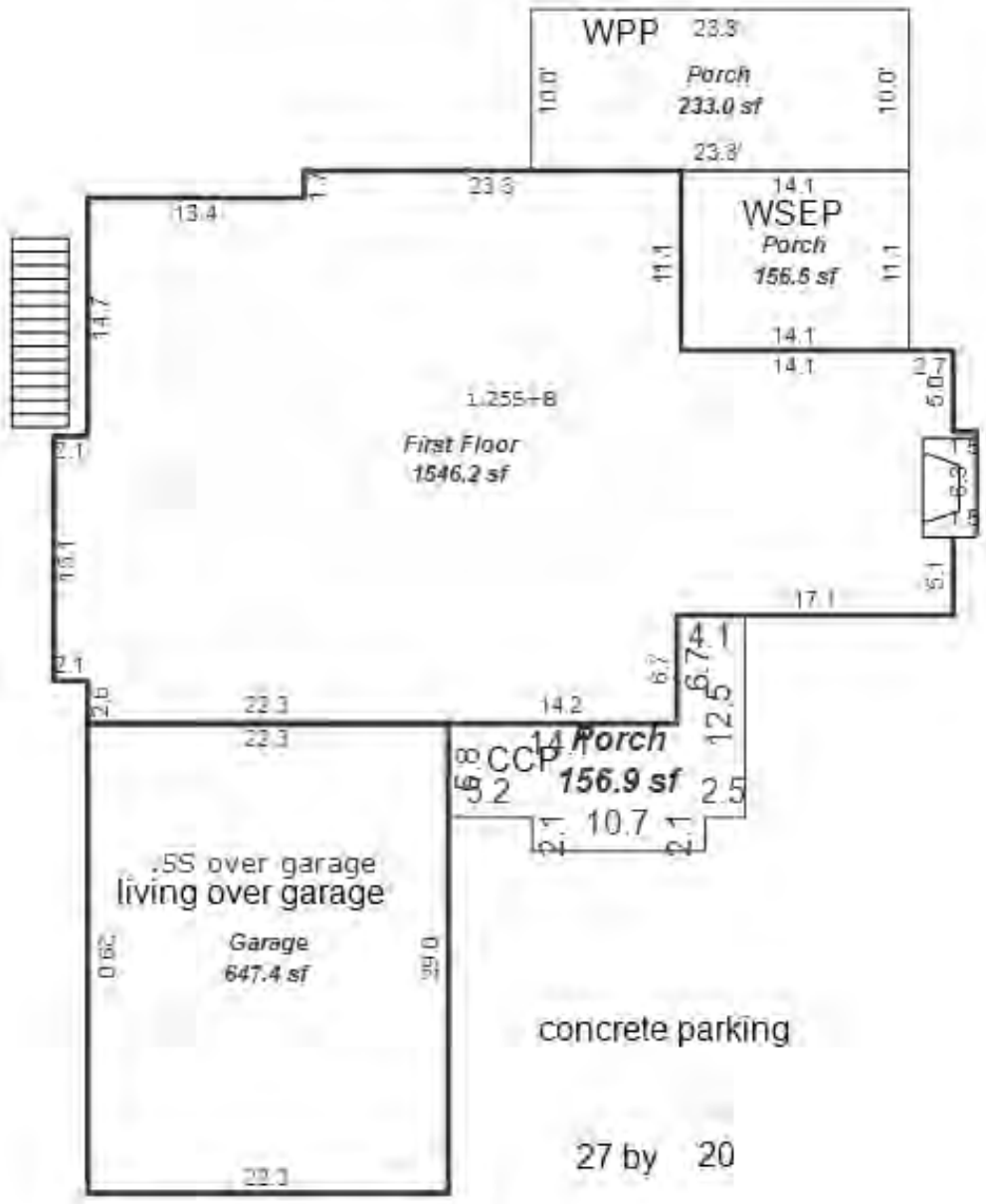
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2009
(11) Heating System: Forced Heat & Cool
Ground Area = 1546 SF Floor Area = 2256 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	1,546		
1 Story	Siding	Overhang	323		
			Total:	382,627	325,221
Other Additions/Adjustments					
Recreation Room			1546	47,153	11,788
Plumbing					
Average Fixture(s)			1	3,337	2,836
3 Fixture Bath			1	10,527	8,948
2 Fixture Bath			1	7,018	5,965
Porches					
CCP (1 Story)			156	6,087	5,174
WPP			233	6,969	5,924
WSEP (1 Story)			156	12,469	10,599
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			647	49,172	41,796
Common Wall: 1 Wall			1	-3,672	-3,121
Water/Sewer					
Public Water			1	2,215	1,883
Public Sewer			1	2,215	1,883
Built-Ins					
Appliance Allow.			1	6,897	5,862
Fireplaces					
Prefab 2 Story			1	5,470	4,649

<<<<< 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: 45-006-860-022-00 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.
GIDEON LYNN M TRUST		0	11/20/2010	OTH	33-TO BE DETERMINED	2010 1071-31 O	DEED	0.0
GIDEON LYNN M TRUST		0	06/04/2010	OTH	33-TO BE DETERMINED	2010 1050-1OTH	DEED	0.0
SUTHERLAND CONSTRUCTION L	GIDEON LYNN M TRUST	114,900	08/20/2004	WD	03-ARM'S LENGTH	819:122	OTHER	100.0
WOODSTONE PARTNERS LLC	SUTHERLAND CONSTRUCTION L	88,400	08/19/2004	WD	03-ARM'S LENGTH	819:121	OTHER	0.0

Property Address
5 DEER PARK

Owner's Name/Address
GIDEON LYNN M TRUST
1206 N PLEASANT ST
ROYAL OAK MI 48067

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 788,492 TCV/TFA: 414.12

Building Permit(s)	Date	Number	Status
Mechanical	08/02/2010	PM10-0226	
Plumbing	06/24/2010	PP10-0102	
Res. Single Family	05/27/2010	PB10-0121	100% FINIS
HOUSE	05/20/2010	LU2175P2	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00000			100		110,0
		0.00 Total Acres				Total Est. Land Value =		110,000

Tax Description
L609 P349/01 L617 P919/01 L819 P120&121/04 L819 P122/04 UNIT 22 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences
NOV 30 - TERMINATION CONSTRUCTION

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	339,200	394,200			266,437C
2024	47,500	291,700	339,200			258,426C
2023	25,000	237,700	262,700			246,120C
2022	35,000	199,400	234,400			234,400S

Who	When	What
TPC	04/24/2019	INSPECTED
WAS	12/11/2010	INSPECTED
WAS	07/15/2007	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2010	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: 1523 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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 1,904
Total Base New : 420,118 E.C.F.
Total Depr Cost: 357,101 X 1.900
Estimated T.C.V: 678,492

(16) Porches/Decks

Area	Type
252	WPP
157	CGEP (1 Story)
152	WCP (1 Story)

(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: 589
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

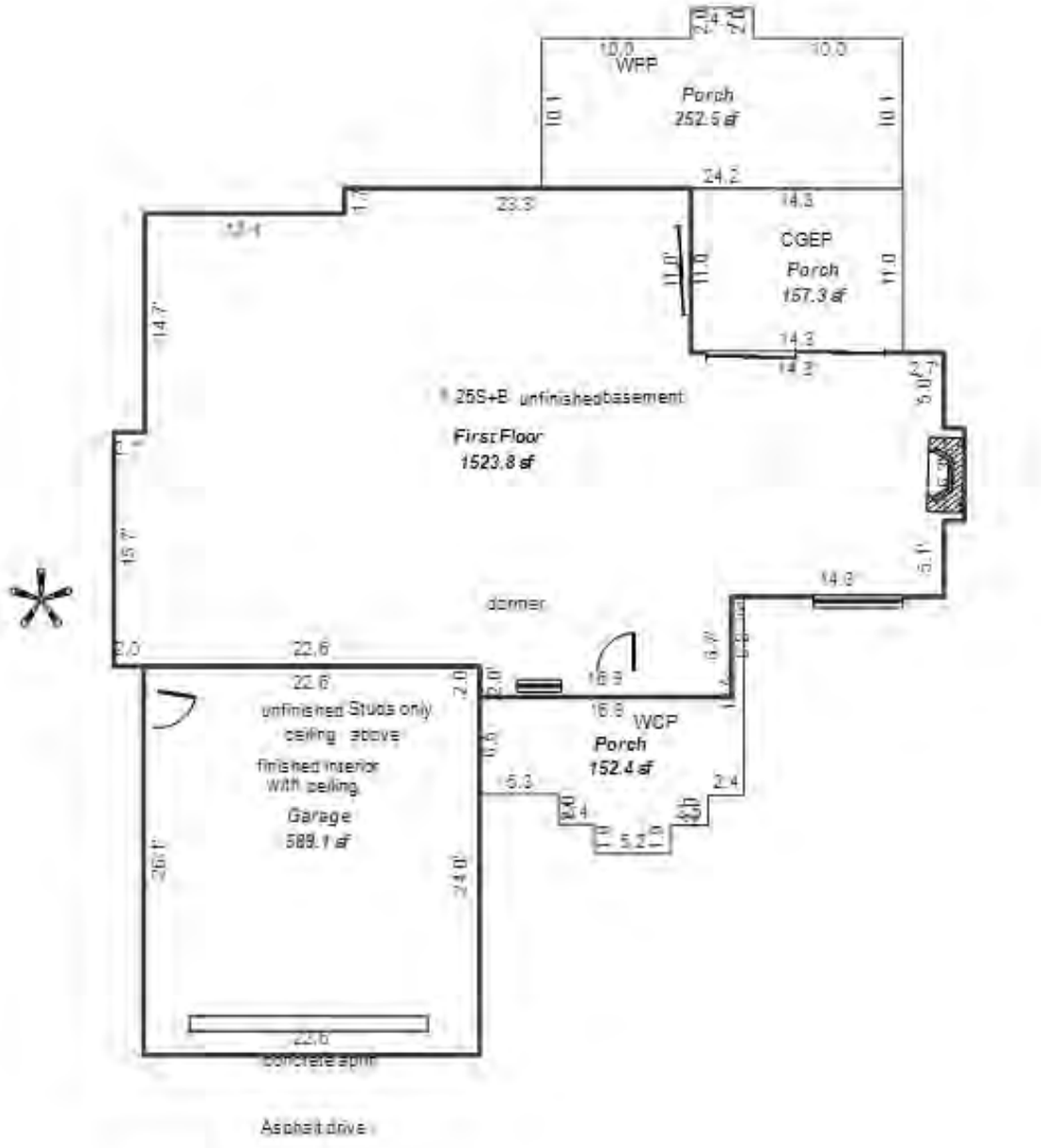
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010
(11) Heating System: Forced Heat & Cool
Ground Area = 1523 SF Floor Area = 1904 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	1,523		
			Total:	326,574	277,587
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			2	13,760	11,696
Porches					
WPP			252	6,355	5,402
CGEP (1 Story)			157	13,803	11,733
WCP (1 Story)			152	8,612	7,320
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			589	38,856	33,028
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
Fireplaces					
Prefab 2 Story			1	4,564	3,879
			Totals:	420,118	357,101

Notes:
ECF (H862 DEER PARK) 1.900 => TCV: 678,492

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-023-00 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.
WOODSTONE PARTNERS LLC	GIDEON LYNN M TRUST	118,000	08/23/2012	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0

Property Address
DEER PARK

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

Owner's Name/Address
GIDEON LYNN M TRUST
1206 N PLEASANT
ROYAL OAK MI 48067

	Improved		Vacant
		X	

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

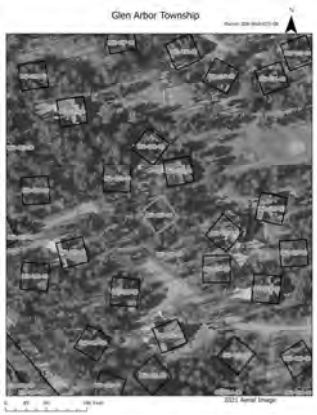
Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Tax Description
UNIT 23 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			27,063C
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
TPC	12/12/2022	INSPECTED
TPC	04/24/2019	INSPECTED
PSC	12/27/2014	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-024-00 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.
RUETZ ADAM D & NICOLE LEI	RUETZ ADAM D & NICOLE LEI	0	11/10/2023	QC	09-FAMILY	2023005303	PROPERTY TRANSFER	0.0
RUETZ ADAM D	RUETZ ADAM D & NICOLE LEI	0	11/10/2023	QC	09-FAMILY	2023005048	PROPERTY TRANSFER	0.0
HARTEL SHAWN & JESSIE	RUETZ ADAM D	105,000	08/23/2023	WD	03-ARM'S LENGTH	2023003694	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	HARTEL SHAWN & JESSIE	67,900	10/08/2021	WD	03-ARM'S LENGTH	2021008029	PROPERTY TRANSFER	100.0

Property Address

7 DEER PARK

Owner's Name/Address

RUETZ ADAM D & NICOLE LEIGH
15615 MARKESE AVE
ALLEN PARK MI 48101

Tax Description

UNIT 24 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-VACAN | Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/02/2023	INSPECTED
TPC	05/30/2021	INSPECTED
TPC	04/24/2019	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1	Units	110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			48,972C
2024	47,500	0	47,500			47,500S
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-025-00 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.
WOODSTONE PARTNERS LLC	MOORE JAMES C & DEBORAH B	130,900	08/11/2006	WD	03-ARM'S LENGTH	910:981	OTHER	100.0
BOICOURT EVA M	WOODSTONE PARTNERS LLC	0	08/21/2004	WD	03-ARM'S LENGTH	825:994	OTHER	100.0
WOODSTONE PTNRS	BOICOURT	130,000	09/24/2002	WD	03-ARM'S LENGTH	668:767	OTHER	0.0

Property Address
8 DEER PARK

Owner's Name/Address
MOORE JAMES C & DEBORAH B
421 W HILLGROVE AVE
LA GRANGE IL 60525

Tax Description
L668 P766-767/02 L825 P994/04 L910 P981/06 UNIT 25 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 960,444 TCV/TFA: 474.53

Building Permit(s)	Date	Number	Status
Mechanical	09/18/2018	PM18-0611	100% FINIS
Mechanical	09/13/2018	PM18-0595	100% FINIS
Plumbing	05/02/2018	PP18-0124	100% FINIS
Res. Single Family Dwellin	01/04/2018	PB17-0784	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
X	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	04/24/2019	INSPECTED
TPC	10/29/2018	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	110000.00000		100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.66	1200	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	55,000	425,200	480,200			319,025C
2024	47,500	365,600	413,100			309,433C
2023	25,000	297,900	322,900			294,699C
2022	35,000	252,600	287,600			280,666C

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-860-025-00 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
2019	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(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: 1136 S.F.
Crawl: 256 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

1131	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)
5	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Direct-Vented Ga

Class: BC
Effec. Age: 4
Floor Area: 2,024
Total Base New : 466,253 E.C.F.
Total Depr Cost: 447,602 X 1.900
Estimated T.C.V: 850,444

(16) Porches/Decks

Area	Type
499	WPP
284	WCP (1 Story)

(17) Garage

Year Built: 2019
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 580
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

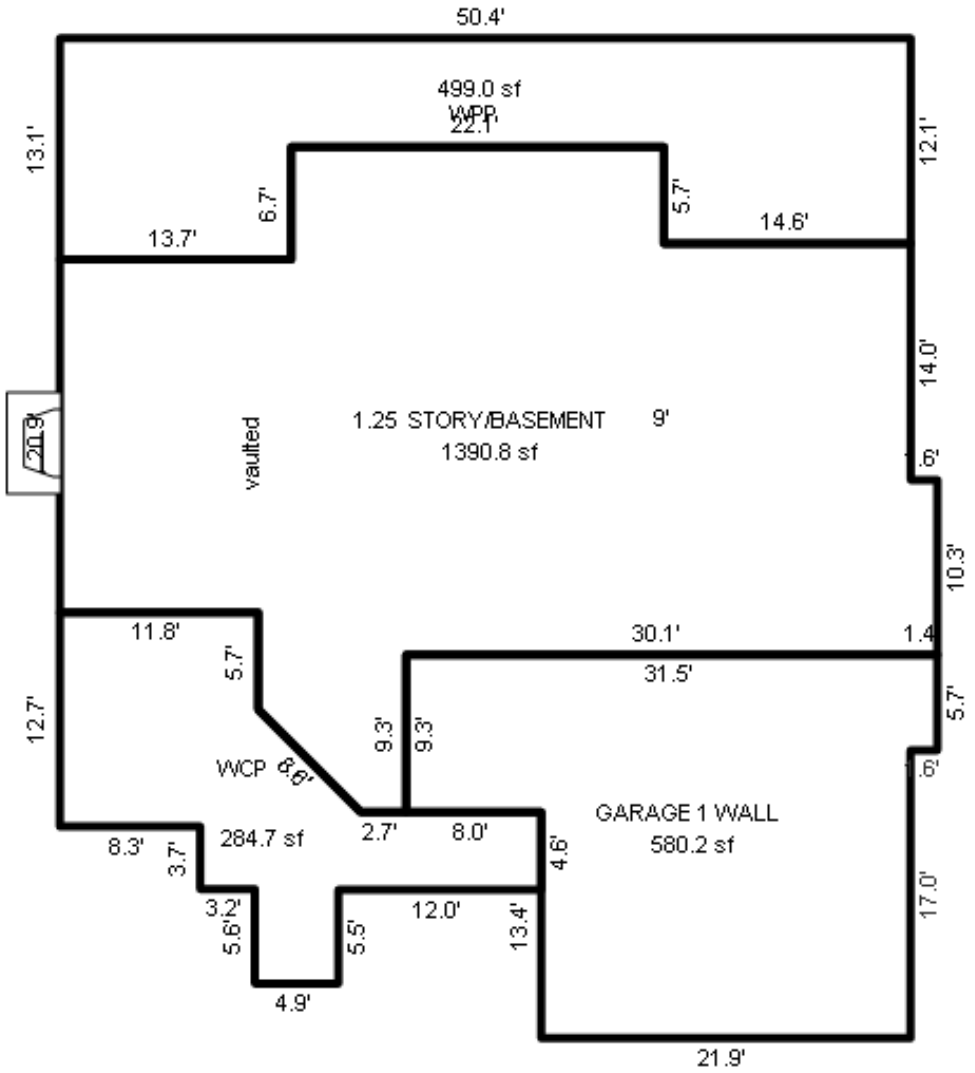
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2019
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 2024 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	Basement	1,136		
1.25 Story	Siding	Crawl Space	256		
			Total:	314,696	302,108
Other Additions/Adjustments					
Recreation Room			1131	31,125	29,880
Plumbing					
Average Fixture(s)			1	2,188	2,100
3 Fixture Bath			4	27,521	26,420
2 Fixture Bath			1	4,610	4,426
Water/Sewer					
2000 Gal Septic			1	11,146	10,700
Water Well, 100 Feet			1	6,289	6,037
Porches					
WPP			499	10,838	10,404
WCP (1 Story)			284	12,862	12,348
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			580	38,437	36,900
Common Wall: 2 Wall			1	-6,271	-6,020
Door Opener			1	688	660
Built-Ins					
Appliance Allow.			1	4,003	3,843
Fireplaces					
Prefab 1 Story			1	3,692	3,544

<<<<< 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: 45-006-860-026-00 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.
DUNNE JULIE ANN & JENNIFE	DUNNE FAMILY TRUST	0	07/10/2023	QC	09-FAMILY	2023003265	PROPERTY TRANSFER	0.0
OSWALD SALLY K TRUST	DUNNE JULIE ANN & JENNIFE	830,000	08/16/2022	WD	03-ARM'S LENGTH	2022004824	PROPERTY TRANSFER	100.0
REA DAVID K & DONNA H	OSWALD SALLY K TRUST	385,000	11/03/2011	WD	03-ARM'S LENGTH	1101-924 WD	PROPERTY TRANSFER	100.0
WOODSTONE PRTNRS	REA	130,000	11/25/2001	WD	03-ARM'S LENGTH	623:421	OTHER	0.0

Property Address

9 DEER PARK

Owner's Name/Address

DUNNE FAMILY TRUST
5120 NORRIS RD
SAN DIEGO CA 92115

Tax Description

L623 P420/02 L623 P421/02 UNIT 26 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

LISTED $425,000 2014 DEC

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 841,095 TCV/TFA: 374.15

Building Permit(s)	Date	Number	Status
ELECTRICAL	11/20/2003	PE03-0871	
MECHANICAL	11/20/2003	PM03-0915	
MECHANICAL	11/17/2003	PM03-0887	
PLUMBING	10/23/2003	PP03-0460	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT	1 Units		110000.00000			100		110,0
	0.00 Total Acres					Total Est. Land Value =		110,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	07/11/2022	INSPECTED
TPC	10/29/2018	INSPECTED
TPC	12/22/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	365,500	420,500			304,304C
2024	47,500	314,400	361,900			295,155C
2023	25,000	256,100	281,100			281,100S
2022	35,000	183,300	218,300			218,300S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
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 Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
X	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: Hardwood
Other: Tile
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1499 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: 12" WD I BEAM
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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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 -10
Effec. Age: 15
Floor Area: 2,248
Total Base New : 452,710 E.C.F.
Total Depr Cost: 384,787 X 1.900
Estimated T.C.V: 731,095

(16) Porches/Decks

Area	Type
163	WCP (1 Story)
154	WGEP (1 Story)
240	WPP

(17) Garage

Year Built: 2003
Car Capacity: 2.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 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 1.5 STORY Cls B-10 Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1499 SF Floor Area = 2248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

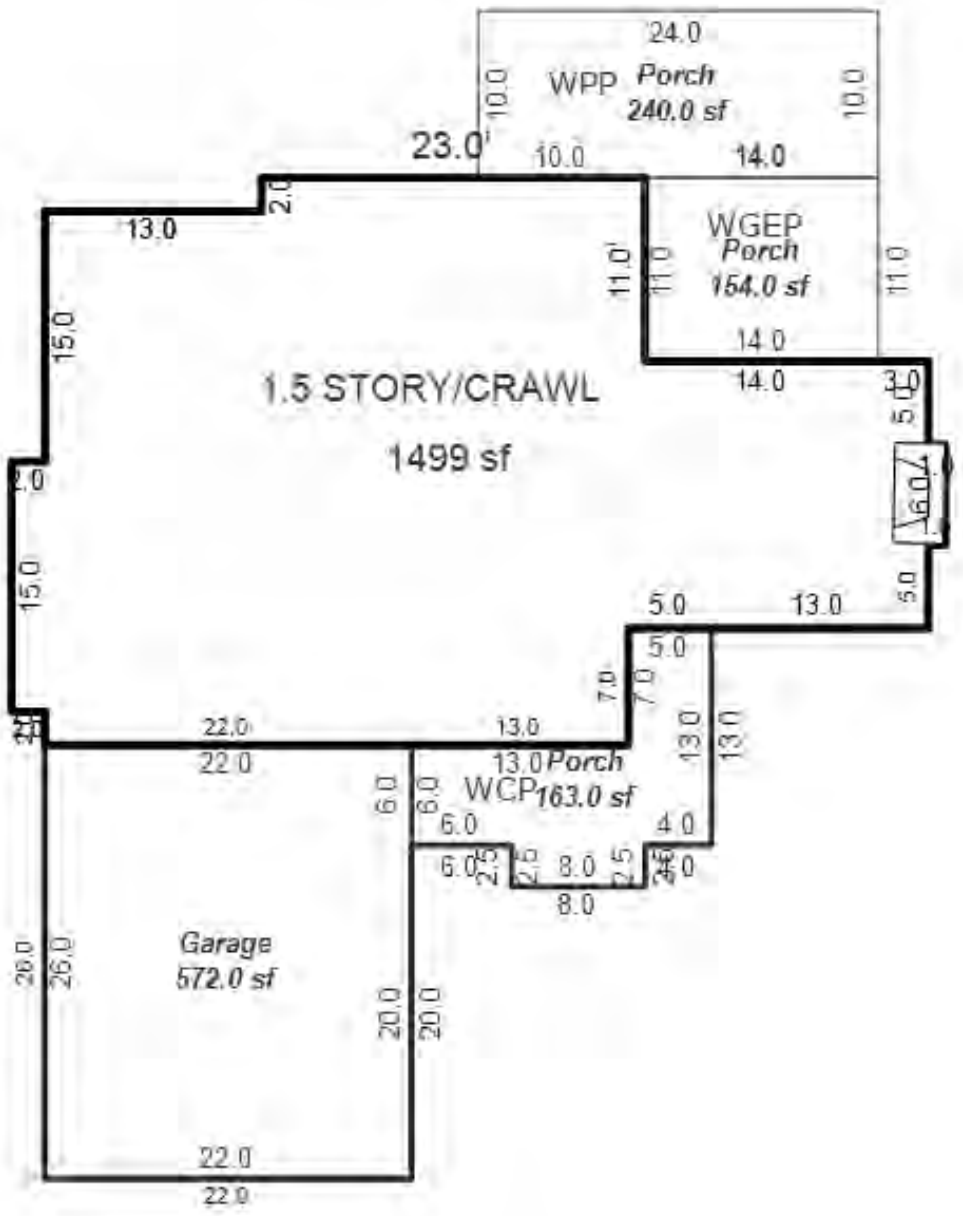
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,499		
			Total:	338,004	287,287

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,836
3 Fixture Bath	1	10,527	8,948
2 Fixture Bath	1	7,018	5,965
Porches			
WCP (1 Story)	163	10,153	8,630
WGEP (1 Story)	154	17,635	14,990
WPP	240	7,049	5,992
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	42,615	36,223
Common Wall: 1 Wall	1	-3,672	-3,121
Door Opener	1	771	655
Water/Sewer			
Public Water	1	2,215	1,883
Public Sewer	1	2,215	1,883
Built-Ins			
Appliance Allow.	1	6,897	5,862
Fireplaces			
Interior 1 Story	1	7,945	6,753
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: 45-006-860-027-00 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.
DINOVO MATTHEW & LYNSEY	DOWNS BRENT & ANCONA LYNE	134,000	10/01/2024	WD	03-ARM'S LENGTH	2024004825	PROPERTY TRANSFER	100.0
MCELRATH RYAN H & TOBIE M	DINOVO MATTHEW & LYNSEY	105,000	06/02/2023	WD	03-ARM'S LENGTH	2023003296	PROPERTY TRANSFER	100.0
MCELRATH RYAN & TOBIE	MCELRATH RYAN H & TOBIE M	0	04/29/2022	WD	09-FAMILY	2022003381	DEED	0.0
BETZIG EMMA M TRUST	MCELRATH RYAN & TOBIE	50,000	06/23/2021	WD	03-ARM'S LENGTH	2021005419	PROPERTY TRANSFER	100.0

Property Address

10 DEER PARK

Owner's Name/Address

DOWNS BRENT & ANCONA LYNETTE
2809 PARKLAND DR
WINTER PARK FL 32789

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00000			100		110,0
		0.00 Total Acres			Total Est. Land Value =			110,000

Tax Description

L915 P541/06 UNIT 27 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			55,000S
2024	47,500	0	47,500			47,500S
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
TPC	09/18/2024	INSPECTED
TPC	06/02/2023	INSPECTED
TPC	07/22/2021	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-028-00 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.
BENNETT BARRY A & DENISE	RUHL EDBERT	845,000	10/05/2023	WD	03-ARM'S LENGTH	2023004529	PROPERTY TRANSFER	100.0
SHEPPARD STEVEN L LIVING	BENNETT BARRY A & DENISE	540,000	07/28/2015	WD	03-ARM'S LENGTH	1235P593	PROPERTY TRANSFER	100.0
SHEPPARD STEVEN L & CYNTH	SHEPPARD STEVEN L LIVING	1	02/10/2014	WD	09-FAMILY	1192P411	DEED	0.0
KLINGMAN JOHN T.		0	07/16/2009	OTH	33-TO BE DETERMINED	2009 1022/172	DEED	0.0

Property Address
11 DEER PARK

Owner's Name/Address
RUHL EDBERT
2944 BROOKWIND DR
HOLLAND MI 49424

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 918,427 TCV/TFA: 390.99

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	02/14/2023	PB23-0026	100% FINIS
Mechanical	01/04/2016	PM16-0003	
Electrical	12/07/2015	PE15-0657	
Mechanical	03/24/2008	PM08-0135	

X Improved | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Tax Description
UNIT 28 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	404,200	459,200			407,348C
2024	47,500	347,600	395,100			395,100S
2023	25,000	320,100	345,100			309,279C
2022	35,000	268,600	303,600			294,552C

Who	When	What
TPC	08/22/2023	INSPECTED
WAS	05/20/2009	INSPECTED
WAS	11/24/2008	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

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2009	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: 1803 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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	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: BC
Effec. Age: 10
Floor Area: 2,349
Total Base New : 472,767 E.C.F.
Total Depr Cost: 425,488 X 1.900
Estimated T.C.V: 808,427

(16) Porches/Decks

Area	Type
238	WPP
185	WCP (1 Story)
10	Treated Wood

(17) Garage

Year Built: 2008
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: 292
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2009
(11) Heating System: Forced Heat & Cool
Ground Area = 1803 SF Floor Area = 2349 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

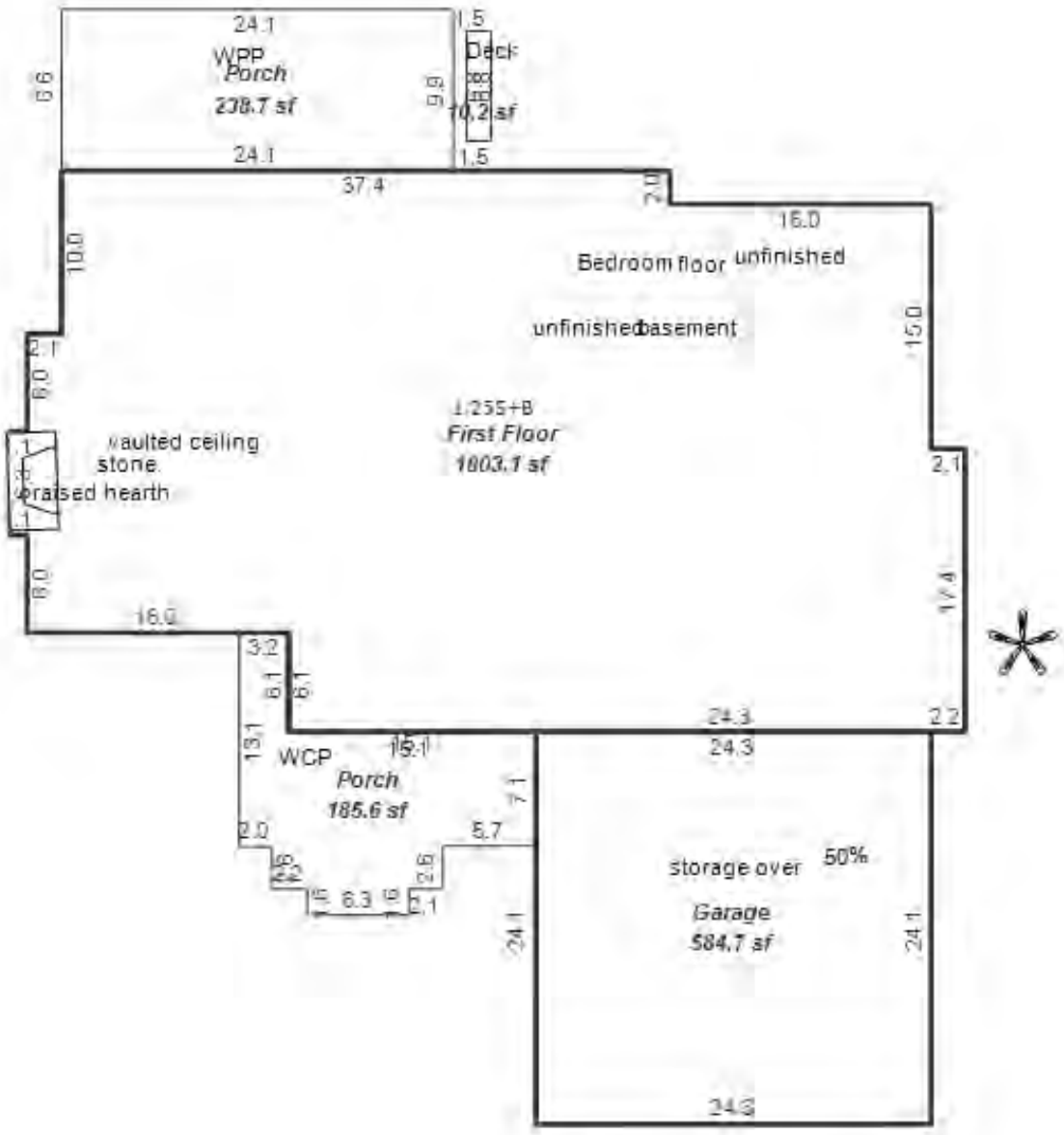
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,803		
1 Story	Siding	Overhang	95		
			Total:	389,439	350,496

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,969
3 Fixture Bath	1	6,880	6,192
2 Fixture Bath	1	4,610	4,149
Porches			
WPP	238	6,238	5,614
WCP (1 Story)	185	9,957	8,961
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	584	38,626	34,763
Storage Over Garage	292	5,285	4,756
Common Wall: 1 Wall	1	-3,139	-2,825
Door Opener	1	688	619
Water/Sewer			
Public Water	1	1,927	1,734
Public Sewer	1	1,927	1,734
Fireplaces			
Interior 1 Story	1	6,965	6,268
Raised Hearth	1	690	621
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: 45-006-860-029-00 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.
OLSEN SARAH & ROBERT	QUARDERER JANELL & KEVIN	125,000	09/12/2024	WD	03-ARM'S LENGTH	2024004314	PROPERTY TRANSFER	100.0
MCELRATH RYAN H & TOBIE M	OLSEN SARAH & ROBERT	105,000	07/19/2023	WD	03-ARM'S LENGTH	2023003214	PROPERTY TRANSFER	100.0
MCELRATH RYAN & TOBIE	MCELRATH RYAN H & TOBIE M	0	04/29/2022	WD	09-FAMILY	2022003381	DEED	0.0
BETZIG CHARLES J TRUST	MCELRATH RYAN & TOBIE	50,000	06/23/2021	WD	03-ARM'S LENGTH	2021005423	PROPERTY TRANSFER	100.0

Property Address

12 DEER PARK

Owner's Name/Address

QUARDERER JANELL & KEVIN
UNIT 7800 BOX 213
DPO AP 96549-0213

Tax Description

L915 P540/06 UNIT 29 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
School: GLEN LAKE COMMUNITY SCH DIST					
P.R.E. 0%					
MAP #: 31,36,39,40,52					
2025 Est TCV 110,000					

	Improved	X	Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			55,000S
2024	47,500	0	47,500			47,500S
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
TPC	06/02/2023	INSPECTED
PSC	12/27/2014	INSPECTED
WAS	12/11/2010	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-030-00 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.
JACOBSON GARY H & LYNN	KLEIN DANIEL M & KLEIN PA	120,000	06/01/2005	WD	03-ARM'S LENGTH	856:846	REALTOR	100.0
WOODSTONE PTNRS	JACOBSON	130,000	11/27/2001	WD	03-ARM'S LENGTH	616:715	OTHER	0.0

Property Address
13 DEER PARK

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

Owner's Name/Address
KLEIN DANIEL M
KLEIN PAUL J
5043 N WOODRUFF AVE
MILWAUKEE WI 53217-5635

Improved | X | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00000			100		110,0
	0.00 Total Acres						Total Est. Land Value =	110,000

Tax Description
L616 P715/01 L633 P28/02 L856 P846/05 UNIT 30 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 DANIEL M KLEIN AND PAUL J KLEIN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			27,063C
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
TPC	05/18/2016	INSPECTED
PSC	12/27/2014	INSPECTED
WAS	12/11/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-031-00 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.
CASSIS STACEY E TRUST	LUNNE ELAINE & DOUGLAS	430,000	08/28/2014	WD	03-ARM'S LENGTH	1207P479	PROPERTY TRANSFER	100.0

Property Address

14 DEER PARK

Owner's Name/Address

LUNNE ELAINE & DOUGLAS
1230 CHARTER PL
DAYTON OH 45458

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 747,575 TCV/TFA: 410.30

Building Permit(s)	Date	Number	Status
MECHANICAL	01/29/2003	PM03-0064	
PLUMBING	11/04/2002	PP02-0399	
MECHANICAL	11/04/2002	PM02-0802	
Res. Single Family	10/30/2002	PB02-0640	

Tax Description

L603 P282/01 L603 P283/01 UNIT 31 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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
X	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	05/18/2016	INSPECTED
WAS	01/27/2008	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00		000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	318,800	373,800			269,665C
2024	47,500	274,100	321,600			261,557C
2023	25,000	241,500	266,500			249,102C
2022	35,000	202,700	237,700			237,240C

*** 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
2002	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
	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: 0 S.F.
Crawl: 1458 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: 12" WD I BEAM
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)
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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 15
Floor Area: 1,822
Total Base New : 394,768 E.C.F.
Total Depr Cost: 335,566 X 1.900
Estimated T.C.V: 637,575

(16) Porches/Decks

Area	Type
195	WCP (1 Story)
104	WPP
232	WPP
139	WPP

(17) Garage

Year Built: 2002
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 462
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

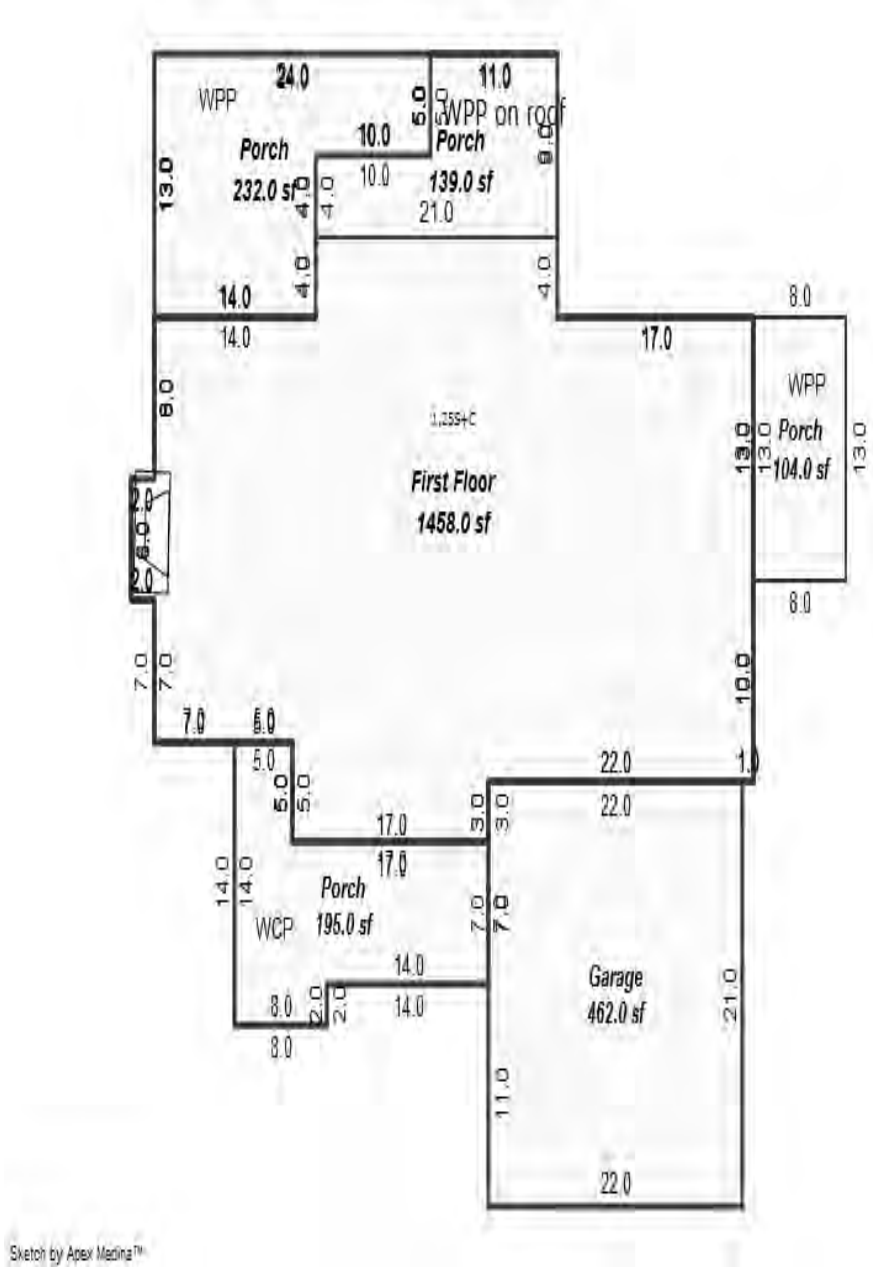
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1458 SF Floor Area = 1822 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	1,458		
			Total:	289,439	246,037
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,337	2,836
3 Fixture Bath			2	21,053	17,895
Porches					
WCP (1 Story)			195	11,565	9,830
WPP			104	4,141	3,520
WPP			232	6,955	5,912
WPP			139	5,161	4,387
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			462	36,276	30,835
Common Wall: 1 Wall			1	-3,202	-2,722
Door Opener			1	771	655
Water/Sewer					
Public Water			1	2,215	1,883
Public Sewer			1	2,215	1,883
Built-Ins					
Appliance Allow.			1	6,897	5,862
Fireplaces					
Interior 1 Story			1	7,945	6,753
			Totals:	394,768	335,566

<<<<< 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: 45-006-860-032-00 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.
JBRHSR LLC	RUPP JONATHAN B & HEIDI S	0	09/30/2022	WD	21-NOT USED/OTHER	2022005798	DEED	100.0
RUPP JONATHAN B & HEIDI S	JBRHSR LLC	0	08/29/2022	WD	21-NOT USED/OTHER	2022005332	DEED	100.0
CROCENZI LAWRENCE & KAREN	RUPP JONATHAN B & HEIDI S	565,000	07/24/2020	WD	03-ARM'S LENGTH	2020004587	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	CROCENZI LAWRENCE & KAREN	114,900	12/30/2004	WD	03-ARM'S LENGTH	838:300	OTHER	100.0

Property Address

15 DEER PARK

Owner's Name/Address

RUPP JONATHAN B & HEIDI S
520 DEER VALLEY LN
FINDLAY OH 45840

Tax Description

UNIT 32 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-88/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 840,506 TCV/TFA: 512.50

Building Permit(s)	Date	Number	Status
Mechanical	07/28/2023	PM23-0504	100% FINIS
Plumbing	11/23/2020	PP20-0350	100% FINIS
Electrical	10/26/2020	PE20-0561	100% FINIS
Mechanical	08/06/2020	PM20-0464	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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/27/2020	INSPECTED
TPC	05/18/2016	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	365,300	420,300			314,156C
2024	47,500	314,100	361,600			304,710C
2023	25,000	265,200	290,200			290,200S
2022	35,000	224,500	259,500			259,500S

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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
2005	0

Condition: Average

Room List

1	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:

(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		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1312 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

1312	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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)
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
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: B -10
Effec. Age: 15
Floor Area: 1,640
Total Base New : 452,318 E.C.F.
Total Depr Cost: 384,477 X 1.900
Estimated T.C.V: 730,506

(16) Porches/Decks

Area	Type
162	WCP (1 Story)
154	WSEP (1 Story)
216	WPP

(17) Garage

Year Built: 2006
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: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

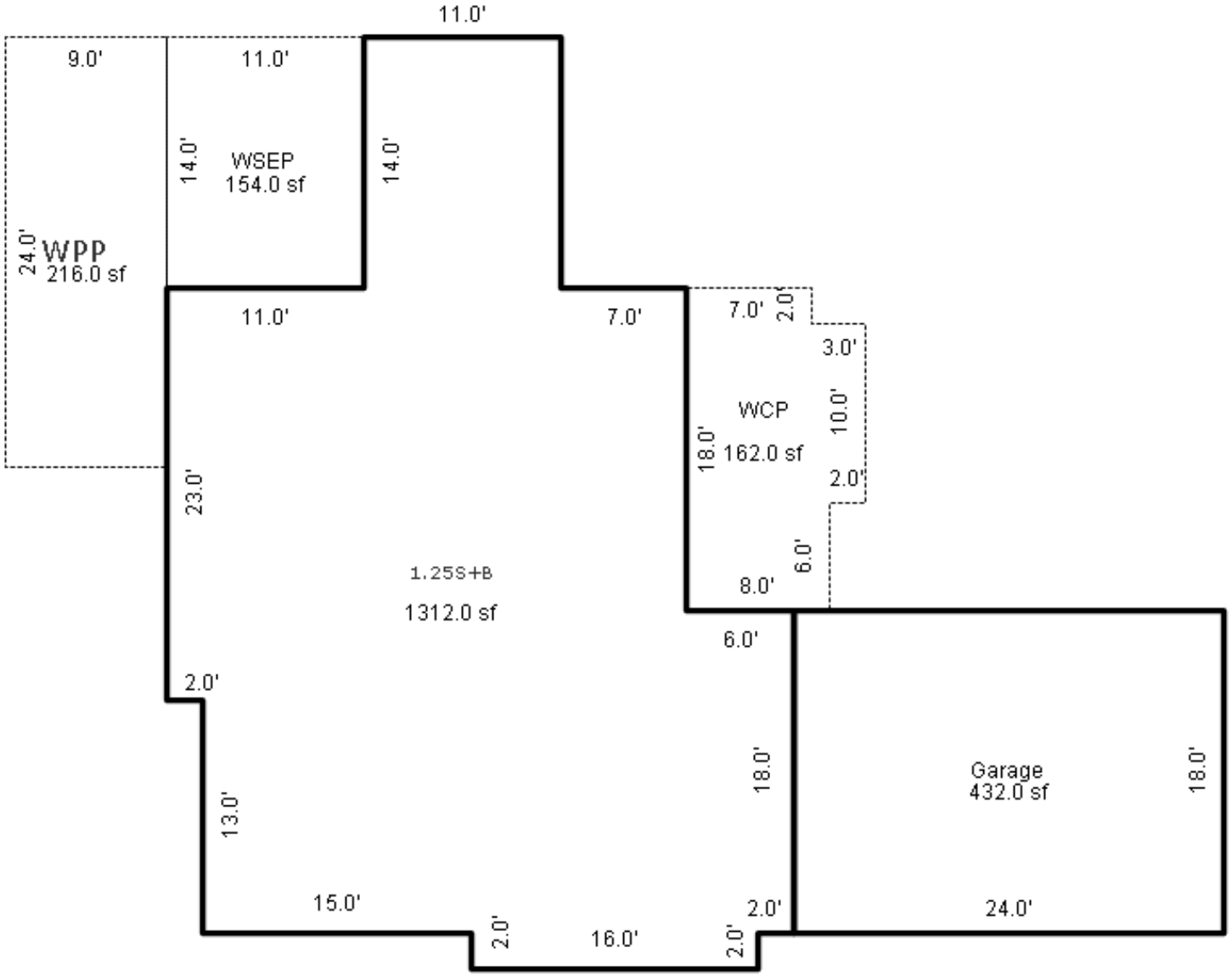
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1312 SF Floor Area = 1640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,312		
			Total:	296,589	252,108
Other Additions/Adjustments					
Recreation Room			1312	40,016	34,014
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
Porches					
WCP (1 Story)			162	10,107	8,591
WSEP (1 Story)			154	12,338	10,487
WPP			216	6,741	5,730
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			432	37,022	31,469
Common Wall: 1 Wall			1	-3,672	-3,121
Door Opener			1	771	655
Water/Sewer					
Public Water			1	2,215	1,883
Public Sewer			1	2,215	1,883
Built-Ins					
Appliance Allow.			1	6,897	5,862
Fireplaces					
Interior 2 Story			1	9,670	8,219

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-032-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-033-00 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.
WOODSTONE PARTNERS LLC	WOLFE JAMES & HEATHER J	85,000	08/27/2015	WD	03-ARM'S LENGTH	1239P3	PROPERTY TRANSFER	100.0

Property Address
38 DEER PARK

Owner's Name/Address
WOLFE JAMES & HEATHER J
12203 CREE COURT
FORT WAYNE IN 46814

Tax Description
UNIT 33 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 1,038,209 TCV/TFA: 417.12

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/27/2016	L16 -239	100% FINIS
Mechanical	06/01/2016	PM16-0317	
Mechanical	04/20/2016	PM16-0239	
Electrical	01/07/2016	PE16-0011	

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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/18/2024	INSPECTED
TPC	11/14/2017	INSPECTED
TPC	10/21/2016	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	110000.00000		100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.66	792	0	0
D/W/P: 3.5 Concrete	5.82	79	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	55,000	464,100	519,100			341,335C
2024	47,500	399,000	446,500			331,072C
2023	25,000	325,100	350,100			315,307C
2022	35,000	272,800	307,800			300,293C

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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: 1.25 STORY

Yr Built	Remodeled
2017	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: 1771 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

652	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: BC
Effec. Age: 5
Floor Area: 2,489
Total Base New : 514,244 E.C.F.
Total Depr Cost: 488,531 X 1.900
Estimated T.C.V: 928,209

(16) Porches/Decks

Area	Type
158	WCP (1 Story)
240	WCP (1 Story)
29	WPP

(17) Garage

Year Built: 2016
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: 580
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

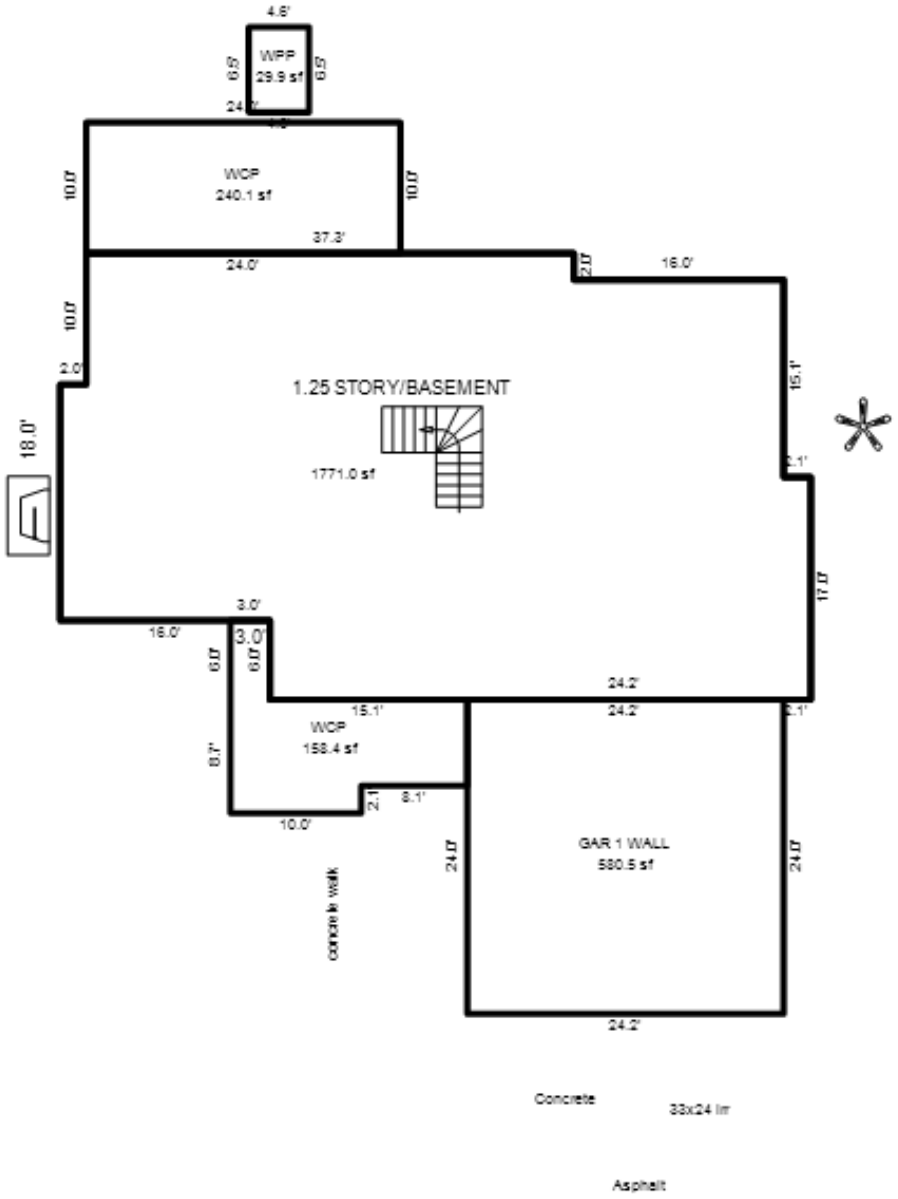
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2017
(11) Heating System: Forced Heat & Cool
Ground Area = 1771 SF Floor Area = 2489 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,771		
1 Story	Siding	Overhang	275		
			Total:	402,457	382,333
Other Additions/Adjustments					
Recreation Room			652	17,943	17,046
Plumbing					
Average Fixture(s)			1	2,188	2,079
3 Fixture Bath			1	6,880	6,536
2 Fixture Bath			1	4,610	4,379
Water/Sewer					
2000 Gal Septic			1	11,146	10,589
Water Well, 50 Feet			1	2,941	2,794
Porches					
WCP (1 Story)			158	8,872	8,428
WCP (1 Story)			240	11,779	11,190
WPP			29	1,747	1,660
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			580	38,437	36,515
Common Wall: 1 Wall			1	-3,139	-2,982
Door Opener			1	688	654
Built-Ins					
Appliance Allow.			1	4,003	3,803
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: 45-006-860-034-00 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.
GALL JIM ARTHUR	GAIL JIM A & MELENDA K TR	0	10/27/2021	QC	09-FAMILY	2021008630	PROPERTY TRANSFER	0.0
GALL JAMES A & MARGUERITE	GALL JAMES A	0	04/29/2010	QC	09-FAMILY	2010 1072-443Q	DEED	0.0
MAURER PAUL W ET AL	GALL JAMES A & MARGUERITE	407,000	09/24/2004	WD	03-ARM'S LENGTH	825:898	OTHER	100.0
WOODSTONE PRTNRS	MAURER ET AL	0	11/19/2001	LC	03-ARM'S LENGTH	620:169	OTHER	0.0

Property Address

39 DEER PARK

Owner's Name/Address

GAIL JIM A & MELENDA K TRUST
2101 BROOKFIELD DR
MIDLAND MI 48642-3264

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 721,165 TCV/TFA: 376.78

Building Permit(s)	Date	Number	Status
MECHANICAL	04/24/2002	PM02-0239	
HOUSE	01/07/2002	1914	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	110000.00000		100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Landscaping: Fine Grading	0.38	5000	0	0
D/W/P: Asphalt Paving	3.64	1200	0	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L617 P921/01 L620 P169/01 L641 P983/02
L641 P984/02 L825 P898/04 UNIT 34
WOODSTONE CONDOMINIUM REC IN L599 P88/1ST
AMEND L659 P380-385/2ND AMEND L672
P959-988/3RD AMEND L768 P435-446/4TH
AMEND L832 P487-493 SEC 27 T29N R14W
L1339P695 10TH AMEND 2023005547 11TH
AMEND

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	305,600	360,600			243,930C
2024	47,500	262,800	310,300			236,596C
2023	25,000	214,100	239,100			225,330C
2022	35,000	179,600	214,600			214,600S

Who	When	What
TPC	11/10/2021	INSPECTED
TPC	03/23/2017	INSPECTED
TPC	05/18/2016	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: 1.5 STORY

Yr Built	Remodeled
2002	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
	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: 1276 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 12" WD I BEAM
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

	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

1	Interior 1 Story
	Interior 2 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: 1,914
Total Base New : 378,428 E.C.F.
Total Depr Cost: 321,666 X 1.900
Estimated T.C.V: 611,165

(16) Porches/Decks

Area	Type
160	WCP (1 Story)
272	WPP

(17) Garage

Year Built: 2002
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: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

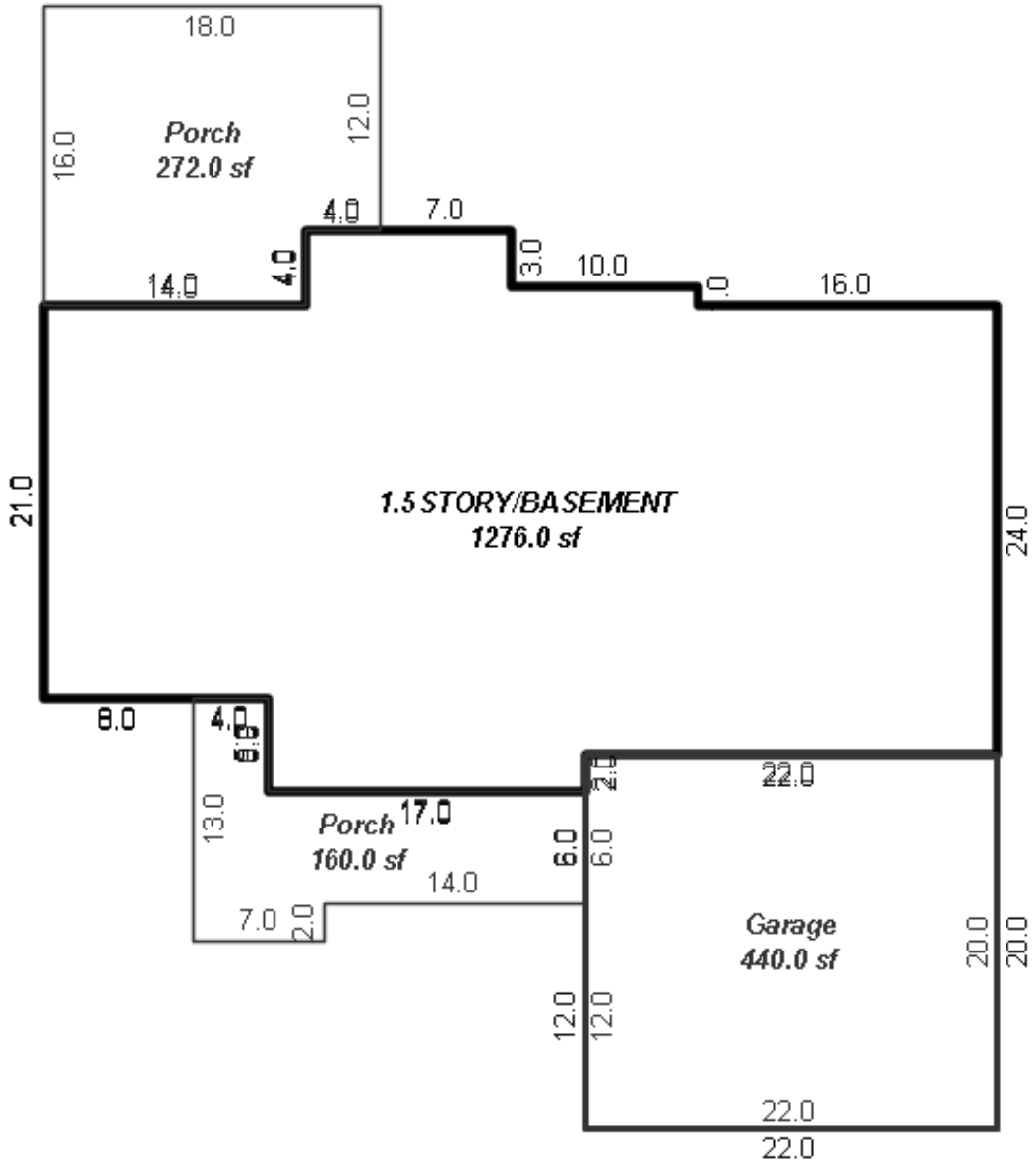
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002
(11) Heating System: Forced Heat & Cool
Ground Area = 1276 SF Floor Area = 1914 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	1,276		
			Total:	304,490	258,817
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			1	6,880	5,848
Porches					
WCP (1 Story)			160	8,957	7,613
WPP			272	6,476	5,505
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			440	31,623	26,880
Common Wall: 1 Wall			1	-3,139	-2,668
Door Opener			1	688	585
Water/Sewer					
Public Sewer			1	1,927	1,638
Water Well, 50 Feet			1	2,941	2,500
Built-Ins					
Appliance Allow.			1	4,003	3,403
Fireplaces					
Interior 1 Story			1	6,965	5,920
Direct-Vented Gas			1	4,429	3,765
			Totals:	378,428	321,666

Notes:
ECF (H862 DEER PARK) 1.900 => TCV: 611,165

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-035-00 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.
INDEPENDENT MORTAGE COMPA	GROSS RAYMOND JR & LYNN	340,000	06/24/2011	CD	11-FROM LENDING INSTITUT	2011 1096-614	PROPERTY TRANSFER	100.0
INDEPENDENT MORTAGE COMPA		0	02/22/2010	SD	10-FORECLOSURE		DEED	100.0
INDEPENDENT MORTAGE COMPA		0	06/04/2009	SD	10-FORECLOSURE		DEED	100.0
PENINSULA GROUP INC	INDEPENDENT MORTAGE COMPA	257,651	08/22/2008	SD	10-FORECLOSURE	986/65	DEED	0.0

Property Address

40 DEER PARK

Owner's Name/Address

GROSS RAYMOND JR & LYNN
PO BOX 227
GLEN ARBOR MI 49636

Tax Description

L603 P284/01 L603 P285/01 L864 P697/05 UNIT 35 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 694,841 TCV/TFA: 298.73

Building Permit(s)	Date	Number	Status
Electrical	05/10/2017	PE17-0228	100% FINIS
Mechanical	05/10/2017	PM17-0298	100% FINIS
Plumbing	10/13/2009	PP09-0140	100% FINIS
Electrical	10/06/2009	PE09-0326	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/18/2016	INSPECTED
TPC	04/04/2012	INSPECTED
WAS	12/28/2009	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	292,400	347,400			235,178C
2024	47,500	251,400	298,900			228,107C
2023	25,000	204,800	229,800			217,245C
2022	35,000	171,900	206,900			206,900S

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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
2007	2009

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1551 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

0	Amps Service

No./Qual. 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: C +10
Effec. Age: 15
Floor Area: 2,326
Total Base New : 362,127 E.C.F.
Total Depr Cost: 307,811 X 1.900
Estimated T.C.V: 584,841

(16) Porches/Decks

Area	Type
184	WCP (1 Story)
154	WSEP (1 Story)
242	WPP

(17) Garage

Year Built: 2006
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: 552
% 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 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 1551 SF Floor Area = 2326 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	1,551		
			Total:	294,753	250,544

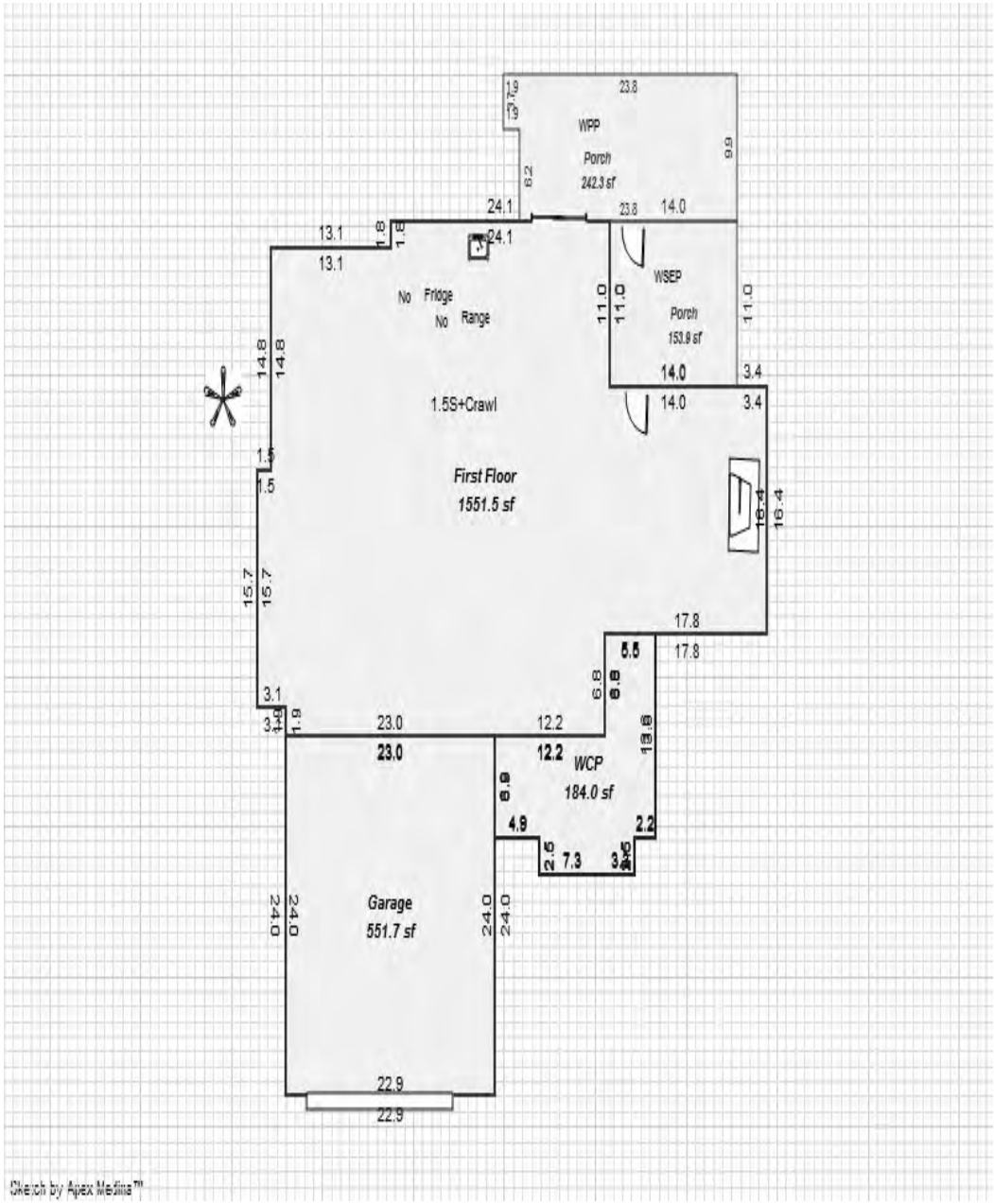
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,263
3 Fixture Bath	1	4,678	3,976
2 Fixture Bath	1	3,130	2,660
Porches			
WCP (1 Story)	184	7,654	6,506
WSEP (1 Story)	154	8,399	7,139
WPP	242	4,942	4,201
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	552	29,201	24,821
Common Wall: 1 Wall	1	-2,705	-2,299
Door Opener	1	550	467
Water/Sewer			
Public Sewer	1	1,505	1,279
Water Well, 50 Feet	1	2,705	2,299
Built-Ins			
Appliance Allow.	1	2,786	2,368
Fireplaces			
Direct-Vented Gas	1	3,043	2,587
	Totals:	362,127	307,811

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-035-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-036-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	ZUBIK JOHN V & SANDRA J	121,000	10/05/2012	WD	03-ARM'S LENGTH	1139P56	PROPERTY TRANSFER	100.0

Property Address
41 DEER PARK

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/04/2023
MAP #: 31,36,39,40,52
2025 Est TCV 1,211,913 TCV/TFA: 418.05

Building Permit(s)	Date	Number	Status
Mechanical	08/22/2019	PM19-0622	100% FINIS
Plumbing	08/22/2019	PP19-0219	100% FINIS
Electrical	06/13/2019	PE19-0305	100% FINIS
Res. Single Family Dwellin	06/10/2019	PB19-0186	100% FINIS

Owner's Name/Address
ZUBIK JOHN V & SANDRA J
PO BOX 680
GLEN ARBOR MI 49636

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units			110000.00000	100		110,0
		0.00 Total Acres			Total Est. Land Value =			110,000

Tax Description
UNIT 36 WOODSTONE CONDOMINIUM REC IN L588 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	551,000	606,000			397,460C
2024	47,500	473,700	521,200			385,510C
2023	25,000	386,000	411,000			367,153C
2022	35,000	327,200	362,200		362,200A	349,670C

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	06/01/2020	INSPECTED
TPC	12/06/2019	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: 1.25 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

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: 2119 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1567	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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 3
Floor Area: 2,899
Total Base New : 597,891 E.C.F.
Total Depr Cost: 579,954 X 1.900
Estimated T.C.V: 1,101,913

(16) Porches/Decks

Area	Type
125	CCP (1 Story)
221	Treated Wood

(17) Garage

Year Built: 2020
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: 607
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

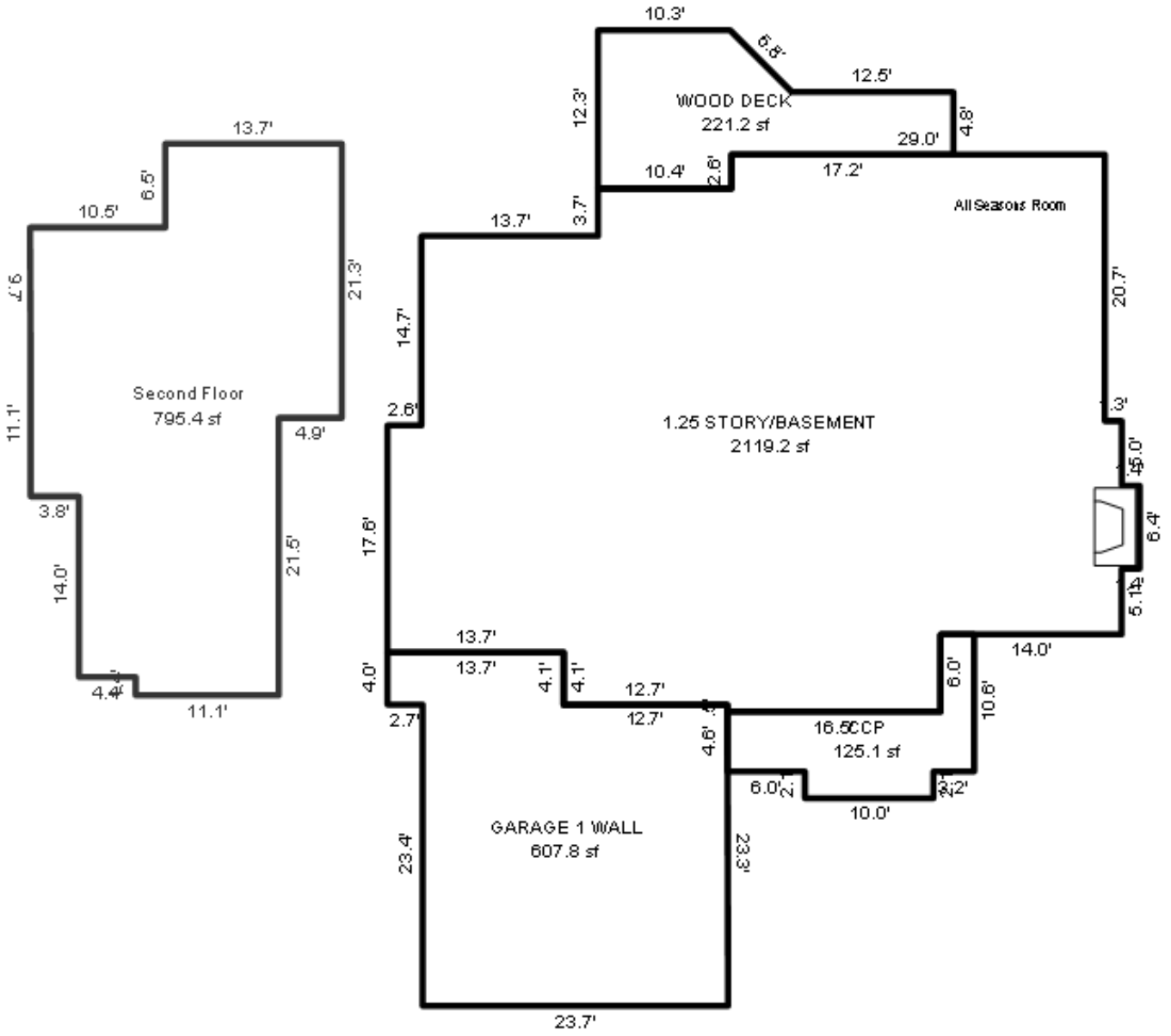
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2020
(11) Heating System: Forced Heat & Cool
Ground Area = 2119 SF Floor Area = 2899 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,119		
1 Story	Siding	Overhang	250		
			Total:	474,510	460,275
Other Additions/Adjustments					
Recreation Room			1567	43,124	41,830
Plumbing					
Average Fixture(s)			1	2,188	2,122
3 Fixture Bath			2	13,760	13,347
2 Fixture Bath			1	4,610	4,472
Porches					
CCP (1 Story)			125	4,468	4,334
Deck					
Treated Wood			221	4,745	4,603
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			607	39,686	38,495
Common Wall: 1 Wall			1	-3,139	-3,045
Door Opener			2	1,376	1,335
Water/Sewer					
Public Sewer			1	1,927	1,869
Water Well, 50 Feet			1	2,941	2,853
Built-Ins					
Appliance Allow.			1	4,003	3,883
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-037-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEBBER KEVIN D & ANDREA C	BRANDSTADT TODD H & BONNI	139,000	02/22/2024	WD	03-ARM'S LENGTH	2024000778	DEED	100.0
WEBBER KEVIN D	WEBBER KEVIN D & ANDREA C	0	10/05/2022	QC	09-FAMILY	2022005767	DEED	0.0
GORDON FRANKLIN L & KAREN	WEBBER KEVIN D	105,000	09/28/2022	WD	03-ARM'S LENGTH	2022005763	PROPERTY TRANSFER	100.0
BUCHANAN JOAN B REVOCABLE	GORDON FRANKLIN L & KAREN	110,000	08/21/2008	WD	03-ARM'S LENGTH	986/598	DEED	100.0

Property Address

42 DEER PARK

Owner's Name/Address

BRANDSTADT TODD H & BONNIE A
959 SANTA BARBARA DR SE
GRAND RAPIDS MI 49506

Tax Description

L604 P886 L604 P887/01 L832 P530/04 UNIT 37 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L 768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

WAS - MLS 1690757 $110,000

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Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	02/21/2024	INSPECTED
TPC	04/29/2022	INSPECTED
TPC	05/18/2016	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			55,000S
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-038-00 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.
PARROTTINO ANTHONY M & DE	BRANDSTADT TODD H & BONNI	139,000	03/18/2024	WD	03-ARM'S LENGTH	2024001445	REALTOR	100.0
WOODSTONE PARTNERS LLC	PARROTTINO ANTHONY M & DE	103,000	01/28/2013	WD	03-ARM'S LENGTH	1152P817	DEED	100.0

Property Address

43 DEER PARK

Owner's Name/Address

BRANDSTADT TODD H & BONNIE A
959 SANTA BARBARA DR SE
GRAND RAPIDS MI 49506

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status
Electrical	03/20/2015	PE15-0074	EXPIRED
WELL/SEPTIC	10/20/2014	L14 - 202	EXPIRED

Improved | X | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units			110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Tax Description

UNIT 38 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			55,000S
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
TPC	03/18/2024	INSPECTED
TPC	05/18/2016	INSPECTED
TPC	10/28/2015	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-039-00 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.
DUGAN DANIEL J	DUGAN DANIEL J & MARIANNE	0	06/22/2022	QC	09-FAMILY	2022004252	PROPERTY TRANSFER	0.0
DUGAN DANIEL J & MARIANNE	DUGAN DANIEL J	0	06/01/2022	QC	09-FAMILY	2022003271	DEED	0.0
ICHORD JOHN WILLIAM & JUD	DUGAN DANIEL J & MARIANNE	80,000	09/15/2021	WD	03-ARM'S LENGTH	2021007392	PROPERTY TRANSFER	100.0
BROOKS RON & SHARI	ICHORD JOHN WILLIAM & JUD	80,000	12/04/2017	WD	03-ARM'S LENGTH	1314P876	PROPERTY TRANSFER	100.0

Property Address

1 TWISTED OAK

Owner's Name/Address

DUGAN DANIEL J & MARIANNE TRUST
PO BOX 0125
GLEN ARBOR MI 49636

Tax Description

L608 P16/01 L608 P17/01 L912 P882/06 UNIT 39 WOODSTONE CONDOMINIUM REC IN L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

2008 -HOMESTEAD LISTING INFO - TWISTED OAK SITE - NO SPECIFIC TWISTED OAK AT WOODSTONE SOLD

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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% 09/27/2023
MAP #: 31,36,39,40,52
2025 Est TCV 983,386 TCV/TFA: 369.56

Building Permit(s)	Date	Number	Status
Mechanical	01/31/2023	PM23-0118	100% FINIS
Mechanical	11/30/2022	PM22-1049	100% FINIS
Plumbing	11/08/2022	PP22-0359	100% FINIS
Electrical	07/20/2022	PE22-0531	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/21/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	100	000.00000	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	441,700	491,700			412,041C
2024	45,500	379,800	425,300			399,652C
2023	42,500	105,300	147,800		147,800A	142,050C
2022	35,000	0	35,000			35,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(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: 2042 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: 1
Floor Area: 2,661
Total Base New : 469,636 E.C.F.
Total Depr Cost: 464,940 X 1.900
Estimated T.C.V: 883,386

(16) Porches/Decks

Area	Type
109	WCP (1 Story)
351	Treated Wood

(17) Garage

Year Built: 2023
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 582
% 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 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2042 SF Floor Area = 2661 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

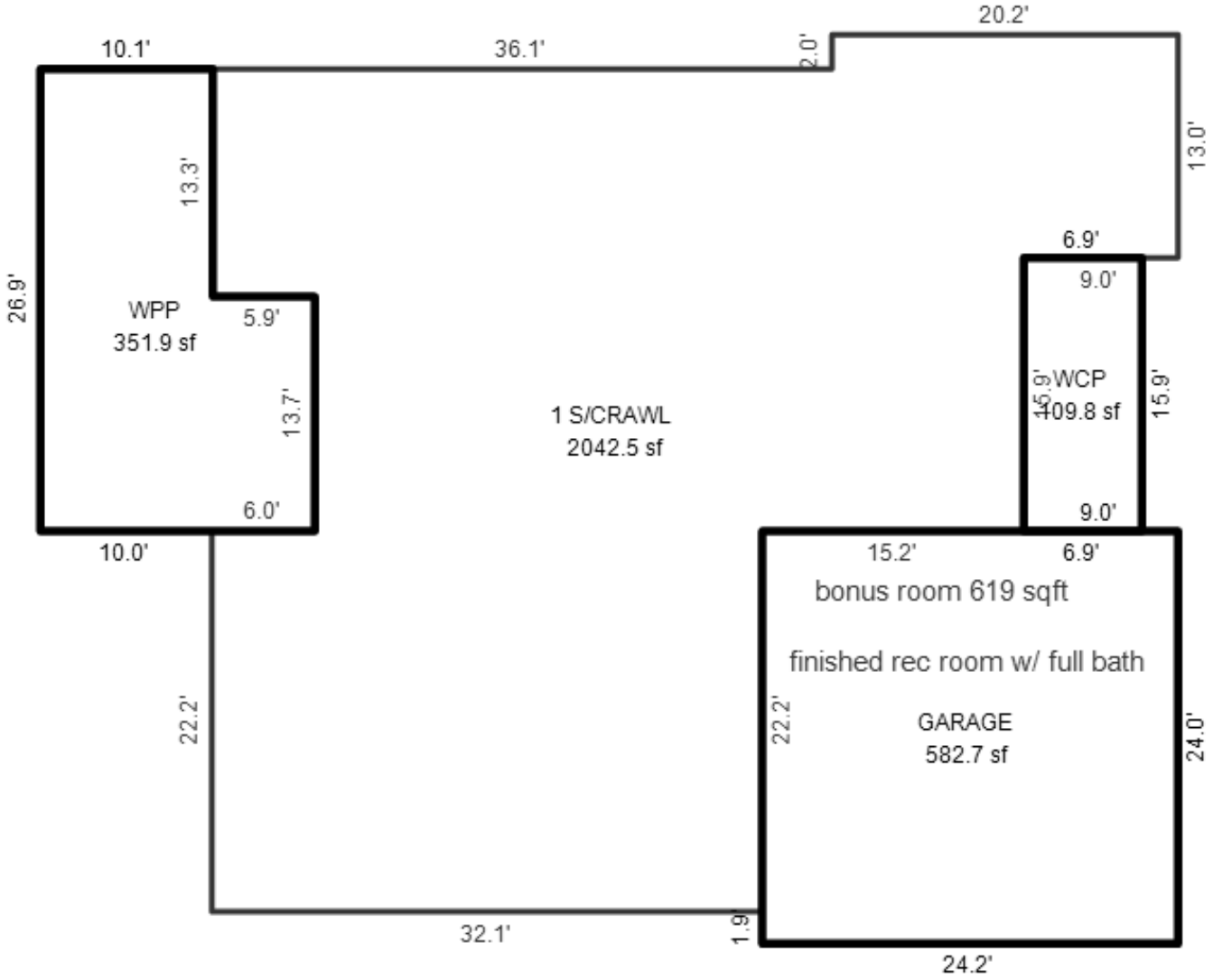
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,042		
1 Story	Siding	Overhang	619		
			Total:	392,802	388,875

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	2	13,760	13,622
Water/Sewer			
1000 Gal Septic	1	5,676	5,619
Water Well, 150 Feet	1	9,298	9,205
Porches			
WCP (1 Story)	109	6,579	6,513
Deck			
Treated Wood	351	6,388	6,324
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	582	38,528	38,143
Common Wall: 2 Wall	1	-6,271	-6,208
Door Opener	1	688	681
	Totals:	469,636	464,940

Notes:
ECF (H861 WOODSTONE TWISTED OAK) 1.900 => TCV: 883,386

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-040-00 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.
FOX DIANNA L TRUST	SJW TRUST	99,000	09/17/2021	WD	03-ARM'S LENGTH	2021007445	PROPERTY TRANSFER	100.0
FOX DIANNA L TRUST		0	10/27/2011	OTH	33-TO BE DETERMINED	1101-863 SCR A	DEED	0.0
FOX LEO & DIANNA	FOX DIANNA L TRUST	0	04/01/2011	WD	03-ARM'S LENGTH	1084-138 WD	PROPERTY TRANSFER	0.0
WOODSTONE PTNRS	FOX	115,000	11/07/2002	WD	03-ARM'S LENGTH	681:877	OTHER	0.0

Property Address

19 PINE TRACE

Owner's Name/Address

SJW TRUST
WREDE STEVEN J TRUSTEE
9851 E BUTEO DR
SCOTTSDALE AZ 85255

Tax Description

L681 P876 L681 P877/02 UNIT 40 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 999,530 TCV/TFA: 403.85

Building Permit(s)	Date	Number	Status
Mechanical	01/26/2024	PM24-0075	100% FINIS
Plumbing	01/26/2024	PP24-0029	100% FINIS
Res. Single Family Dwellin	10/20/2023	PB23-0438	100% FINIS
Electrical	09/11/2023	PE23-0643	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/20/2024	INSPECTED
TPC	11/07/2024	INSPECTED
TPC	04/15/2024	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100	000.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	449,800	499,800			481,076C
2024	47,500	64,300	111,800			102,887C
2023	40,000	0	40,000			36,750C
2022	35,000	0	35,000			35,000S

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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: 1.25 STORY

Yr Built	Remodeled
2024	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(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: 1915 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,475
Total Base New : 478,219 E.C.F.
Total Depr Cost: 473,437 X 1.900
Estimated T.C.V: 899,530

(16) Porches/Decks

Area	Type
125	WSEP (1 Story)
275	WPP
220	WCP (1 Story)

(17) Garage

Year Built: 2024
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 556
% Good: 0
Storage Area: 150
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 1915 SF Floor Area = 2475 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

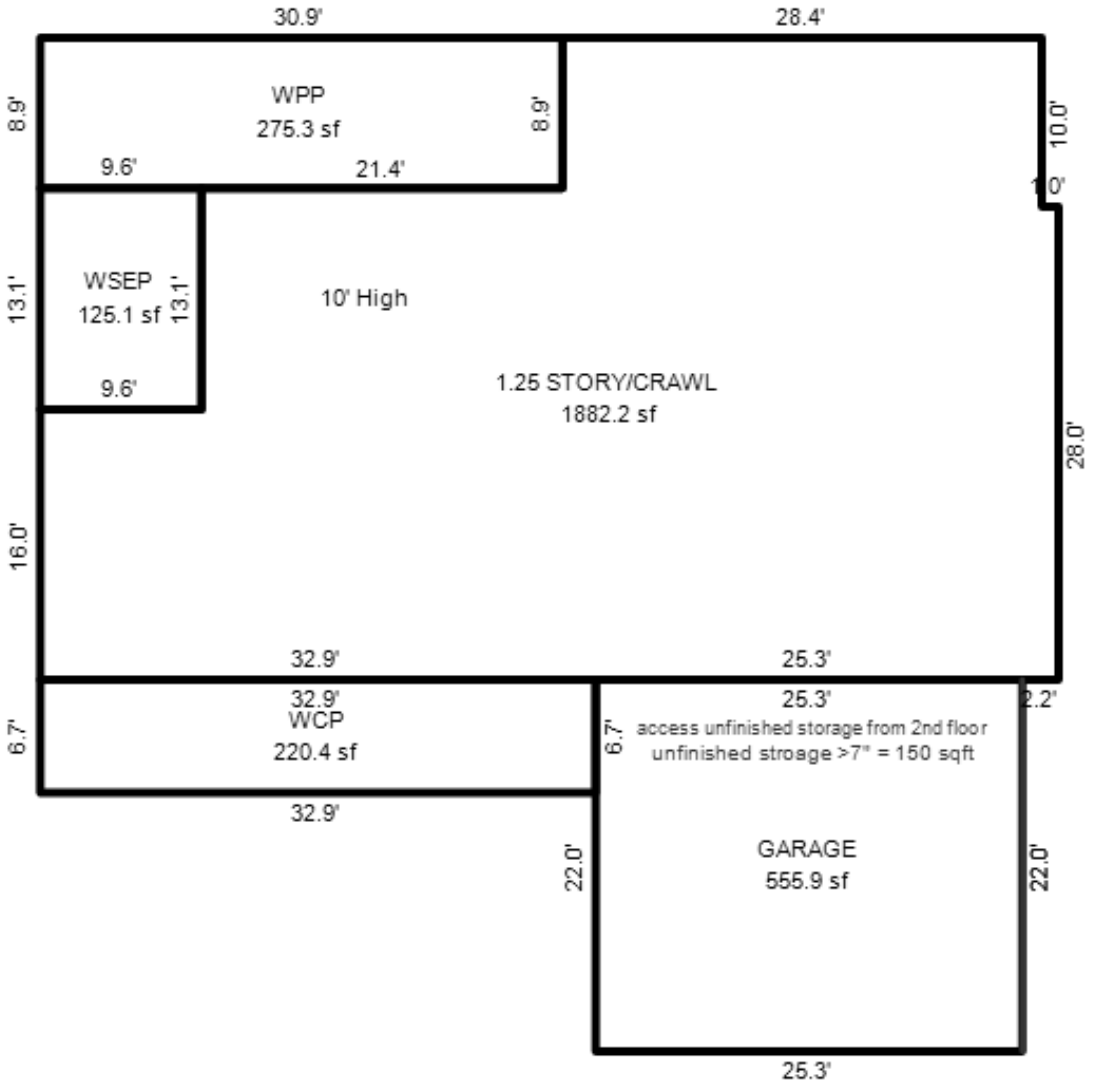
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,915		
1 Story	Siding	Overhang	81		
			Total:	378,896	375,108

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	2	13,760	13,622
Porches			
WSEP (1 Story)	125	9,223	9,131
WPP	275	6,490	6,425
WCP (1 Story)	220	11,176	11,064
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	556	37,302	36,929
Storage Over Garage	150	2,715	2,688
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	1	688	681
Water/Sewer			
Public Sewer	1	1,927	1,908
Water Well, 150 Feet	1	9,298	9,205
Built-Ins			
Appliance Allow.	1	4,003	3,963
Fireplaces			
Prefab 1 Story	1	3,692	3,655

<<<<< 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: 45-006-860-041-00 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.
BETZIG ROBERT E & SUSAN E	PARK SAMUEL S & RAINES MA	625,000	10/26/2020	WD	03-ARM'S LENGTH	2020007261	PROPERTY TRANSFER	100.0
RUCH JOHNN E &	BETZIG ROBERT E & SUSAN E	120,000	07/03/2006	WD	03-ARM'S LENGTH	906:940	OTHER	100.0
WOODSTONE PTNRS	RUCH	115,000	11/13/2002	WD	03-ARM'S LENGTH	687:283	OTHER	0.0

Property Address
21 PINE TRACE

Owner's Name/Address
PARK SAMUEL S & RAINES MARY M
1740 N HOPE ST
PHILADELPHIA PA 19122

Tax Description
L687 P282 L687 P283/02 L906 P940/06 UNIT 41 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 1,067,930 TCV/TFA: 319.36

Building Permit(s)	Date	Number	Status
Mechanical	10/21/2024	PM24-0822	100% FINIS
Electrical	03/14/2007	PE07-0118	100% FINIS
Plumbing	03/13/2007	PP07-0042	
Electrical	03/08/2007	PE07-0110	

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/29/2015	INSPECTED
WAS	12/14/2007	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100000.00000		100		100,0
			0.00 Total Acres			Total Est. Land Value =		100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	484,000	534,000			354,016C
2024	47,500	416,100	463,600			343,372C
2023	40,000	339,000	379,000			327,021C
2022	35,000	284,500	319,500			311,449C

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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	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: 2011 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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: 15
Floor Area: 3,344
Total Base New : 599,337 E.C.F.
Total Depr Cost: 509,437 X 1.900
Estimated T.C.V: 967,930

(16) Porches/Decks

Area	Type
231	WCP (1 Story)
122	WSEP (1 Story)
703	WPP

(17) Garage

Year Built:
Car Capacity: 2
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: 641
% 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 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 2011 SF Floor Area = 3344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

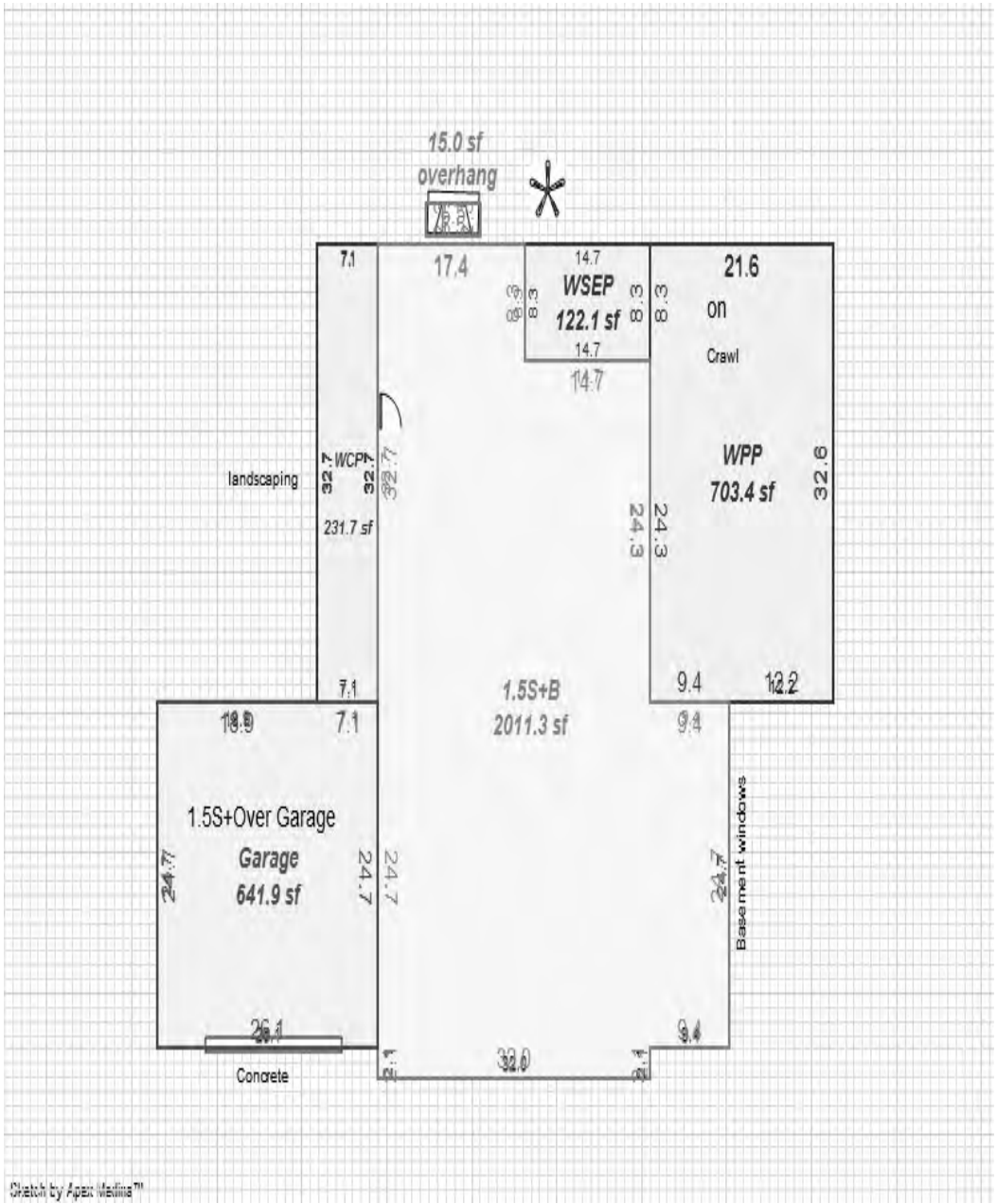
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,011		
0.5 Story	Siding	Overhang	15		
1 Story	Siding	Overhang	320		
			Total:	500,262	425,222

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	1	6,880	5,848
2 Fixture Bath	1	4,610	3,918
Porches			
WCP (1 Story)	231	11,518	9,790
WSEP (1 Story)	122	9,049	7,692
WPP	703	14,496	12,322
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	641	41,236	35,051
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
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: 45-006-860-042-00 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.
WALTERS PAUL E & MARCIA R	WALTERS PAUL E & MARCIA R	0	07/29/2019	QC	09-FAMILY	2019004576	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	WALTERS PAUL E & MARCIA R	123,000	10/26/2006	WD	03-ARM'S LENGTH	919:455	OTHER	100.0

Property Address

18 PINE TRACE

Owner's Name/Address

WALTERS PAUL E & MARCIA R TRUST
PO BOX 200
GLEN ARBOR MI 49636

Tax Description

L919 P455/06 UNIT 42 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 09/10/2008
MAP #: 31,36,39,40,52
2025 Est TCV 1,066,545 TCV/TFA: 345.83

Building Permit(s)	Date	Number	Status
Plumbing	01/22/2008	PP08-0023	
Electrical	01/17/2008	PE08-0022	
Mechanical	01/10/2008	PM08-0021	
Res. Single Family	10/25/2007	PB07-0521	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
WAS	11/14/2008	INSPECTED
WAS	12/30/2007	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1 Units	100		000.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	483,300	533,300			352,606C
2024	47,500	415,500	463,000			342,004C
2023	40,000	338,500	378,500			325,719C
2022	35,000	284,100	319,100			310,209C

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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: 1.5 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: 2169 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

2061	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: 15
Floor Area: 3,084
Total Base New : 621,836 E.C.F.
Total Depr Cost: 508,708 X 1.900
Estimated T.C.V: 966,545

(16) Porches/Decks

Area	Type
116	WGEP (1 Story)
322	WPP
249	WCP (1 Story)

(17) Garage

Year Built: 2007
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: 554
% 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 2008
(11) Heating System: Forced Heat & Cool
Ground Area = 2053 SF Floor Area = 3084 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

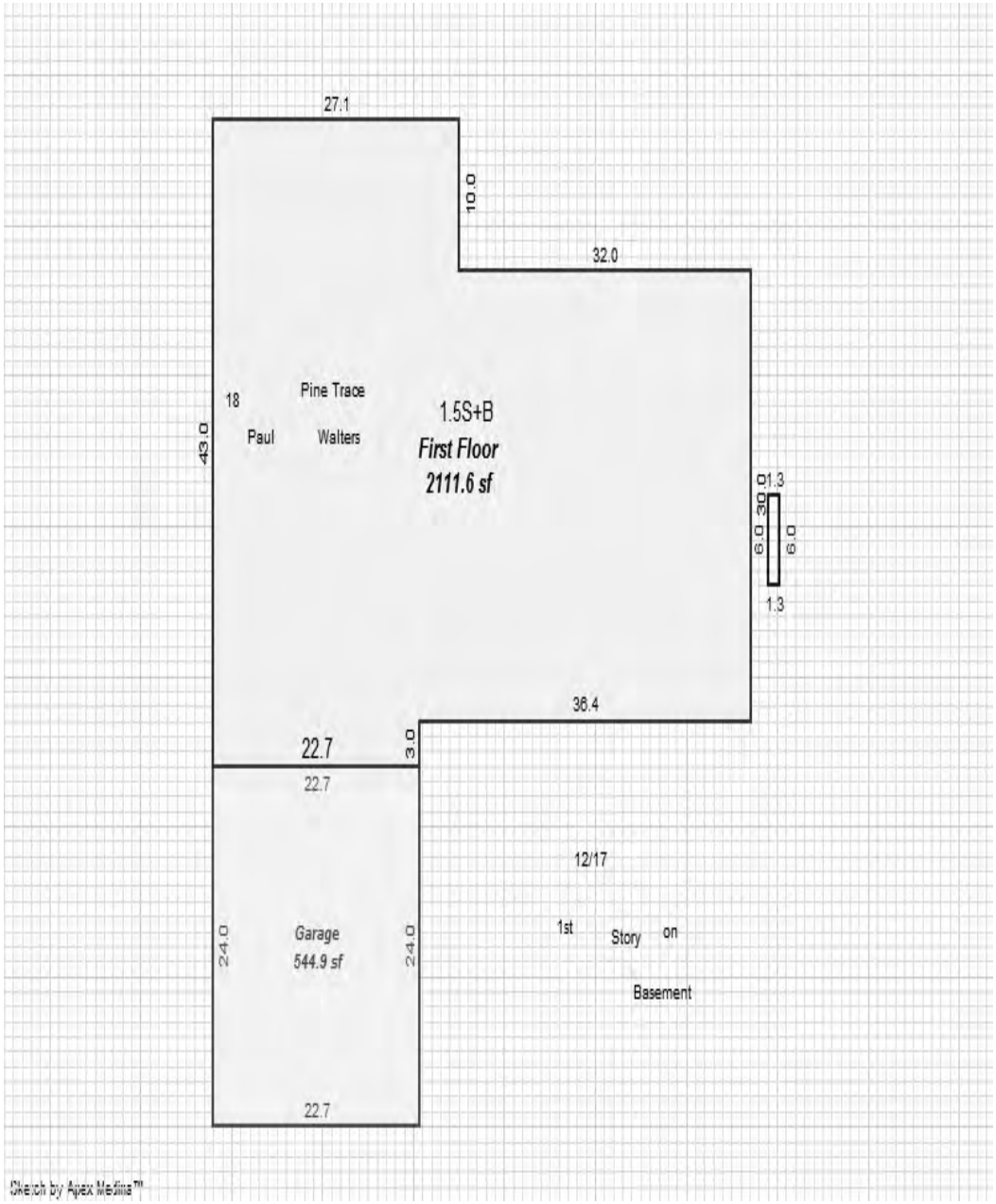
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,053		
0.5 Story	Siding	Overhang	8		
			Total:	463,357	393,852

Other Additions/Adjustments			
Recreation Room	2061	56,719	28,359
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
Porches			
WGEP (1 Story)	116	13,238	11,252
Foundation: Basement	116	3,595	3,056
WPP	322	7,026	5,972
WCP (1 Story)	249	12,029	10,225
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	554	37,207	31,626
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***

Parcel Number: 45-006-860-042-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-043-00 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.
LUTHARDT FREDERICK W & NA	LUTHARD FEDERICK W & NANC	0	01/27/2023	WD	09-FAMILY	2023000432	PROPERTY TRANSFER	0.0
JENCA CHRISTOPHER & JANIC	LUTHARDT FREDERICK W & NA	610,000	11/17/2014	WD	03-ARM'S LENGTH	1210P873	PROPERTY TRANSFER	100.0
WALTERS PAUL E	JENCA CHRISTOPHER	539,304	09/06/2012	WD	03-ARM'S LENGTH	1135P634	PROPERTY TRANSFER	100.0
BELL BRADLEY S	WALTERS PAUL E	86,000	05/11/2011	WD	03-ARM'S LENGTH	1086-599	PROPERTY TRANSFER	100.0

Property Address
23 PINE TRACE

Owner's Name/Address
LUTHARD FEDERICK W & NANCY D TRUST
PO BOX 643
GLEN ARBOR MI 49636

Tax Description
L811 P153/04 L872 P182/05 UNIT 43 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/18/2017
MAP #: 31,36,39,40,52
2025 Est TCV 1,114,380 TCV/TFA: 405.52

Building Permit(s)	Date	Number	Status
Mechanical	11/01/2021	PM21-0934	100% FINIS
Res. Add/Alter/Repair	10/25/2021	PB21-0515	100% FINIS
ADDITION/ALTERATION	09/23/2021	LU21-40	100% FINIS
Plumbing	09/10/2021	PP21-0281	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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	02/27/2022	INSPECTED
TPC	11/17/2021	INSPECTED
TPC	11/15/2012	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.34	756	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	50,000	507,200	557,200			362,301C
2024	47,500	436,100	483,600			351,408C
2023	40,000	355,300	395,300			334,675C
2022	35,000	295,400	330,400			315,596C

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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
2012	2022

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: 2101 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

1049	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: 2,748
Total Base New : 593,204 E.C.F.
Total Depr Cost: 533,884 X 1.900
Estimated T.C.V: 1,014,380

(16) Porches/Decks

Area	Type
243	WCP (1 Story)
322	WPP
123	WGEP (1 Story)

(17) Garage

Year Built: 2012
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: 639
% 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 2012
(11) Heating System: Forced Heat & Cool
Ground Area = 1978 SF Floor Area = 2748 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,978		
1 Story	Siding	Overhang	276		
			Total:	451,199	406,080

Other Additions/Adjustments			
Recreation Room	1049	28,868	25,981
Basement, Outside Entrance, Below Grade	1	3,619	3,257
Plumbing			
Average Fixture(s)	1	2,188	1,969
3 Fixture Bath	3	20,640	18,576
Porches			
WCP (1 Story)	243	11,863	10,677
WPP	322	7,026	6,323
WGEP (1 Story)	123	13,762	12,386
Foundation: Basement	123	3,802	3,422
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	639	41,139	37,025
Common Wall: 1 Wall	1	-3,139	-2,825
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

<<<<< 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: 45-006-860-044-00 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.
BAUER ROGER N & JAN D	BAUER FAMILY TRUST	0	02/17/2018	QC	09-FAMILY	1322P174	PROPERTY TRANSFER	0.0
BAUER ROGER N & JAN D	BAUER JAN D DECLARATION O	0	01/17/2007	QC	09-FAMILY	928:443	OTHER	0.0
WOODSTONE PARTNERS LLC	BAUER ROGER N & JAN D	100,000	02/05/2005	WD	03-ARM'S LENGTH	841:856	OTHER	100.0

Property Address

24 PINE TRACE

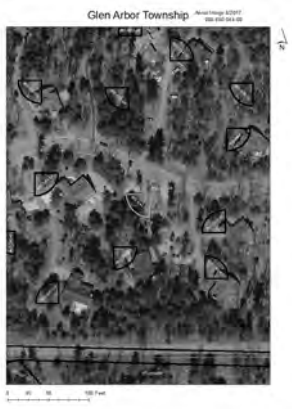
Owner's Name/Address

BAUER FAMILY TRUST
PO BOX 569
GLEN ARBOR MI 49636

Tax Description

L841 P856/05 UNIT 44 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences



Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 100,000

Building Permit(s)	Date	Number	Status
HOUSE	06/13/2005	2020/05	

	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/25/2018	INSPECTED
TPC	10/29/2015	INSPECTED
PSC	12/27/2014	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100000.00000		100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			29,353C
2024	47,500	0	47,500			28,471C
2023	40,000	0	40,000			27,116C
2022	35,000	0	35,000			25,825C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-045-00 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.
PADILLA ELLEN GAVAN	PADILLA DANIEL W & MARY J	0	01/14/2016	WD	09-FAMILY	1251P528	DEED	0.0
PADILLA DANIEL W & MARY T	PADILLA ELLEN	500,000	03/07/2008	WD	03-ARM'S LENGTH	971/697	DEED	100.0
WOODSTONE PARTNERS LLC	PADILLA DANIEL W & MARY T	105,000	03/28/2003	WD	03-ARM'S LENGTH	717:705	OTHER	100.0

Property Address
28 PINE TRACE

Owner's Name/Address
PADILLA DANIEL W & MARY J
687 BALFOUR RD
GROSSE POINTE MI 48230

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 1,009,154 TCV/TFA: 380.24

Building Permit(s)	Date	Number	Status
Mechanical	02/19/2015	PM15-0100	
Res. Add/Alter/Repair	02/11/2015	PB15-0024	100% FINIS
HOUSE	11/05/2005	2089	100% FINIS
Mechanical	04/18/2005	PM05-0227	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100	00000.00000	100		100,0
			0.00 Total Acres		Total Est. Land Value =			100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	576	0	0
D/W/P: 4in Ren. Conc.	10.34	400	0	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L717 P705/03 UNIT 45 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Who	When	What
TPC	05/24/2023	INSPECTED
TPC	10/28/2015	INSPECTED
WAS	01/27/2008	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	454,600	504,600			355,658C
2024	47,500	390,900	438,400			344,965C
2023	40,000	347,900	387,900			328,539C
2022	35,000	292,000	327,000			312,895C

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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	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
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2050 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

1924	Recreation	SF
	Living	SF
1	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-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: 20
Floor Area: 2,654
Total Base New : 598,130 E.C.F.
Total Depr Cost: 478,502 X 1.900
Estimated T.C.V: 909,154

(16) Porches/Decks

Area	Type
245	WCP (1 Story)
270	WPP
126	WSEP (1 Story)

(17) Garage

Year Built: 2004
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 483
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

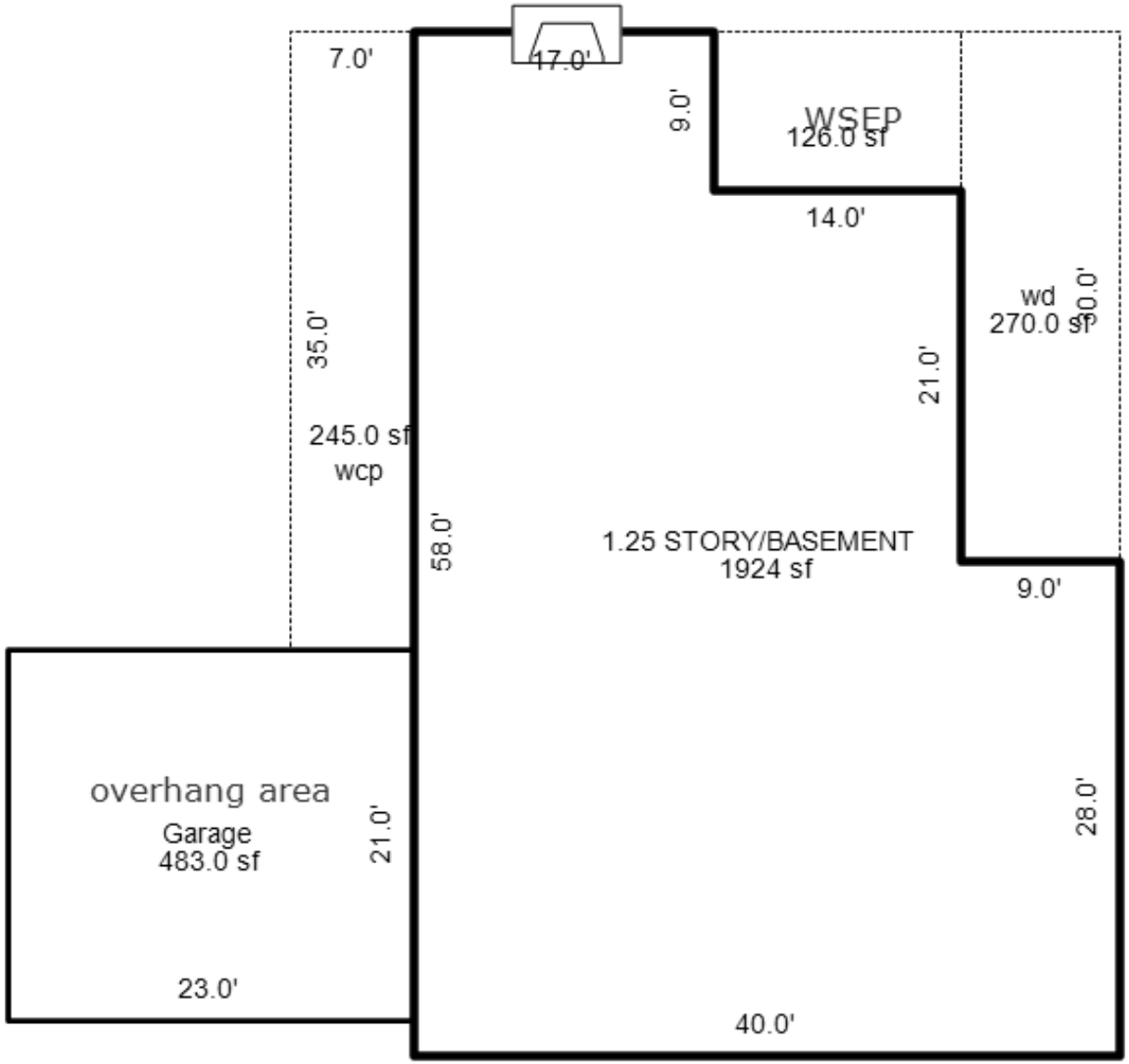
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1924 SF Floor Area = 2654 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	1,924		
0.5 Story	Siding	Overhang	15		
1 Story	Siding	Overhang	241		
			Total:	437,875	350,298
Other Additions/Adjustments					
Recreation Room			1924	52,948	42,358
Exterior					
Stone Veneer			180	8,455	6,764
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)			245	11,919	9,535
WPP			270	6,467	5,174
WSEP (1 Story)			126	9,280	7,424
Foundation: Basement			126	3,891	3,113
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			483	33,767	27,014
Common Wall: 1 Wall			1	-3,139	-2,511
Door Opener			1	688	550
Water/Sewer					
Public Water			1	1,927	1,542

<<<<< 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: 45-006-860-046-00 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.
GUMINA JAMES C	CATRENACCI MICHELLE & ULH	777,000	04/14/2022	WD	03-ARM'S LENGTH	2022002444	PROPERTY TRANSFER	100.0
LANESE LYNN A FKA GUMINA	GUMINA JAMES C	0	04/18/2016	QC	06-COURT JUDGEMENT	1285P485	OTHER	0.0
GUMINA JAMES C & LYNN L		0	07/13/2009	OTH	33-TO BE DETERMINED	2009 1021/738	DEED	0.0
WOODSTONE PARTNERS LLC	GUMINA JAMES C & LYNN L	114,900	05/19/2004	WD	03-ARM'S LENGTH	804:628	OTHER	100.0

Property Address

27 PINE TRACE

Owner's Name/Address

CATRENACCI MICHELLE & ULH J TRUST
812 INDIAN RD
GLENVIEW IL 60025

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 916,434 TCV/TFA: 356.03

Building Permit(s)	Date	Number	Status
Mechanical	12/04/2009	PM09-0386	
Plumbing	11/24/2009	PP09-0175	
Res. Single Family	07/22/2009	PB09-0171	100% FINIS
LAND USE	06/29/2009	LU09-2168	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100		100000.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Tax Description

L804 P628/04 UNIT 46 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/07/2022	INSPECTED
TPC	10/29/2015	INSPECTED
TPC	12/18/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	408,200	458,200			352,911C
2024	47,500	351,000	398,500			342,300C
2023	40,000	286,000	326,000			326,000S
2022	35,000	236,500	271,500			249,589C

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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
2010	0

Condition: Average

Room List

1	Basement
4	1st Floor
2	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: 214 S.F.
Crawl: 1527 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

214	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
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: 12
Floor Area: 2,574
Total Base New : 488,299 E.C.F.
Total Depr Cost: 429,702 X 1.900
Estimated T.C.V: 816,434

(16) Porches/Decks

Area	Type
268	WCP (1 Story)
137	WSEP (1 Story)
315	WPP

(17) Garage

Year Built: 2009
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: 475
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

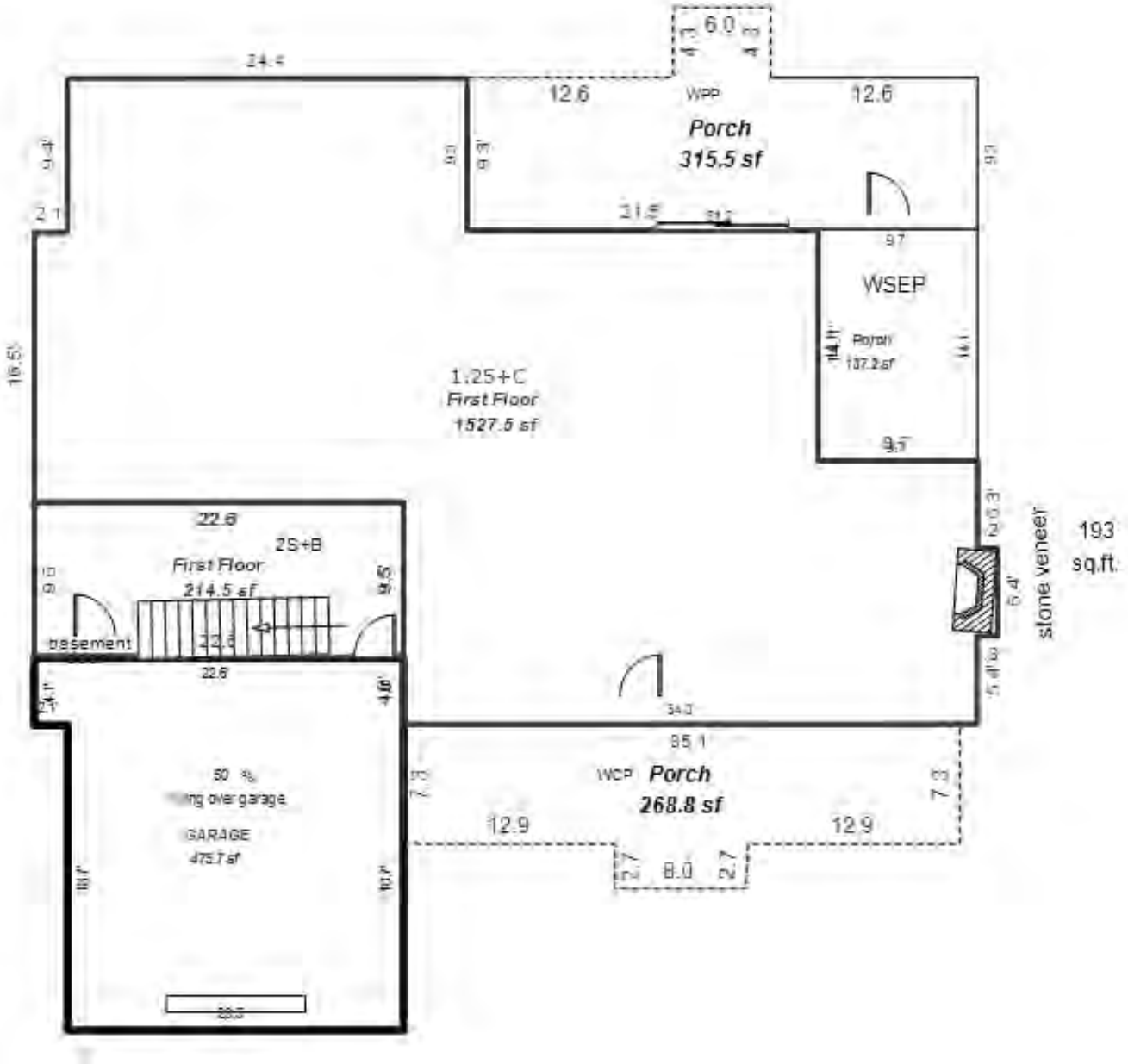
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2010
(11) Heating System: Forced Heat & Cool
Ground Area = 1741 SF Floor Area = 2574 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,527		
2 Story	Siding	Basement	214		
1 Story	Siding	Overhang	237		
			Total:	387,028	340,585
Other Additions/Adjustments					
Recreation Room			214	5,889	5,182
Exterior					
Stone Veneer			193	9,065	7,977
Plumbing					
Average Fixture(s)			1	2,188	1,925
3 Fixture Bath			1	6,880	6,054
2 Fixture Bath			1	4,610	4,057
Porches					
WCP (1 Story)			268	12,508	11,007
WSEP (1 Story)			137	9,893	8,706
WPP			315	6,873	6,048
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			475	33,374	29,369
Common Wall: 1 Wall			1	-3,139	-2,762
Door Opener			1	688	605
Water/Sewer					
Public Water			1	1,927	1,696
Public Sewer			1	1,927	1,696

<<<<< 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: 45-006-860-047-00 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.
BAUER JAN D DECLARATION O	BAUER FAMILY TRUST	0	02/17/2018	QC	09-FAMILY	1322P175	PROPERTY TRANSFER	0.0
BAUER ROGER N & JAN D	BAUER JAN D DECLARATION O	0	10/10/2004	QC	09-FAMILY	827:680	OTHER	0.0
WOODSTONE PTNRS	BAUER	114,900	11/20/2002	WD	03-ARM'S LENGTH	686:923	OTHER	0.0

Property Address
25 PINE TRACE

Owner's Name/Address
BAUER FAMILY TRUST
PO BOX 569
GLEN ARBOR MI 49636

Tax Description
L686 P922 L686 P923/02 L827 P650/04 UNIT 47 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 14 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 04/09/2007
MAP #: 31,36,39,40,52
2025 Est TCV 924,114 TCV/TFA: 321.32

Building Permit(s)	Date	Number	Status
Mechanical	04/20/2023	PM23-0341	100% FINIS
Mechanical	11/22/2016	PM16-0704	100% FINIS
Electrical	11/01/2016	PE16-0594	100% FINIS
Electrical	01/06/2014	PE14-0004	

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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/25/2023	INSPECTED
TPC	04/25/2018	INSPECTED
TPC	10/29/2015	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT		1	Units100000.00000			100		100,0
			0.00 Total Acres		Total Est. Land Value =			100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.64	750	0	0
D/W/P: 4in Ren. Conc.	10.34	67	0	0
D/W/P: Flagstone/Sand	26.31	80	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	50,000	412,100	462,100			320,769C
2024	47,500	354,300	401,800			311,125C
2023	40,000	292,300	332,300			296,310C
2022	35,000	247,200	282,200			282,200S

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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
2003	0

Condition: Average

Room List

7	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
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
1	Front Overhang
1	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: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1763 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: WOOD I BEAM
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)
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
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 2,876
Total Base New : 542,183 E.C.F.
Total Depr Cost: 433,744 X 1.900
Estimated T.C.V: 824,114

(16) Porches/Decks

Area	Type
112	WGEP (1 Story)
270	WPP
272	WCP (1 Story)

(17) Garage

Year Built: 2003
Car Capacity: 1.5
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: 462
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

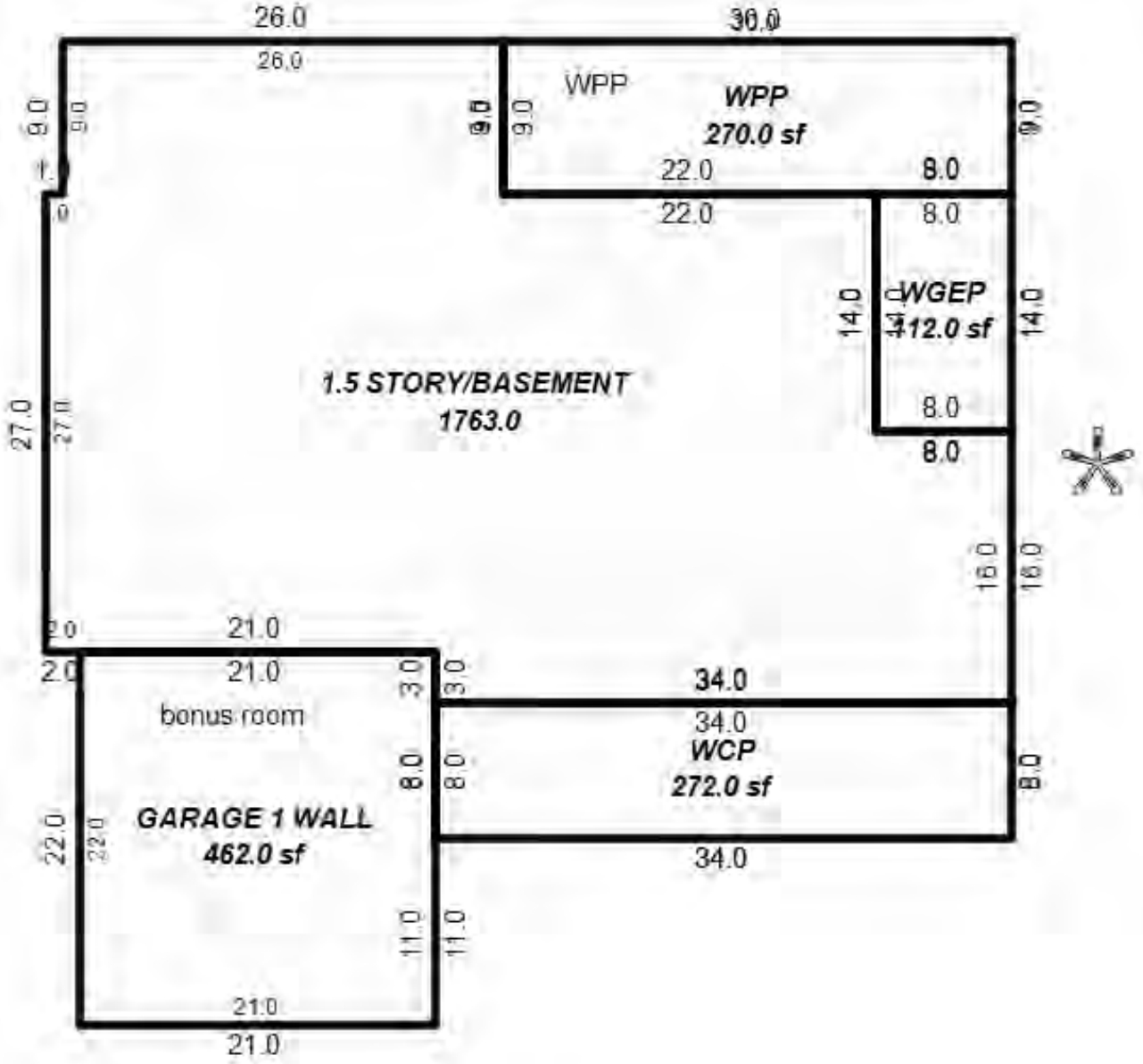
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1763 SF Floor Area = 2876 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,763		
1 Story	Siding	Overhang	231		
			Total:	439,318	351,452

Other Additions/Adjustments			
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
2 Fixture Bath	1	4,610	3,688
Porches			
WGEP (1 Story)	112	12,924	10,339
WPP	270	6,467	5,174
WCP (1 Story)	272	12,599	10,079
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	462	32,737	26,190
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			

<<<<< 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: 45-006-860-048-00 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.
WEEMES ALISON L TRUST	SANDERSON DONALD & STEPHA	50,000	11/11/2020	WD	03-ARM'S LENGTH	2020007797	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WEEMES JEFFREY & ALISON L	113,900	08/31/2004	WD	03-ARM'S LENGTH	820:474	OTHER	100.0
WEEMES JEFFREY & ALISON L	WEEMES ALISON L TRUST	0	08/31/2004	QC	09-FAMILY	820:498	OTHER	0.0

Property Address
30 PINE TRACE

Owner's Name/Address
SANDERSON DONALD & STEPHAINE
2755 BLACKBERRY LN NE
GRAND RAPIDS MI 49525

Tax Description
L820 P474&498/04 UNIT 48 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 1,100,741 TCV/TFA: 397.95

Building Permit(s)	Date	Number	Status
Electrical	07/21/2022	PE22-0536	100% FINIS
Mechanical	07/12/2022	PM22-0587	100% FINIS
Plumbing	07/08/2022	PP22-0221	100% FINIS
Res. Single Family Dwellin	07/06/2022	PB21-0615	100% FINIS

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/20/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	06/01/2022	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100	000.00	100		100,0
			0.00 Total Acres			Total Est. Land Value =		100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	500,400	550,400			417,169C
2024	47,500	430,200	477,700			404,626C
2023	40,000	274,400	314,400			296,406C
2022	35,000	35,800	70,800			61,625C

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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
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

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: 1852 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
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,766
Total Base New : 532,028 E.C.F.
Total Depr Cost: 526,706 X 1.900
Estimated T.C.V: 1,000,741

(16) Porches/Decks

Area	Type
289	WPP
240	WCP (1 Story)

(17) Garage

Year Built: 2022
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 501
% 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 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 1852 SF Floor Area = 2766 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	1,852		
1 Story	Siding	Overhang	147		
1 Story	Siding	Overhang	304		
			Total:	445,689	441,231

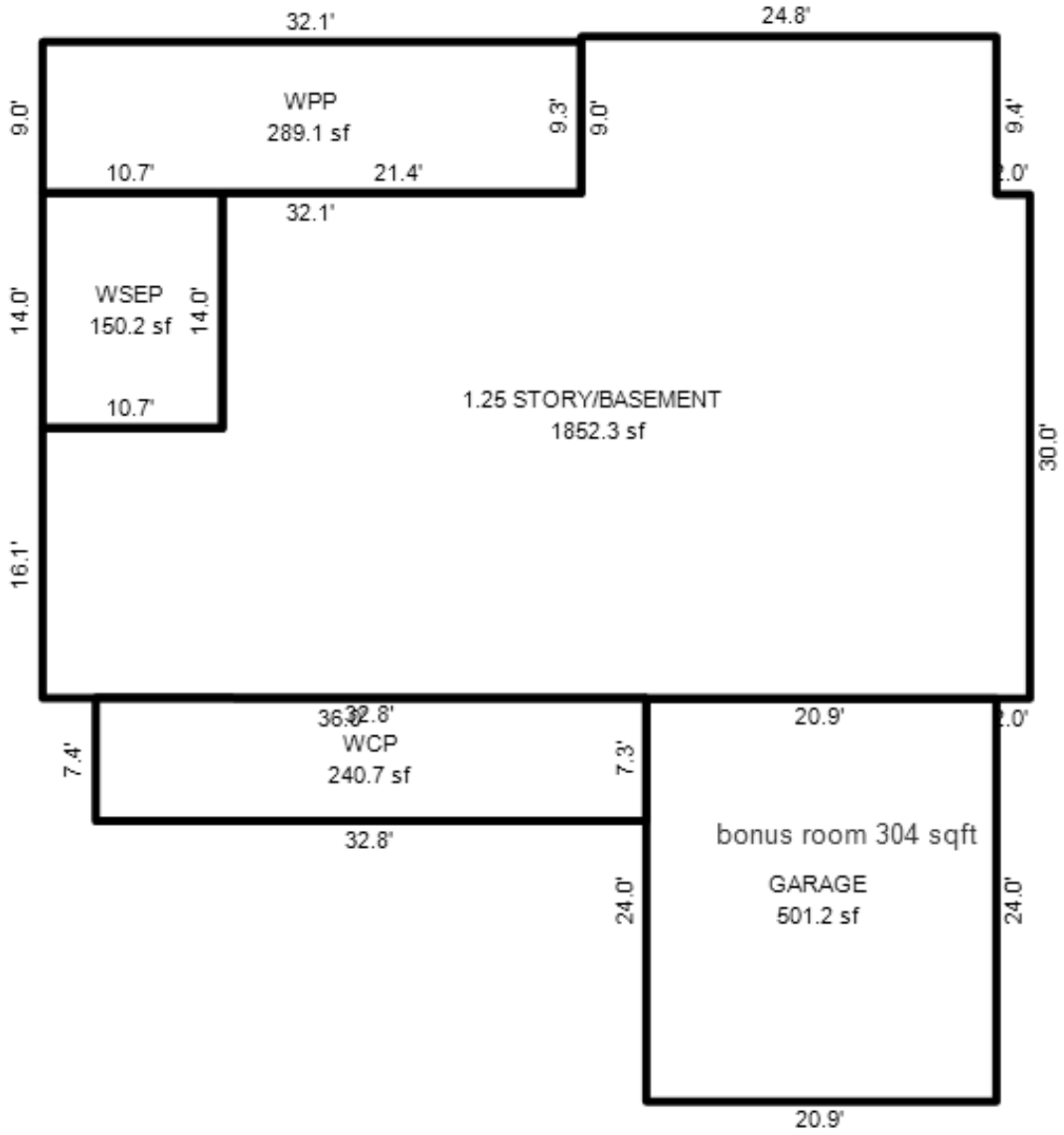
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	2	13,760	13,622
Water/Sewer			
2000 Gal Septic	1	11,146	11,035
Water Well, 100 Feet	1	6,289	6,226
Porches			
WPP	289	6,534	6,469
WCP (1 Story)	240	11,779	11,661
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	501	29,399	29,105
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	1	688	681
Built-Ins			
Appliance Allow.	1	4,003	3,963
Fireplaces			
Prefab 1 Story	1	3,692	3,655
	Totals:	532,028	526,706

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-048-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-049-00 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.
WITLER WILLIAM R JR & RIT	WITLER WILLIAM R JR & RIT	0	01/09/2025	WD	15-LADY BIRD	2025000150	DEED	0.0
WILLIAMS MARY W & JOHN P	WITLER WILLIAM R JR & RIT	87,900	07/22/2011	WD	03-ARM'S LENGTH	1091-604	PROPERTY TRANSFER	100.0
WILLIAMS MARY W & JOHN P	WILLIAMS MARY W & JOHN P	0	03/19/2008	QC	09-FAMILY	972/598	DEED	0.0
BLUE BAY BUILDERS LLC	WILLIAMS MARY W & JOHN P	133,000	11/08/2007	WD	03-ARM'S LENGTH	959/248	DEED	100.0

Property Address

29 PINE TRACE

Owner's Name/Address

WITLER WILLIAM R JR & RITA M
PO BOX 95
GLEN ARBOR MI 49636

Tax Description

L905 P894/06 L929 P599/07 UNIT 49
WOODSTONE CONDOMINIUM REC L599 P88/1ST
AMEND L659 P380-385/2ND AMEND L672
P959-988/3RD AMEND L768 P435-446/4TH
AMEND L832 P487-493 SEC 27 T29N R14W
L1339P695 10TH AMEND 2023005547 11TH
AMEND

Comments/Influences

MLS 1699149 $136,000

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/17/2013
MAP #: 31,36,39,40,52
2025 Est TCV 1,050,167 TCV/TFA: 440.69

Building Permit(s)	Date	Number	Status
Electrical	04/18/2013	PE13-0134	100% FINIS
Plumbing	02/11/2013	PP13-0019	100% FINIS
Mechanical	01/18/2013	PM13-0038	100% FINIS
Res. Single Family	11/20/2012	PB12-0347	100% FINIS

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/15/2015	INSPECTED
TPC	10/24/2013	INSPECTED
TPC	06/19/2013	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	100	000.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	475,100	525,100			320,527C
2024	47,500	408,500	456,000			310,890C
2023	40,000	332,800	372,800			296,086C
2022	35,000	282,400	317,400			281,987C

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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: 1.25 STORY

Yr Built	Remodeled
2013	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: 2106 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

1606	Recreation	SF
	Living	SF
3	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
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: 2,383
Total Base New : 555,656 E.C.F.
Total Depr Cost: 500,088 X 1.900
Estimated T.C.V: 950,167

(16) Porches/Decks

Area	Type
330	WPP
241	WCP (1 Story)

(17) Garage

Year Built: 2013
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 553
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

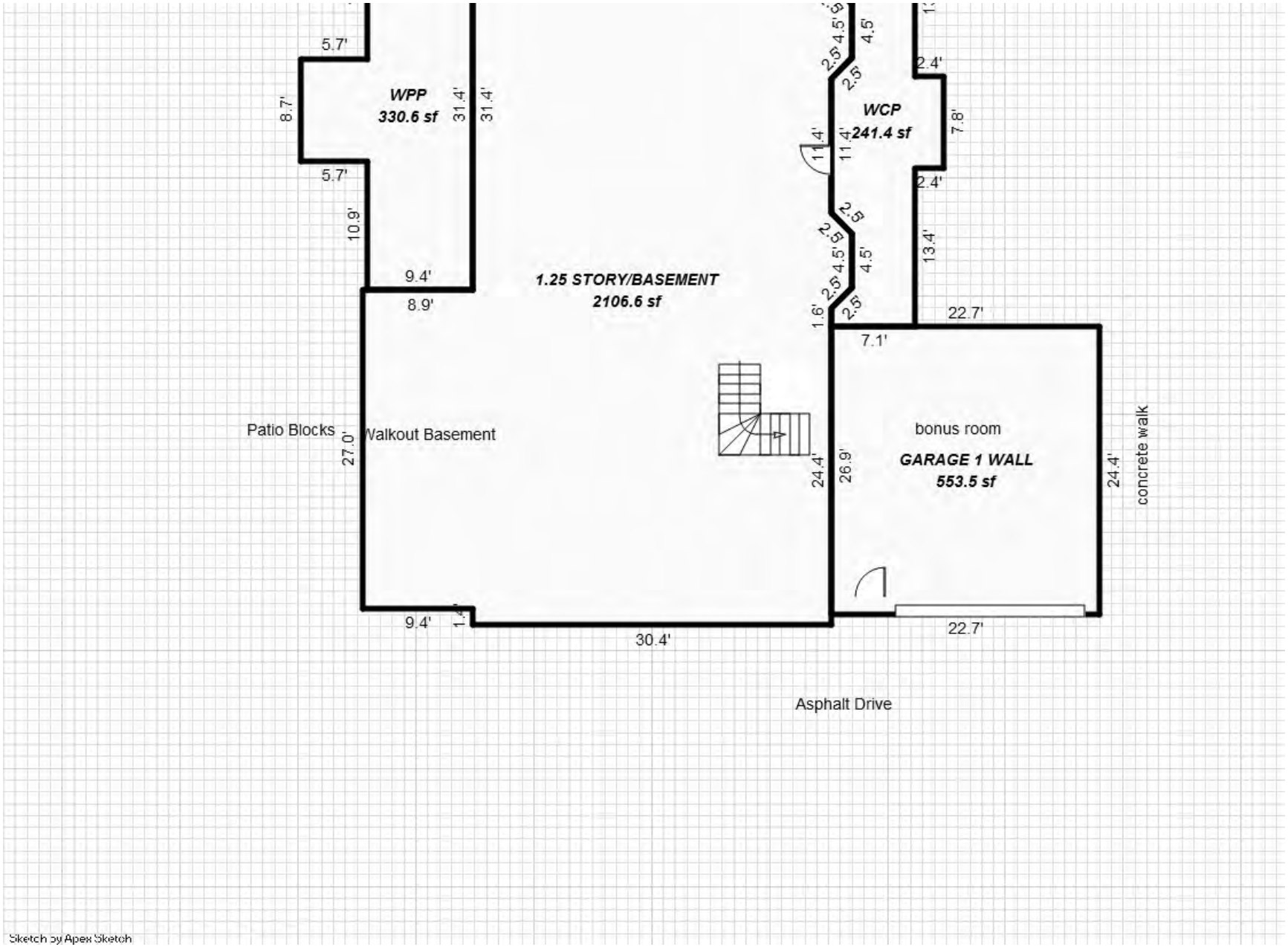
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013
(11) Heating System: Forced Heat & Cool
Ground Area = 2106 SF Floor Area = 2383 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	2,106		
1 Story	Siding	Overhang	277		
			Total:	421,560	379,403
Other Additions/Adjustments					
Recreation Room			1606	44,197	39,777
Basement, Outside Entrance, Below Grade			3	10,856	9,770
Plumbing					
Average Fixture(s)			1	2,188	1,969
3 Fixture Bath			2	13,760	12,384
Porches					
WPP			330	7,197	6,477
WCP (1 Story)			241	11,807	10,626
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			553	34,524	31,072
Common Wall: 1 Wall			1	-2,670	-2,403
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
Fireplaces					
Prefab 1 Story			1	3,692	3,323

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-050-00 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.
GORDON BARBARA A TRUST	GORDON BARBARA A FAMILY T	0	10/19/2020	WD	09-FAMILY	2020007746	PROPERTY TRANSFER	0.0
GORDON HARVEY C & BARBARA	GORDON HARVEY C & BARBARA	0	05/16/2003	QC	09-FAMILY	780P69	DEED	0.0
GORDON 1031 LLC	GORDON HARVEY C & BARBARA	0	03/26/2003	QC	09-FAMILY	717P821	OTHER	100.0
WOODSTONE PTNRS	GORDON 1031 LLC	115,000	10/09/2002	WD	03-ARM'S LENGTH	684:185	OTHER	0.0

Property Address

34 PINE TRACE

Owner's Name/Address

GORDON HARVEY C TRUST &
GORDON BARBARA A FAMILY TRUST
PO BOX 361
GLEN ARBOR MI 49636

Tax Description

L673 P244/02 L684 P185/02 L717 P821/03
L780 P69/03 UNIT 50 WOODSTONE CONDOMINIUM
REC L599 P88/1ST AMEND L659 P380-385/2ND
AMEND L672 P959-988/3RD AMEND L768
P435-446/4TH AMEND L832 P487-493 UND 1/2
INTEREST - HARVEY C GORDON TRUST UND 1/2
INTEREST - BARBARA A GORDON TRUST SEC 27
T29N R14W L1339P695 10TH AMEND
2023005547 11TH AMEND

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% 12/13/2004
MAP #: 31,36,39,40,52
2025 Est TCV 945,496 TCV/TFA: 308.28

Building Permit(s)	Date	Number	Status
PLUMBING	07/14/2003	PP03-0257	
MECHANICAL	07/14/2003	PM03-0470	
ELECTRICAL	04/14/2003	PE03-0151	
PLUMBING	03/17/2003	PP03-0072	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100	000.00	00.00	100		100,0

0.00 Total Acres Total Est. Land Value = 100,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/15/2015	INSPECTED
WAS	07/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	422,700	472,700			322,247C
2024	47,500	363,500	411,000			312,558C
2023	40,000	296,200	336,200			297,675C
2022	35,000	248,500	283,500			283,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

1	Basement
5	1st Floor
3	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	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: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
1	Front Overhang
1	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: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1884 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: WOOD I BEAM
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)
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: 20
Floor Area: 3,067
Total Base New : 556,251 E.C.F.
Total Depr Cost: 444,998 X 1.900
Estimated T.C.V: 845,496

(16) Porches/Decks

Area	Type
126	WSEP (1 Story)
231	WCP (1 Story)
270	WPP

(17) Garage

Year Built: 2003
Car Capacity: 2
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: 483
% 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 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1884 SF Floor Area = 3067 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	1,884		
1 Story	Siding	Overhang	241		
			Total:	465,310	372,245

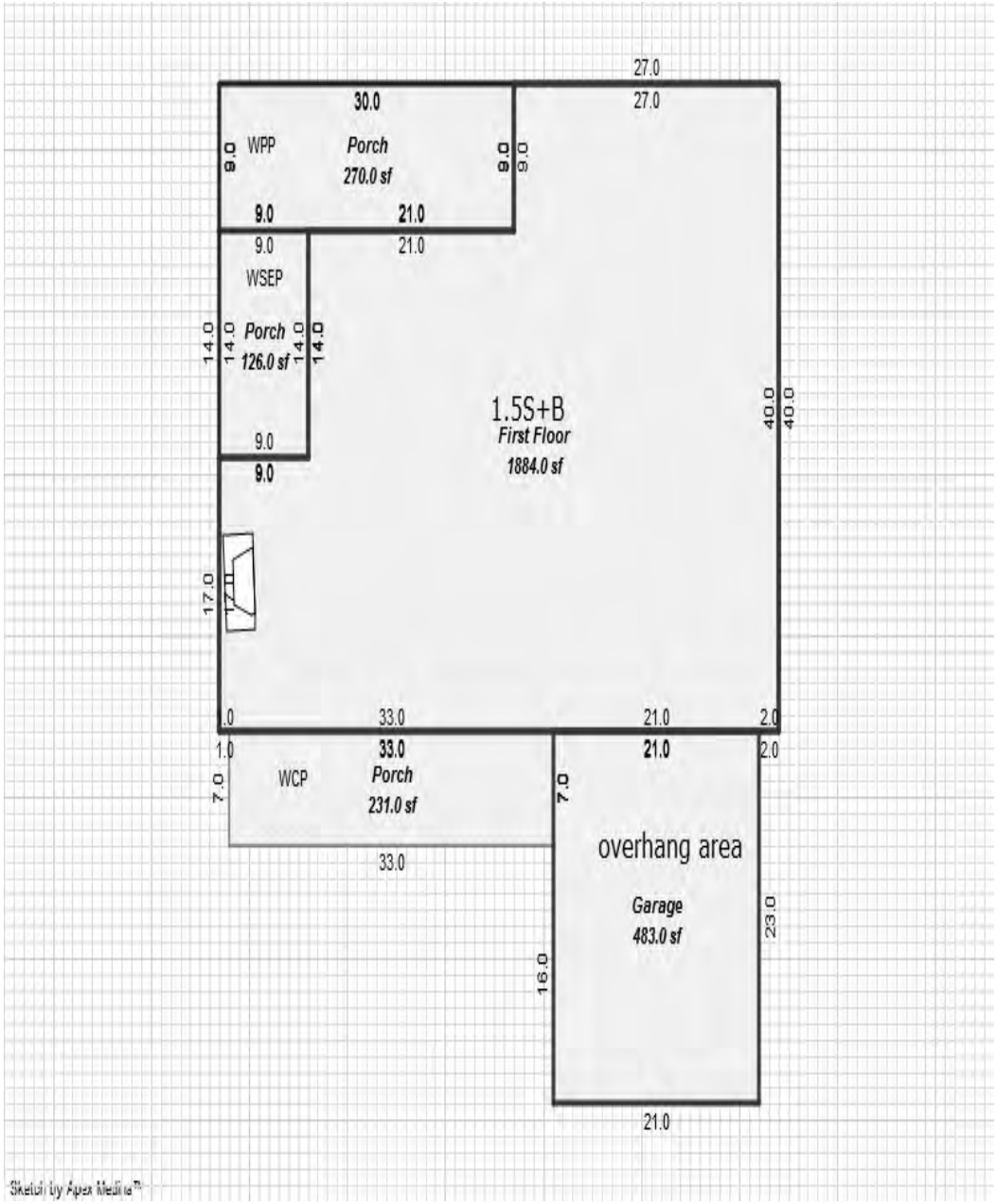
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,750
3 Fixture Bath	2	13,760	11,008
Porches			
WSEP (1 Story)	126	9,280	7,424
WCP (1 Story)	231	11,518	9,214
WPP	270	6,467	5,174
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	483	33,767	27,014
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			
Interior 2 Story	1	8,554	6,843
Local Cost Items			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-050-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-051-00 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.
GORDON HARVEY& GORDON FAM	STUMPF FAMILY TRUST	88,000	04/23/2021	WD	03-ARM'S LENGTH	2021003435	PROPERTY TRANSFER	100.0
GORDON BARBARA A TRUST	GORDON BARBARA A FAMILY T	0	10/19/2020	WD	09-FAMILY	2020007746	PROPERTY TRANSFER	0.0
FABRIZIO RUSSELL & SUSAN	GORDON HARVEY C TRUST &	117,500	04/18/2006	WD	03-ARM'S LENGTH	897:806	OTHER	100.0
WOODSTONE PTNRS	FABRIZIO	115,000	10/31/2002	WD	03-ARM'S LENGTH	680:33	OTHER	0.0

Property Address

33 PINE TRACE

Owner's Name/Address

STUMPF FAMILY TRUST
PO BOX 491
GLEN ARBOR MI 49636

Tax Description

L680 P32 L680 P33/02 L897 P806/06 UNIT 51 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 11/25/2024
MAP #: 31,36,39,40,52
2025 Est TCV 1,154,340 TCV/TFA: 396.54

Building Permit(s)	Date	Number	Status
Electrical	04/05/2024	PE24-0208	100% FINIS
Res. Single Family Dwellin	02/12/2024	PB23-0493	100% FINIS
Mechanical	01/17/2024	PM24-0050	100% FINIS
Electrical	10/12/2023	PE23-0746	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT	1 Units		100000.00000		100			100,0
0.00 Total Acres					Total Est. Land Value =			100,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/07/2024	INSPECTED
TPC	04/15/2024	INSPECTED
TPC	12/20/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	527,200	577,200			559,926C
2024	47,500	53,000	100,500			91,587C
2023	40,000	0	40,000			36,750C
2022	35,000	0	35,000			35,000S

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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: 1.25 STORY

Yr Built	Remodeled
2024	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(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: 1980 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,911
Total Base New : 560,524 E.C.F.
Total Depr Cost: 554,916 X 1.900
Estimated T.C.V: 1,054,340

(16) Porches/Decks

Area	Type
140	WCP (1 Story)
236	WCP (1 Story)
330	WPP

(17) Garage

Year Built: 2024
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 625
% 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 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 1980 SF Floor Area = 2911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

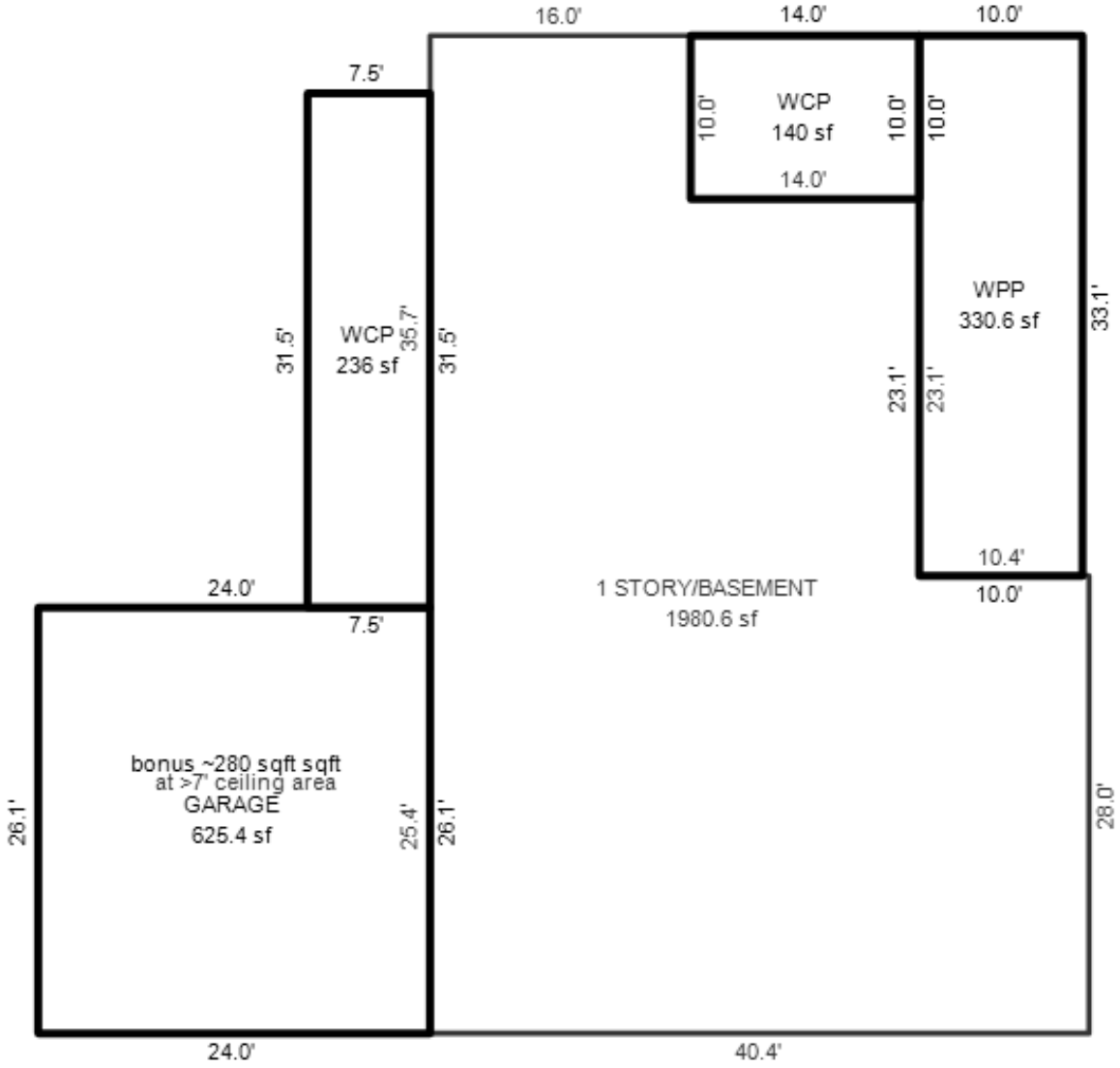
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,980		
1 Story	Siding	Overhang	156		
1 Story	Siding	Overhang	280		
			Total:	468,387	463,702

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	2	13,760	13,622
Porches			
WCP (1 Story)	140	8,078	7,997
WCP (1 Story)	236	11,665	11,548
WPP	330	7,197	7,125
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	625	40,475	40,070
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	1	688	681
Water/Sewer			
Public Sewer	1	1,927	1,908
Water Well, 150 Feet	1	9,298	9,205
	Totals:	560,524	554,916

Notes:
ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.900 => TCV: 1,054,340

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-052-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEEGAN MICHAEL J & ELIZAB	CLARK SEAMUS M & AMY KELL	140,000	03/15/2024	WD	03-ARM'S LENGTH	2024001319	PROPERTY TRANSFER	100.0
WATSON DOUGLAS M & JACQUE	DEEGAN MICHAEL J & ELIZAB	108,000	07/27/2012	WD	03-ARM'S LENGTH	1131P63	PROPERTY TRANSFER	100.0
SPAETH JAMES M & PAMELA M	WATSON DOUGLAS M & JACQUE	130,000	09/10/2007	WD	03-ARM'S LENGTH	953:461	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	SPAETH JAMES M & PAMELA M	131,500	09/25/2006	WD	03-ARM'S LENGTH	916:16	OTHER	100.0

Property Address

17 DEER PARK

Owner's Name/Address

CLARK SEAMUS M & AMY KELLEY TRUST
434 BLUNK ST
PLYMOUTH MI 48170

Tax Description

L916 P16/06 UNIT 52 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

2013 HOMER $123,000

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1	Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/15/2024	INSPECTED
TPC	12/22/2016	INSPECTED
TPC	10/15/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			55,000S
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-053-00 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.
HENNESSEY JOHN & CHRISTIN	CANTOR GLENN & MICHELLE	800,000	08/10/2022	WD	03-ARM'S LENGTH	2022004594	REALTOR	100.0
FONTE KATHRYN TRUST	HENNESSEY JOHN & CHRISTIN	100,000	10/08/2015	WD	03-ARM'S LENGTH	1242P302	PROPERTY TRANSFER	100.0
RALLS WILLIAM R & ROSEMAR	FONTE KATHRYN TRUST	95,000	10/24/2013	WD	03-ARM'S LENGTH	1182P492	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	RALLS WILLIAM R & ROSEMAR	129,900	08/26/2005	WD	03-ARM'S LENGTH	870:654	OTHER	100.0

Property Address

18 DEER PARK

Owner's Name/Address

CANTOR GLENN & MICHELLE
26225 PEMBROKE
HUNTINGTON WOODS MI 48070

Tax Description

L870 P654/05 UNIT 53 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 1,209,564 TCV/TFA: 348.78

Building Permit(s)	Date	Number	Status
Mechanical	08/09/2017	PM17-0467	100% FINIS
Mechanical	05/09/2017	PM17-0295	100% FINIS
Plumbing	05/02/2017	PP17-0112	
Electrical	11/29/2016	PE16-0652	

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/10/2022	INSPECTED
TPC	02/13/2018	INSPECTED
TPC	11/13/2017	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	549,800	604,800			448,500C
2024	47,500	472,700	520,200			435,015C
2023	25,000	389,300	414,300			414,300S
2022	35,000	360,700	395,700			379,599C

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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
2017	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: 2006 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

1375	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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 7
Floor Area: 3,468
Total Base New : 622,276 E.C.F.
Total Depr Cost: 578,718 X 1.900
Estimated T.C.V: 1,099,564

(16) Porches/Decks

Area	Type
308	WPP
84	WCP (1 Story)

(17) Garage

Year Built: 2017
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 651
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

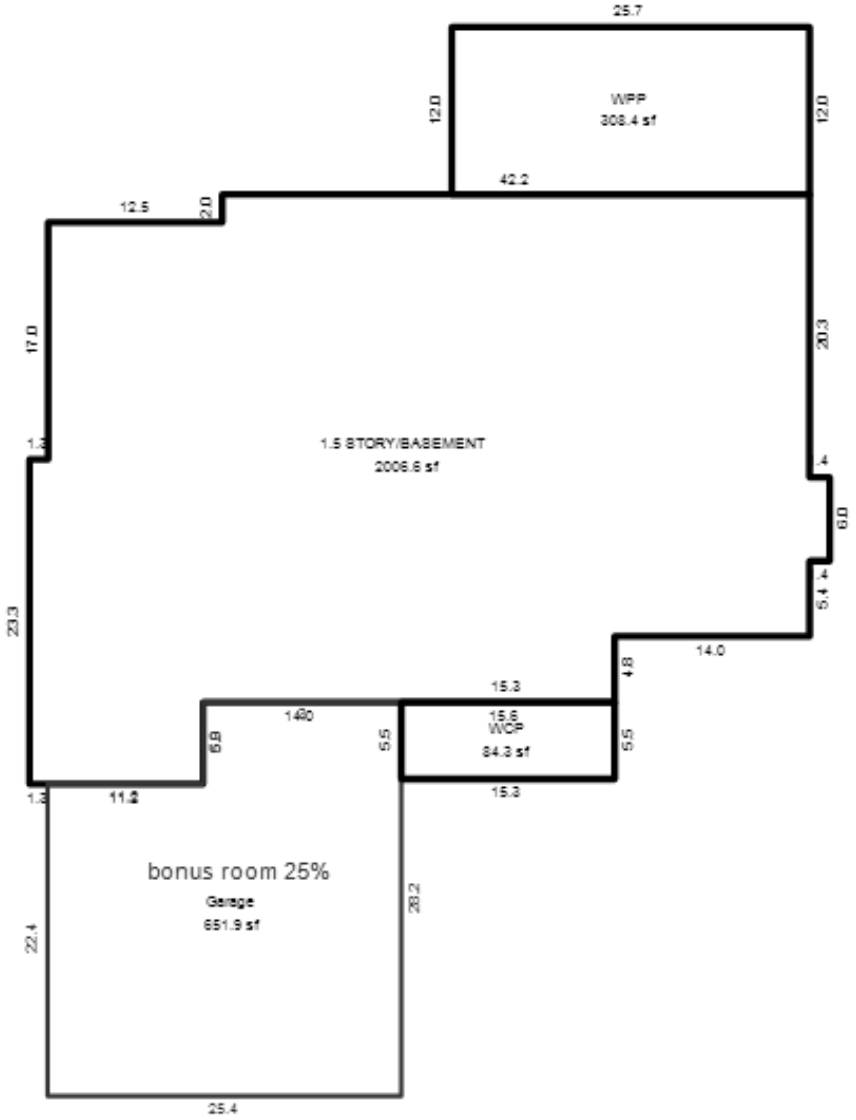
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2017
(11) Heating System: Forced Heat & Cool
Ground Area = 2006 SF Floor Area = 3468 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

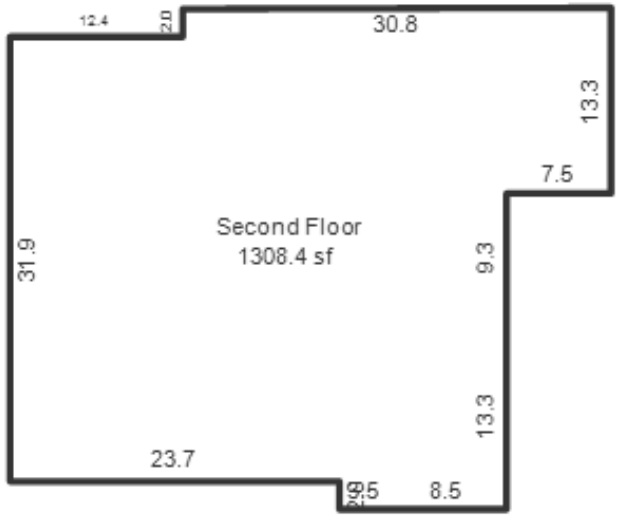
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,006		
1 Story	Siding	Overhang	459		
			Total:	502,126	466,978
Other Additions/Adjustments					
Recreation Room			1375	37,840	35,191
Plumbing					
Average Fixture(s)			1	2,188	2,035
3 Fixture Bath			2	13,760	12,797
2 Fixture Bath			1	4,610	4,287
Porches					
WPP			308	6,721	6,251
WCP (1 Story)			84	5,603	5,211
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			651	41,710	38,790
Common Wall: 2 Wall			1	-6,271	-5,832
Door Opener			1	688	640
Water/Sewer					
Public Sewer			1	1,927	1,792
Water Well, 50 Feet			1	2,941	2,735
Built-Ins					
Appliance Allow.			1	4,003	3,723
Fireplaces					
Direct-Vented Gas			1	4,429	4,119

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-053-00, Residential Building 1 Printed on 01/20/2025





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-054-00 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.
SCHWARTZ THOMAS JOSEPH &	DEER PARK #19 LLC	0	09/29/2015	QC	09-FAMILY	1242P306	PROPERTY TRANSFER	100.0
SCHWARTZ IVY	SCHWARTZ THOMAS JOSEPH &	0	12/04/2014	QC	09-FAMILY	1220P197	OTHER	0.0
SCHWARTZ IVY & BOICOURT E	SCHWARTZ IVY	0	10/10/2013	AFF	07-DEATH CERTIFICATE	1184P380	DEED	0.0
BOICOURT EVA	BOICOURT EVA M & SCHWARTZ	0	12/22/2005	QC	09-FAMILY	1183P254 QC	DEED	0.0

Property Address

19 DEER PARK

Owner's Name/Address

DEER PARK #19 LLC
56601 ST JAMES DR
SHELBY TOWNSHIP MI 48316

Tax Description

L855 P289/05 L873 P468/05 UNIT 54 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R1W L1339P695 10TH AMEND 2023005547 11TH AMEND

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 #: 31,36,39,40,52

2025 Est TCV 786,448 TCV/TFA: 319.69

Building Permit(s)	Date	Number	Status
Mechanical	09/27/2005	PM05-0642	
Mechanical	09/12/2005	PM05-0588	
Plumbing	07/08/2005	PP05-0244	
Electrical	06/23/2005	PE05-0322	

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/15/2015	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00000		100			110,0
		0.00 Total Acres			Total Est. Land Value =			110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	338,200	393,200			265,754C
2024	47,500	290,800	338,300			257,764C
2023	25,000	236,900	261,900			245,490C
2022	35,000	198,800	233,800			233,800S

*** 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
2005	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: 1640 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	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: 17
Floor Area: 2,460
Total Base New : 428,948 E.C.F.
Total Depr Cost: 356,025 X 1.900
Estimated T.C.V: 676,448

(16) Porches/Decks

Area	Type
180	WCP (1 Story)
240	WPP

(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: 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 1.5 STORY Cls BC Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1640 SF Floor Area = 2460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

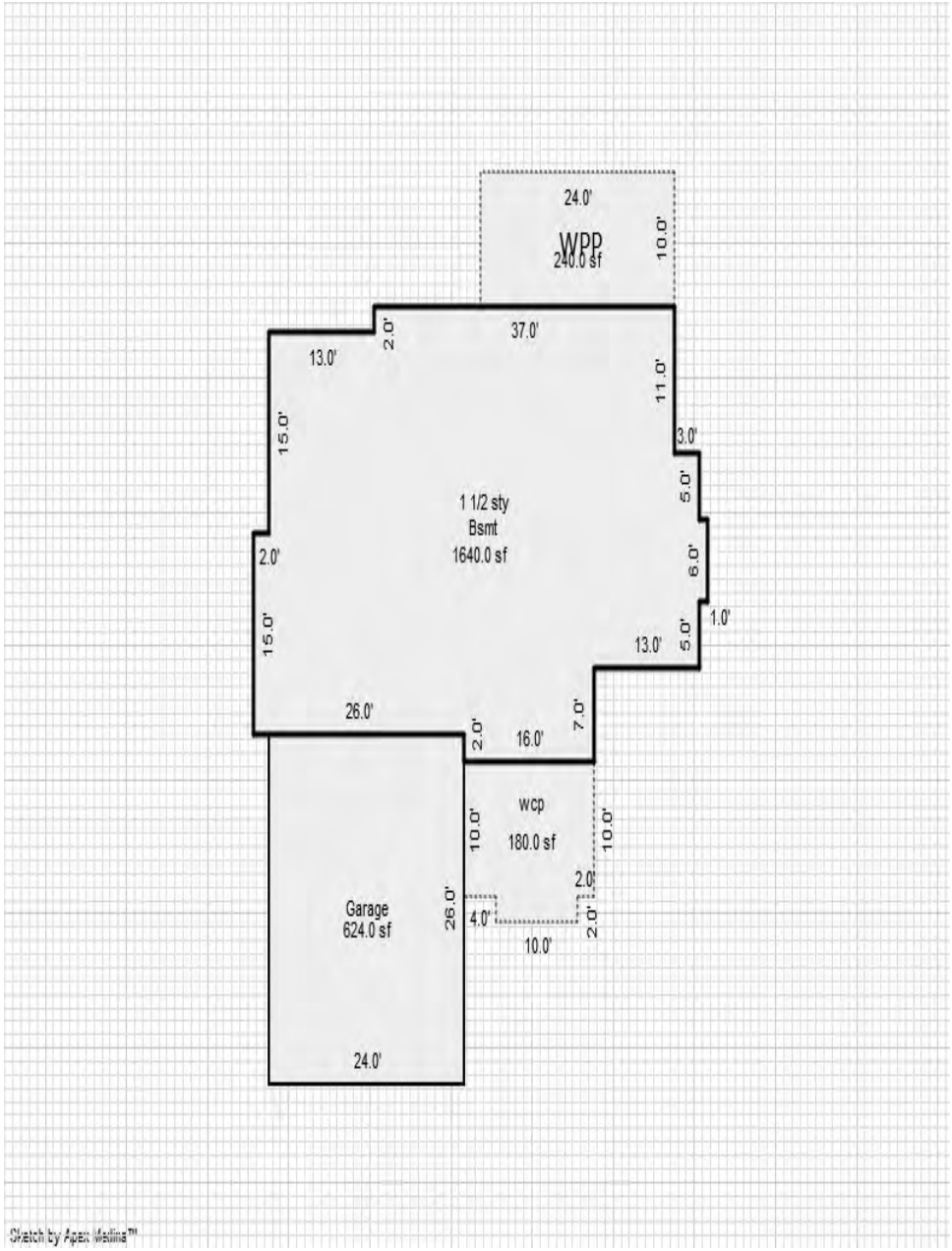
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,640		
			Total:	344,864	286,237

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,816
3 Fixture Bath	1	6,880	5,710
2 Fixture Bath	1	4,610	3,826
Porches			
WCP (1 Story)	180	9,765	8,105
WPP	240	6,257	5,193
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	624	40,423	33,551
Common Wall: 1 Wall	1	-3,139	-2,605
Door Opener	1	688	571
Water/Sewer			
Public Water	1	1,927	1,599
Public Sewer	1	1,927	1,599
Built-Ins			
Appliance Allow.	1	4,003	3,322
Fireplaces			
Interior 2 Story	1	8,554	7,100
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: 45-006-860-055-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDER BARBARA A REVOCABL	CATCH-M22 LLC	530,000	09/17/2019	WD	03-ARM'S LENGTH	2019005119	PROPERTY TRANSFER	100.0
KLINGAMAN JOHN T	SANDER BARBARA A REVOCABL	546,838	05/24/2006	WD	03-ARM'S LENGTH	903:629	OTHER	100.0
WOODSTONE PARTNERS LLC	KLINGAMAN JOHN T	124,900	08/16/2005	WD	03-ARM'S LENGTH	866:795	OTHER	100.0

Property Address

22 DEER PARK

Owner's Name/Address

CATCH-M22 LLC
625 APPLE HILL LN
ROCHESTER HILLS MI 48306

Tax Description

L866 P795/05 L903 P629/06 UNIT 55
WOODSTONE CONDOMINIUM REC L599 P88/1ST
AMEND L659 P380-385/2ND AMEND L672
P959-988/3RD AMEND L768 P435-446/4TH
AMEND L832 P487-493 SEC 27 T29N R14W
L1339P695 10TH AMEND 2023005547 11TH
AMEND

Comments/Influences

3 BED ROOMS
3 BATHS

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 980,115 TCV/TFA: 370.83

Building Permit(s)	Date	Number	Status
Mechanical	01/04/2017	PM17-0010	
Electrical	01/25/2013	PE13-0024	
Plumbing	11/17/2006	PP06-0374	
Res. Add/Alter/Repair	11/17/2006	PB06-0691	100% FINIS

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/15/2015	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS DEER PARK UNIT			1 Units	110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	435,100	490,100			325,635C
2024	47,500	374,100	421,600			315,844C
2023	25,000	304,800	329,800			300,804C
2022	35,000	257,600	292,600			286,480C

*** 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	2007

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

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: Carpeted

(6) Ceilings

(7) Excavation

Basement: 1762 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

1762	Recreation	SF
	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)
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

1	Interior 1 Story
	Interior 2 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: 16
Floor Area: 2,643
Total Base New : 545,183 E.C.F.
Total Depr Cost: 457,955 X 1.900
Estimated T.C.V: 870,115

(16) Porches/Decks

Area	Type
189	WCP (1 Story)
240	WPP

(17) Garage

Year Built: 2006
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

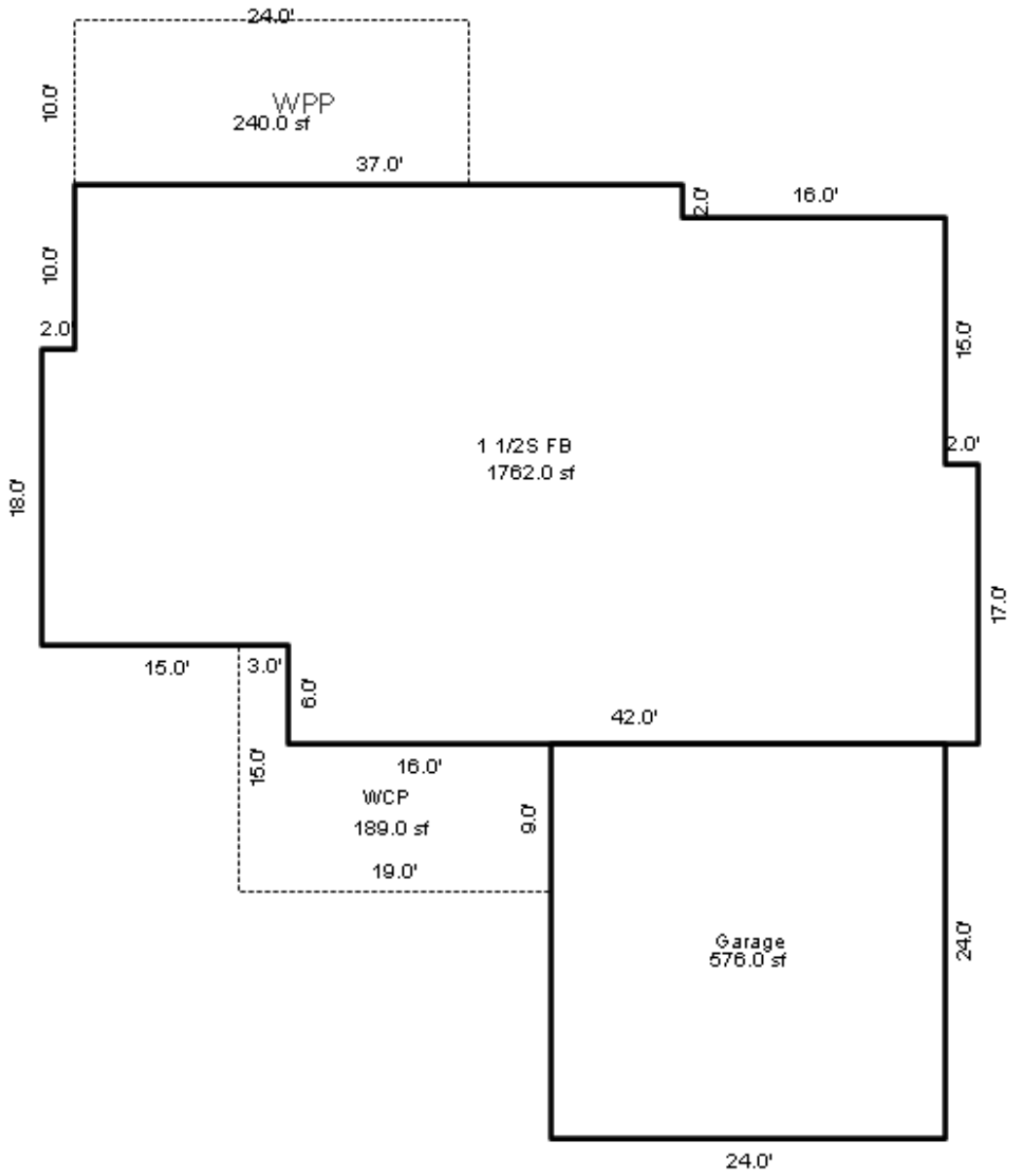
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1762 SF Floor Area = 2643 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,762		
			Total:	404,728	339,972
Other Additions/Adjustments					
Recreation Room			1762	48,490	40,732
Plumbing					
Average Fixture(s)			1	2,188	1,838
3 Fixture Bath			2	13,760	11,558
2 Fixture Bath			1	4,610	3,872
Porches					
WCP (1 Story)			189	10,108	8,491
WPP			240	6,257	5,256
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	38,241	32,122
Common Wall: 1 Wall			1	-3,139	-2,637
Door Opener			1	688	578
Water/Sewer					
Public Water			1	1,927	1,619
Public Sewer			1	1,927	1,619
Built-Ins					
Appliance Allow.			1	4,003	3,363
Fireplaces					
Interior 1 Story			1	6,965	5,851
Direct-Vented Gas			1	4,429	3,720

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-055-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-056-00 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.
BECK CHRIS & STACEY	SNAIL & BUNNY TRUST	168,000	09/06/2024	WD	03-ARM'S LENGTH	2024004291	PROPERTY TRANSFER	100.0
COUNSELLER PETE & CARRIE	BECK CHRIS & STACEY	110,000	03/15/2024	WD	03-ARM'S LENGTH	2024-001470	REALTOR	100.0
DOBSON ROBERT C & BARBARA	COUNSELLER PETE & CARRIE	78,500	03/31/2022	WD	03-ARM'S LENGTH	2022002286	PROPERTY TRANSFER	100.0
DOBSON BARBAA M & ROBERT	DOBSON ROBERT C & BARBARA	0	12/24/2018	WD	16-LC PAYOFF	1349P851	OTHER	0.0

Property Address

23 DEER PARK

Owner's Name/Address

SNAIL & BUNNY TRUST
6686 JAY RD
BOULDER CO 80301

Tax Description

L868 P747/05 UNIT 56 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

1730584$109,900 9/2011DOM138

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Class: RESIDENTIAL-VACAN | Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/24/2024	INSPECTED
TPC	02/22/2024	INSPECTED
TPC	11/17/2021	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0			0	100			0
4860 WOODS DEER PARK UNIT		1 Units	110000.00000		100			110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			55,000S
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-057-00 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.
FAHLBERG CURTIS & PATTI T	FAHLBERG FAMILY TRUST	1	09/29/2021	WD	09-FAMILY	2022003617	PROPERTY TRANSFER	0.0
BECKER FAMILY TRUST	FAHLBERG CURTIS & PATTI T	89,000	10/15/2020	WD	03-ARM'S LENGTH	2020007019	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	BECKER FAMILY TRUST	92,900	09/09/2013	WD	03-ARM'S LENGTH	1178P671	PROPERTY TRANSFER	100.0

Property Address

24 DEER PARK

Owner's Name/Address

FAHLBERG FAMILY TRUST
PO BOX 497
GLEN ARBOR MI 49636

Tax Description

UNIT 57 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 08/03/2022

MAP #: 31,36,39,40,52

2025 Est TCV 984,072 TCV/TFA: 426.56

Building Permit(s)	Date	Number	Status
Mechanical	10/20/2021	PM21-0900	100% FINIS
Mechanical	09/24/2021	PM21-0793	100% FINIS
Mechanical	08/06/2021	PM21-0648	100% FINIS
Plumbing	08/03/2021	PP21-0228	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
- X 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 H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0
			0.00 Total Acres		Total Est. Land Value =			110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	437,000	492,000			353,820C
2024	47,500	375,800	423,300			343,182C
2023	25,000	306,100	331,100			326,840C
2022	35,000	127,800	162,800		162,800W	162,800S

Who	When	What
TPC	06/01/2022	INSPECTED
TPC	11/17/2021	INSPECTED
TPC	02/02/2002	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-860-057-00 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
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

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: 1538 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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,307
Total Base New : 464,685 E.C.F.
Total Depr Cost: 460,038 X 1.900
Estimated T.C.V: 874,072

(16) Porches/Decks

Area	Type
194	WCP (1 Story)
176	WGEP (1 Story)
212	Treated Wood

(17) Garage

Year Built: 2022
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 540
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

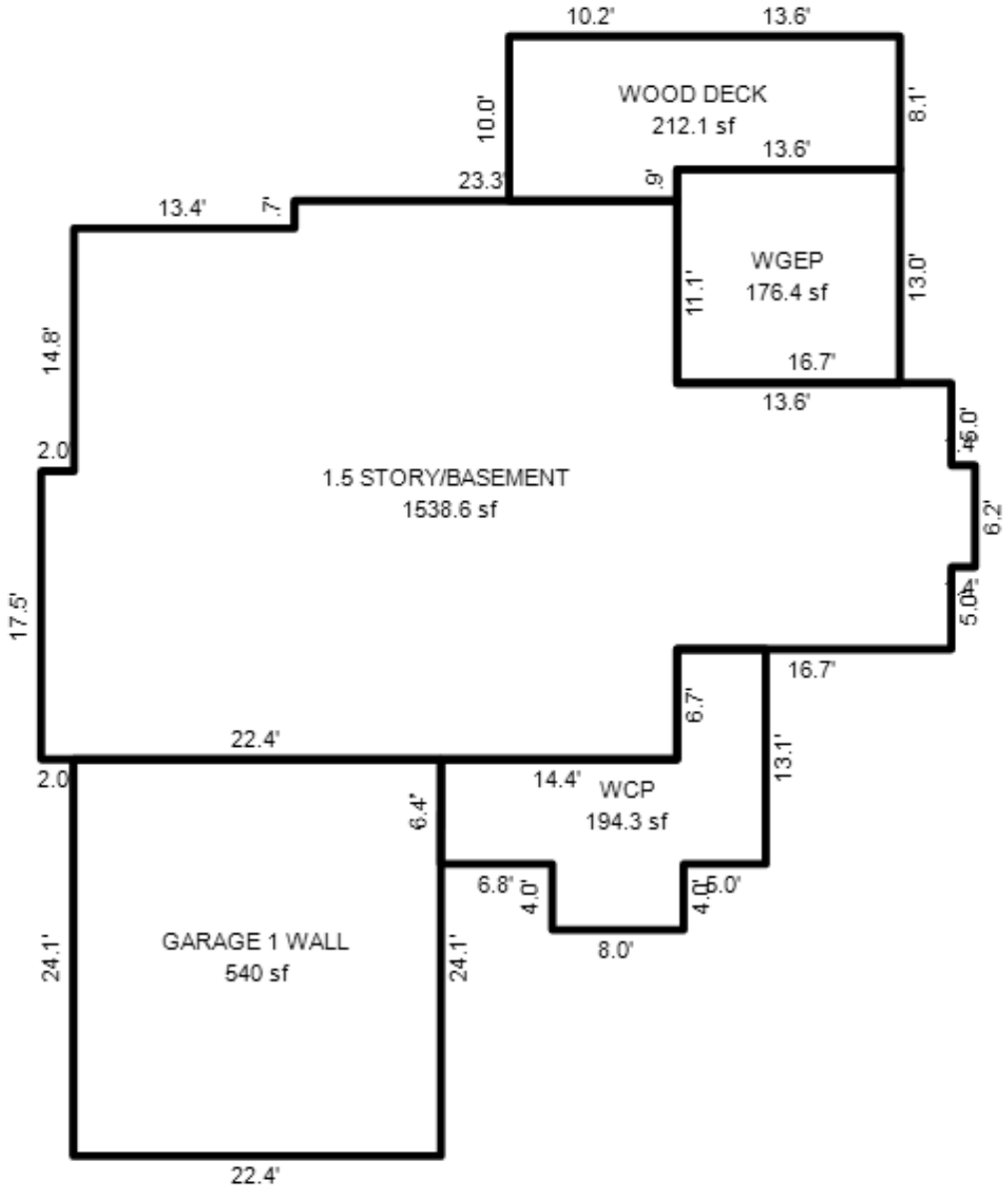
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 1538 SF Floor Area = 2307 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,538			
			Total:	367,811	364,133	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,188	2,166	
3 Fixture Bath			3	20,640	20,434	
Porches						
WCP (1 Story)			194	10,292	10,189	
WGEP (1 Story)			176	17,359	17,185	
Deck						
Treated Wood			212	4,619	4,573	
Garages						
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			540	36,531	36,166	
Common Wall: 1 Wall			1	-3,139	-3,108	
Door Opener			1	688	681	
Built-Ins						
Appliance Allow.			1	4,003	3,963	
Fireplaces						
Prefab 1 Story			1	3,692	3,655	
Local Cost Items						
GENERATOR			1	1	1	*
			Totals:	464,685	460,038	

Notes:
ECF (H862 DEER PARK) 1.900 => TCV: 874,072

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-058-00 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.
GALEANA CARL F	GALEANA BARBARA J	0	02/06/2023	QC	06-COURT JUDGEMENT	2023000618	DEED	0.0
GALEANA FRANK H TRUST	GALEANA CARL F & BARBARA	0	07/27/2020	WD	09-FAMILY	PTA	OTHER	50.0
JENCKA CHIRSTOPHER G & JA	GALEANA FRANK H TRUST	103,500	06/02/2015	WD	03-ARM'S LENGTH	1230P302	PROPERTY TRANSFER	100.0
BOICOURT EVA M	JENCKA CHIRSTOPHER G & JA	124,500	06/24/2005	WD	03-ARM'S LENGTH	859:975	OTHER	100.0

Property Address
27 DEER PARK

Owner's Name/Address
GALEANA BARBARA J
1176 CHURCHILL CIR
ROCHESTER MI 48307

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS DEER PARK UNIT			1 Units	110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L825 P995/04 L859 P975/05 UNIT 58 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences
2010 PRICE : $148,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			27,063C
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

Who	When	What
		WAS 12/11/2010 INSPECTED
		WAS 07/15/2007 INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-059-00 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.
LYSAGHT LEON & PAMELA	LYSAGHT LEON J JR & PAMEL	0	08/11/2021	QC	09-FAMILY	2021006618	PROPERTY TRANSFER	0.0
EQUITY EXCHANGE PROPERTIE	LYSAGHT LEON & PAMELA	0	02/04/2005	QC	09-FAMILY	842:33	OTHER	100.0
WOODSTONE PARTNERS LLC	EQUITY EXCHANGE PROPERTIE	129,900	09/08/2004	WD	03-ARM'S LENGTH	822:424	OTHER	100.0

Property Address
28 DEER PARK

Owner's Name/Address
LYSAGHT LEON J JR & PAMELA V TRUST
PO BOX 195
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 07/08/2015
MAP #: 31,36,39,40,52
2025 Est TCV 769,367 TCV/TFA: 326.28

Building Permit(s)	Date	Number	Status
Mechanical	09/11/2023	PM23-0451	100% FINIS
Mechanical	01/06/2023	PM23-0021	100% FINIS
Electrical	07/01/2014	PE14-0250	100% FINIS
Mechanical	02/04/2005	PM05-0074	100% FINIS

Tax Description
L822 P424/04 UNIT 59 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L 768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/01/2023	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1 Units	110000.00		00			110,0
		0.00 Total Acres			Total Est. Land Value =			110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	329,700	384,700			260,071C
2024	47,500	283,500	331,000			252,252C
2023	25,000	231,000	256,000			240,240C
2022	35,000	193,800	228,800			228,800S

*** 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
2005	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1572 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

1572	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 17
Floor Area: 2,358
Total Base New : 418,117 E.C.F.
Total Depr Cost: 347,035 X 1.900
Estimated T.C.V: 659,367

(16) Porches/Decks

Area	Type
154	WSEP (1 Story)
228	WCP (1 Story)
286	WPP

(17) Garage

Year Built: 2004
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 1.5 STORY Cls BC Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1572 SF Floor Area = 2358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

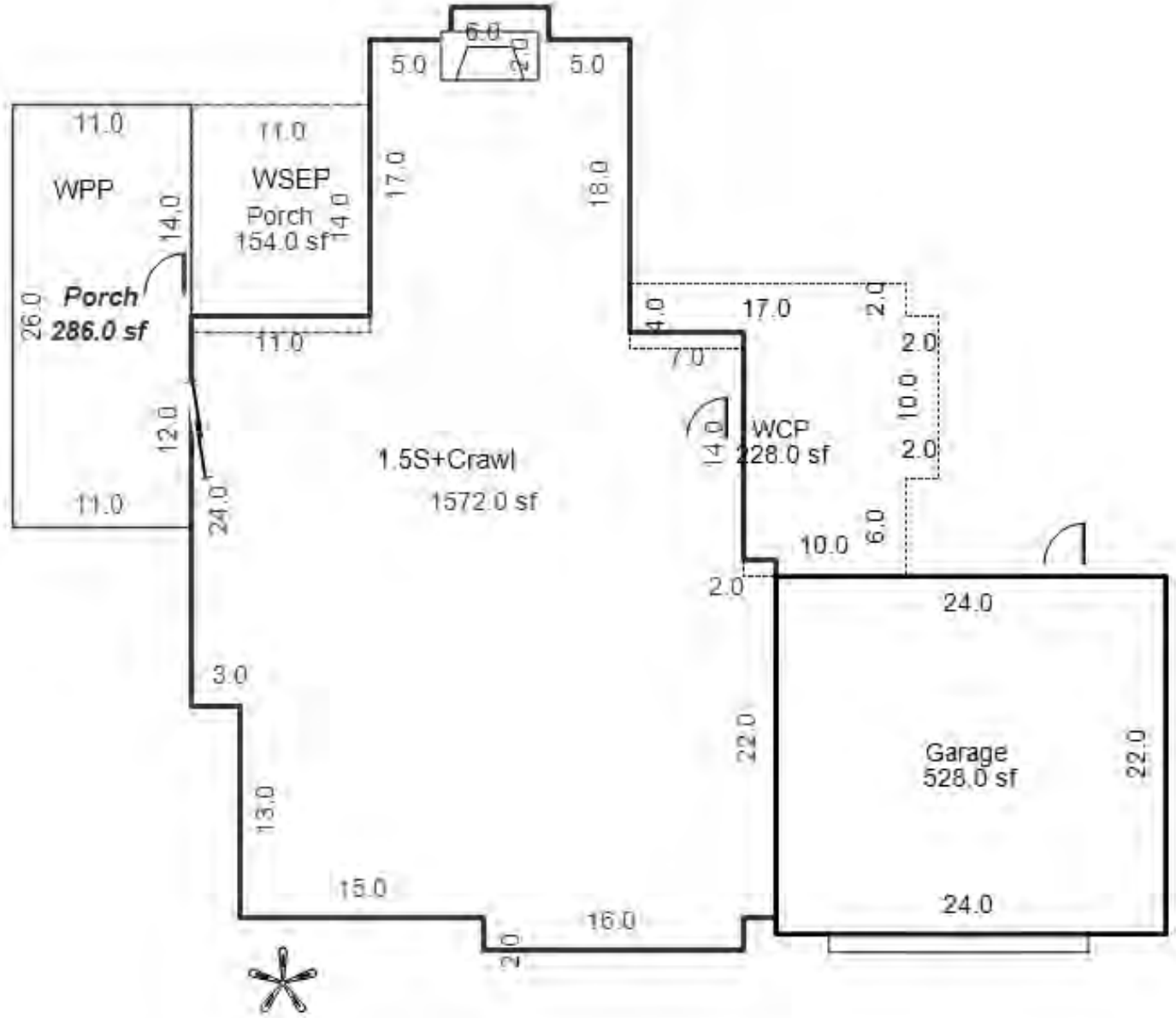
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,572		
			Total:	331,983	275,545

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,816
3 Fixture Bath	1	6,880	5,710
Porches			
WSEP (1 Story)	154	10,806	8,969
WCP (1 Story)	228	11,425	9,483
WPP	286	6,527	5,417
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	35,936	29,827
Common Wall: 1 Wall	1	-3,139	-2,605
Door Opener	1	688	571
Water/Sewer			
Public Water	1	1,927	1,599
Public Sewer	1	1,927	1,599
Built-Ins			
Appliance Allow.	1	4,003	3,322
Fireplaces			
Interior 1 Story	1	6,965	5,781
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: 45-006-860-060-00 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.
GALEANA CARL F	GALEANA BARBARA J	0	02/06/2023	QC	06-COURT JUDGEMENT	2023000618	DEED	0.0
WAGONLANDER JOHN ET AL	GALEANA CARL F & BARBARA	139,500	09/17/2013	WD	03-ARM'S LENGTH	1179P382	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WAGONLANDER JOHN ET AL	129,900	10/07/2005	WD	03-ARM'S LENGTH	875:641	OTHER	100.0

Property Address
29 DEER PARK

Owner's Name/Address
GALEANA BARBARA J
1176 CHURCHILL CIR
ROCHESTER MI 48307

Tax Description
UNIT 60, WOODSTONE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 599, PAGE 88 THROUGH 147, FIRST AMENDMENT OF MASTER DEED RECORDED IN LIBER 659, PAGE 380, SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 672 PAGE 959 AND DESIGNATED AS REPLAT NO. 1, THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 768, PAGE 435, FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 832, PAGE 487, FIFTH
AMENDMENT TO MASTER DEED RECORDED IN LIBER 877, PAGE 169, SIXTH AMENDMENT TO

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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 #: 31,36,39,40,52
2025 Est TCV 1,059,080 TCV/TFA: 367.74

Building Permit(s)	Date	Number	Status
Mechanical	09/24/2024	PM24-0730	100% FINIS
Mechanical	06/17/2014	PM14-0282	100% FINIS
Plumbing	06/06/2014	PP14-0124	
Electrical	02/03/2014	PE14-0038	

X Improved | Vacant

Public Improvements

X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	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	12/11/2010	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	474,500	529,500			349,683C
2024	47,500	408,000	455,500			339,169C
2023	25,000	332,400	357,400			323,019C
2022	35,000	280,800	315,800			307,638C

*** 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

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	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: 1920 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)
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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 7
Floor Area: 2,880
Total Base New : 537,112 E.C.F.
Total Depr Cost: 499,516 X 1.900
Estimated T.C.V: 949,080

(16) Porches/Decks

Area	Type
210	CCP (1 Story)

(17) Garage

Year Built: 2014
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: 608
% Good: 0
Storage Area: 78
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015
(11) Heating System: Forced Heat & Cool
Ground Area = 1920 SF Floor Area = 2880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

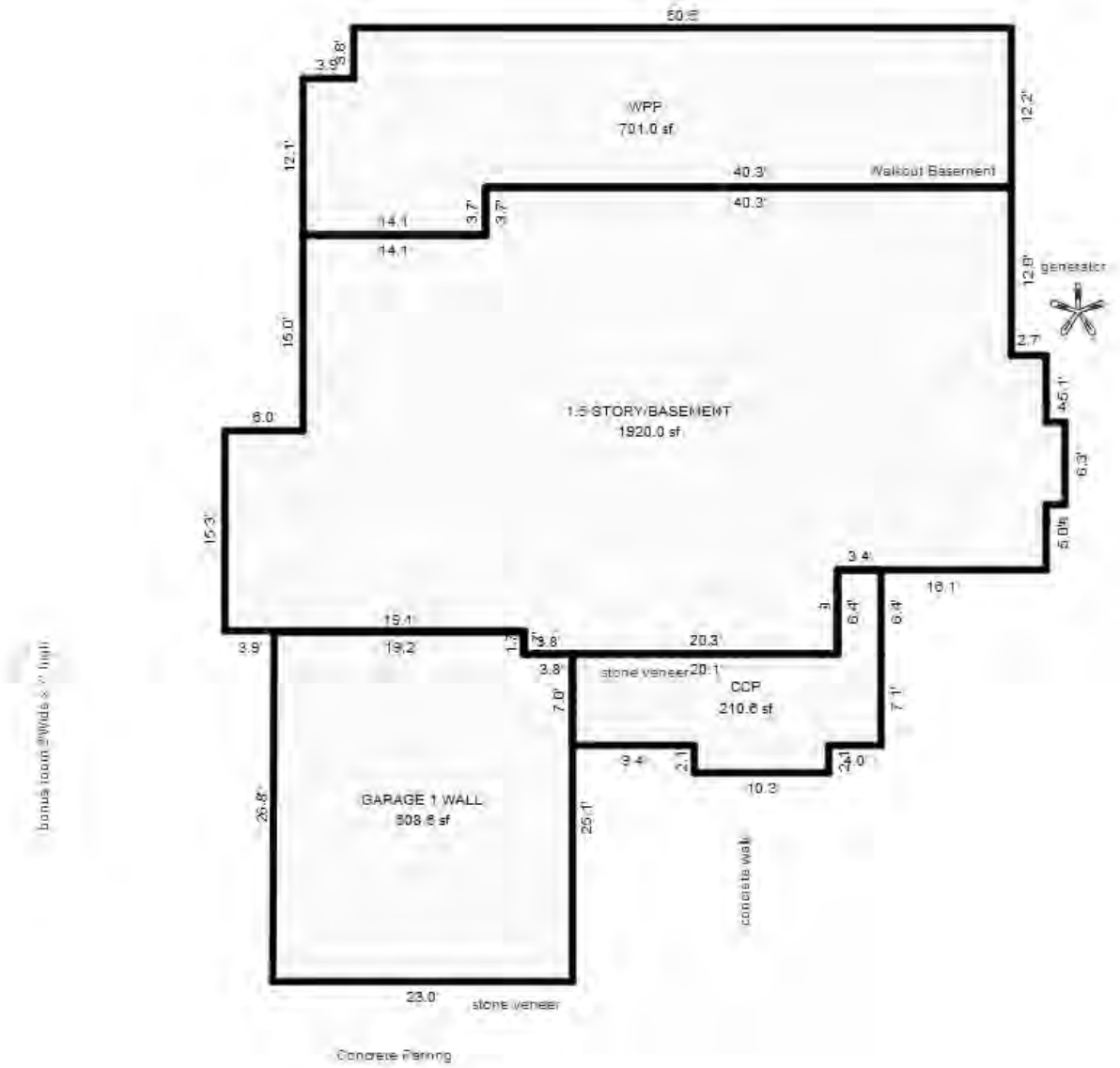
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,920		
			Total:	436,631	406,068

Other Additions/Adjustments

Exterior			
Stone Veneer	160	7,515	6,989
Basement, Outside Entrance, Below Grade	1	3,619	3,366
Plumbing			
Average Fixture(s)	1	2,188	2,035
3 Fixture Bath	2	13,760	12,797
2 Fixture Bath	1	4,610	4,287
Water/Sewer			
1000 Gal Septic	1	5,676	5,279
Water Well, 100 Feet	1	6,289	5,849
Porches			
CCP (1 Story)	210	7,167	6,665
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	608	39,727	36,946
Storage Over Garage	78	1,412	1,313
Common Wall: 1 Wall	1	-3,139	-2,919
Door Opener	1	688	640
Built-Ins			
Appliance Allow.	1	4,003	3,723
Fireplaces			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-061-00 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.
HARRIS DAVID TR		0	06/01/2010	QC	03-ARM'S LENGTH	2010 1051-163T	DEED	0.0
HARRIS MARCIA HARRIS TR		0	06/01/2010	QC	03-ARM'S LENGTH	2010 1051-174T	DEED	0.0
HARRIS DAVID E REV TRUST	HARRIS MARCIA B	0	02/22/2008	QC	09-FAMILY	970/804	DEED	0.0
HARRIS DAVID	HARRIS TRUST	0	02/22/2008	QC	09-FAMILY	970/822	DEED	0.0

Property Address
34 DEER PARK

Owner's Name/Address
HARRIS DAVID TRUST
HARRIS MARCIA TRUST
PO BOX 354, 34 DEER PARK
GLEN ARBOR MI 49636-0354

Tax Description
L764 P542/03 L794 P830/04 UNIT 61 WOODSTONE CONDOMINIUM REC L599 P88(2001)/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

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% 01/31/2005
MAP #: 31,36,39,40,52
2025 Est TCV 806,392 TCV/TFA: 325.81

Building Permit(s)	Date	Number	Status
MECHANICAL	02/13/2004	PM04-0092	
PLUMBING	11/17/2003	PP03-0497	
MECHANICAL	11/17/2003	PM03-0892	
Res. Single Family	10/27/2003	PB03-0654	

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS DEER PARK UNIT			1 Units	110000.00000		100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	348,200	403,200			272,461C
2024	47,500	299,400	346,900			264,269C
2023	25,000	243,900	268,900			251,685C
2022	35,000	204,700	239,700			239,700S

*** 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
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: 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: Tile

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1650 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

1650	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 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
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 2,475
Total Base New : 431,202 E.C.F.
Total Depr Cost: 366,522 X 1.900
Estimated T.C.V: 696,392

(16) Porches/Decks

Area	Type
202	WCP (1 Story)
240	WPP

(17) Garage

Year Built: 2003
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: 598
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

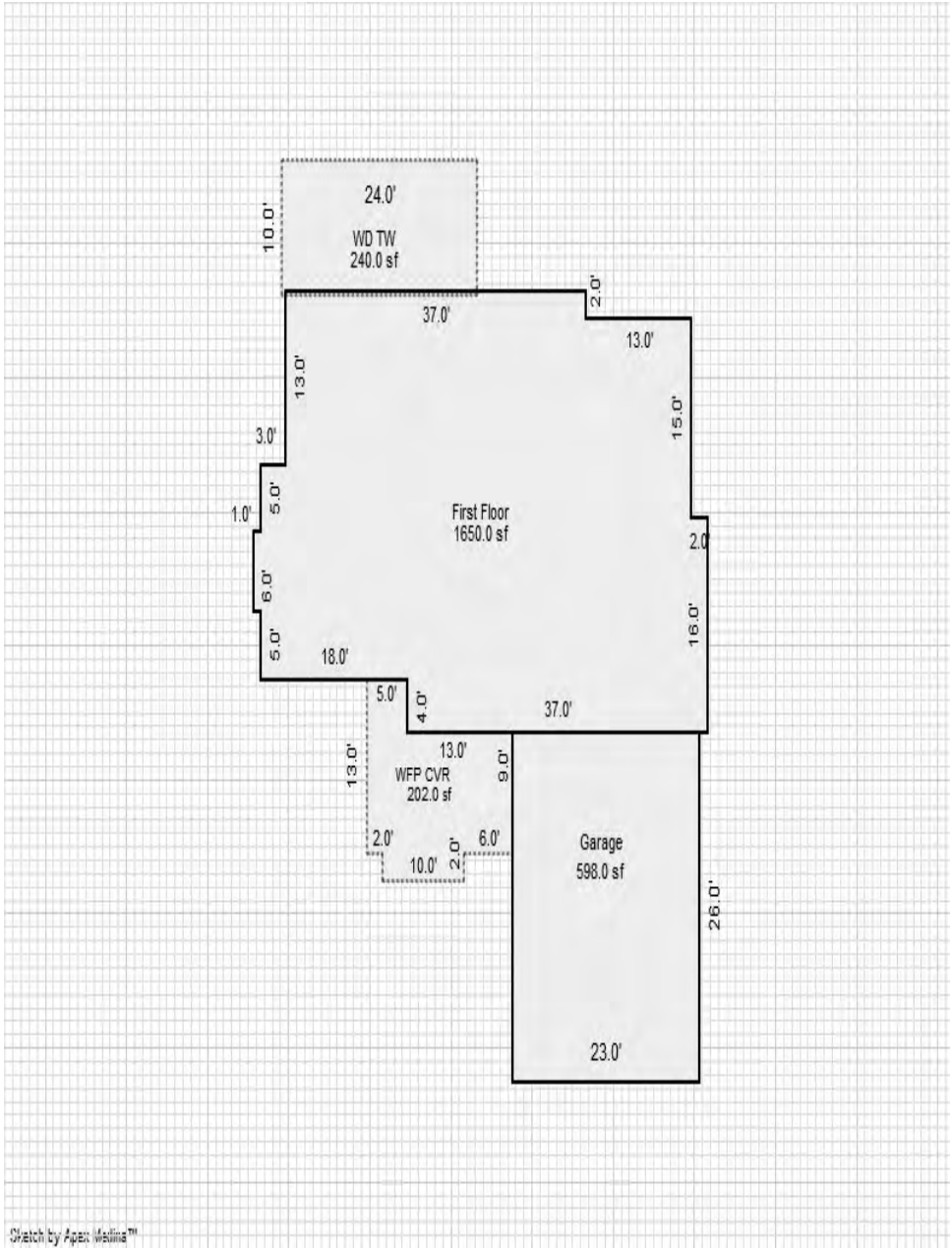
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1650 SF Floor Area = 2475 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,650		
			Total:	346,771	294,756
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,188	1,860
3 Fixture Bath			2	13,760	11,696
Porches					
WCP (1 Story)			202	10,577	8,990
WPP			240	6,257	5,318
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			598	39,277	33,385
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
Fireplaces					
Interior 1 Story			1	6,965	5,920
Local Cost Items					
SOLAR POWER <150KW			1	1	1
			Totals:	431,202	366,522

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-061-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-062-00 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.
JOSEPH STEPHANIE G & CHRI	WOLFE TAX AND FINANCIAL S	87,000	02/14/2020	WD	03-ARM'S LENGTH	2020001003	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	JOSEPH STEPHANIE G	120,000	11/10/2003	WD	03-ARM'S LENGTH	776:939	OTHER	100.0

Property Address
35 DEER PARK

Owner's Name/Address
WOLFE TAX AND FINANCIAL SERVICES IN
12203 CREE COURT
FORT WAYNE IN 46814

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 110,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT		1	Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Tax Description
L776 P939/03 L853 P489/05 UNIT 62
WOODSTONE CONDOMINIUM REC L599 P88/1ST
AMEND L659 P380-385/2ND AMEND L672
P959-988/3RD AMEND L768 P435-446/4TH
AMEND L832 P487-493 SEC 27 T29N R14W
L1339P695 10TH AMEND 2023005547 11TH
AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/06/2018	INSPECTED
WAS	12/11/2010	INSPECTED
WAS	07/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	55,000	0	55,000			27,063C
2024	47,500	0	47,500			26,250C
2023	25,000	0	25,000			25,000S
2022	35,000	0	35,000			35,000S

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-063-00 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.
DINNING DONALD B & BARBAR	DINNING BARBARA G	0	08/19/2020	QC	09-FAMILY	2020005803	PROPERTY TRANSFER	0.0
RUTZEN DEBORAH A	DINNING DONALD B & BARARA	1	01/17/2014	QC	09-FAMILY	1191P188	OTHER	0.0
DINNING DONALD B & BARBAR	DINNING DONALD B & BARBAR	0	04/30/2007	QC	09-FAMILY	939:589	OTHER	0.0
WOODSTONE PARTNERS LLC	DINNING DONALD B & BARBAR	124,900	07/18/2006	WD	03-ARM'S LENGTH	908:359	OTHER	100.0

Property Address

36 DEER PARK

Owner's Name/Address

DINNING BARBARA G
PO BOX 621
GLEN ARBOR MI 49636

Tax Description

L908 P359/06 L939 P589/07 UNIT 63 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 CONSISTING OF INTEREST TO DONALD B & BARBARA G DINNING AND DEBORAH A RUTZEN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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% 10/23/2013
MAP #: 31,36,39,40,52
2025 Est TCV 1,028,437 TCV/TFA: 324.43

Building Permit(s)	Date	Number	Status
Electrical	03/03/2008	PE08-0071	
Mechanical	01/03/2008	PM08-0002	
Mechanical	12/14/2007	PM07-0614	
Plumbing	06/01/2007	PP07-0112	

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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/20/2013	INSPECTED
WAS	11/14/2008	INSPECTED
WAS	12/14/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units		110000.00000	100		110,0

0.00 Total Acres Total Est. Land Value = 110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.21	184	0	0
D/W/P: 4in Ren. Conc.	10.34	528	0	0
D/W/P: 4in Concrete	8.21	190	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	55,000	459,200	514,200			345,399C
2024	47,500	394,900	442,400			335,014C
2023	25,000	321,700	346,700			319,061C
2022	35,000	269,900	304,900			303,868C

*** 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	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: 2111 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
2	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

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 15
Floor Area: 3,170
Total Base New : 568,692 E.C.F.
Total Depr Cost: 483,388 X 1.900
Estimated T.C.V: 918,437

(16) Porches/Decks

Area	Type
220	WCP (1 Story)
521	WPP

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 599
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

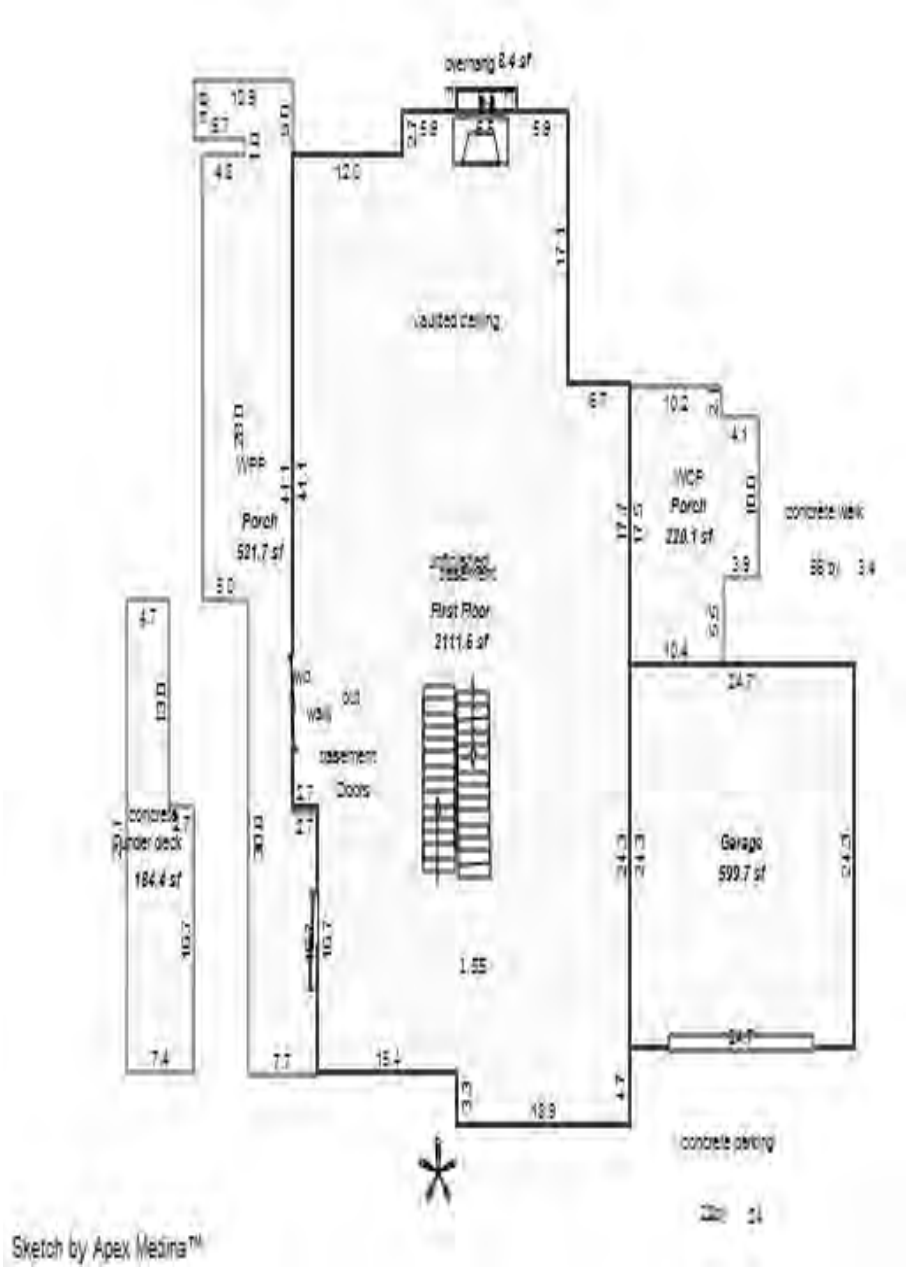
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 2111 SF Floor Area = 3170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	2,111		
0.5 Story	Siding	Overhang	8		
			Total:	474,637	403,442

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	2	7,238	6,152
Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	2	13,760	11,696
Porches			
WCP (1 Story)	220	11,176	9,500
WPP	521	11,311	9,614
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	599	39,324	33,425
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
Fireplaces			
Interior 1 Story	1	6,965	5,920
Raised Hearth	1	690	586
Totals:		568,692	483,388

Notes:
ECF (H862 DEER PARK) 1.900 => TCV: 918,437

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-064-00 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.
WILKINS DAVID A & KATHLEE	WILKINS DAVID A & KATHLEE	0	05/24/2018	WD	09-FAMILY	1332P824	DEED	0.0
WILKINS DAVID A & KATHLEE	WILKINS DAVID A & KATHLEE	1	03/01/2013	WD	03-ARM'S LENGTH	1159P106	DEED	0.0
DAVIS HOWARD A & MICHELLE	WILKINS DAVID A & KATHLEE	59,000	10/14/2011	WD	03-ARM'S LENGTH	1099-741 WD	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	DAVIS HOWARD A & MICHELLE	79,900	10/08/2004	WD	03-ARM'S LENGTH	826:728	OTHER	100.0

Property Address

2 TWISTED OAK

Owner's Name/Address

WILKINS DAVID A & KATHLEEN A TRUST
PO BOX 422
GLEN ARBOR MI 49636

Tax Description

L826 P728/04 UNIT 64 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

MLS 1722551

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 06/18/2014
MAP #: 31,36,39,40,52
2025 Est TCV 724,462 TCV/TFA: 288.63

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/09/2017	PB17-0162	100% FINIS
Mechanical	07/16/2013	PM13-0320	
Mechanical	07/05/2013	PM13-0299	
Plumbing	07/03/2013	PP13-0122	

X Improved [ ] Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units		100000.00000	100		100,0
			0.00 Total Acres		Total Est. Land Value =			100,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	312,200	362,200			216,862C
2024	45,500	268,500	314,000			210,342C
2023	42,500	218,700	261,200			200,326C
2022	35,000	185,600	220,600			190,787C

Who	When	What
TPC	06/29/2017	INSPECTED
TPC	10/29/2015	INSPECTED
TPC	11/14/2013	INSPECTED

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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: 1.25 STORY

Yr Built	Remodeled
2013	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

	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: 1774 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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: 10
Floor Area: 2,510
Total Base New : 365,171 E.C.F.
Total Depr Cost: 328,664 X 1.900
Estimated T.C.V: 624,462

(16) Porches/Decks

Area	Type
290	WPP
96	WPP

(17) Garage

Year Built: 2013
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: 584
% 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 2013
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1774 SF Floor Area = 2510 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,774		
1 Story	Siding	Overhang	292		
			Total:	308,888	278,011

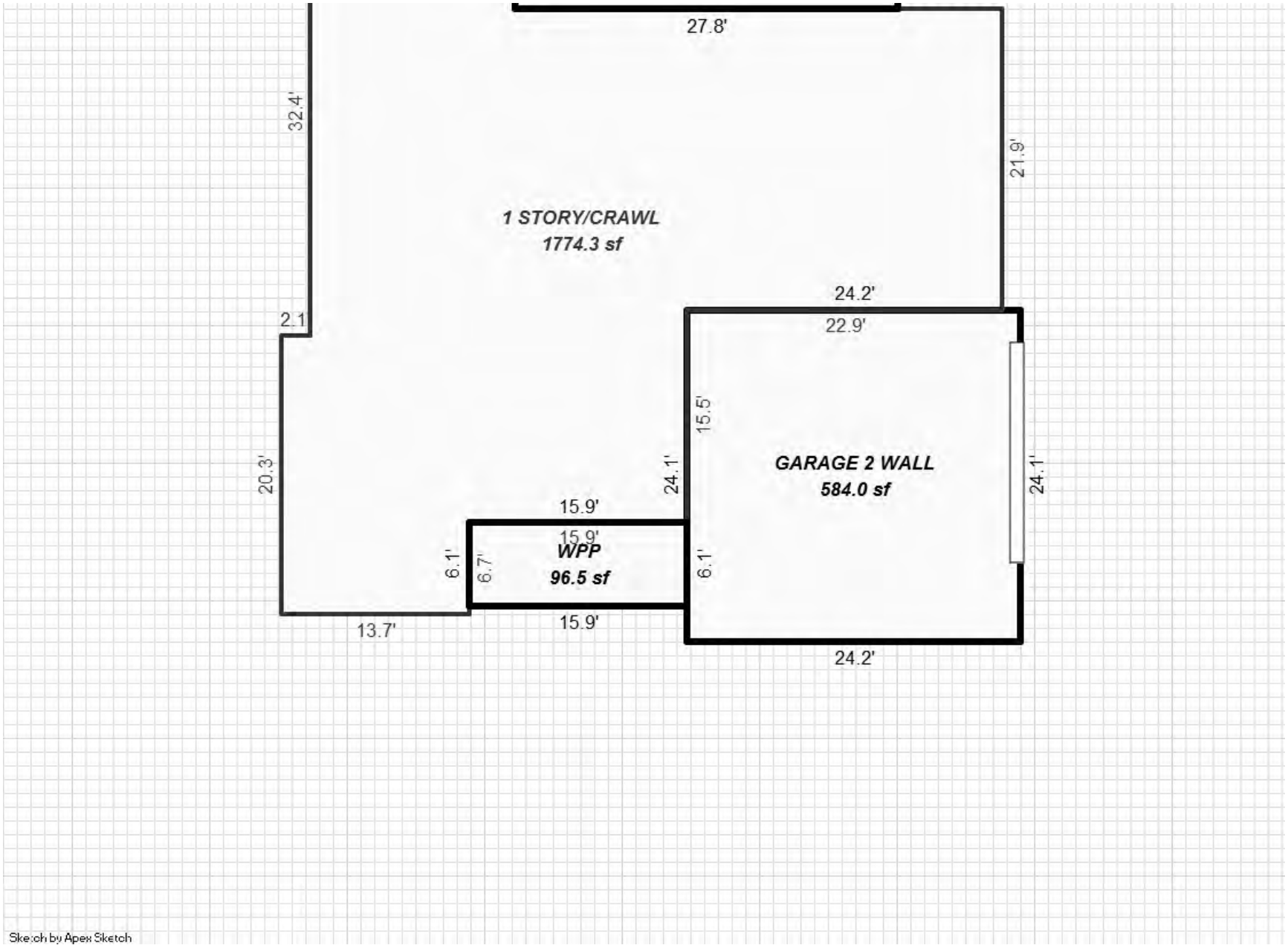
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,337
3 Fixture Bath	1	4,678	4,210
2 Fixture Bath	1	3,130	2,817
Water/Sewer			
1000 Gal Septic	1	4,899	4,409
Water Well, 100 Feet	1	5,849	5,264
Porches			
WPP	290	5,098	4,588
WPP	96	2,866	2,579
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	584	30,350	27,315
Common Wall: 2 Wall	1	-5,409	-4,868
Door Opener	1	550	495
Built-Ins			
Appliance Allow.	1	2,786	2,507
	Totals:	365,171	328,664

Notes:
ECF (H861 WOODSTONE TWISTED OAK) 1.900 => TCV: 624,462

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-064-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-065-00 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.
LOUJEN INVESTMENTS LLC	SMUCKER JONATHAN R & STPH	91,000	09/13/2023	WD	03-ARM'S LENGTH	2023004046	PROPERTY TRANSFER	100.0
4629 HIGHLAND LLC	LOUJEN INVESTMENTS LLC	70,000	09/30/2021	WD	03-ARM'S LENGTH	2021007737	PROPERTY TRANSFER	100.0
RUTZEN DEBORAH A	4629 HIGHLAND LLC	76,250	07/31/2014	WD	03-ARM'S LENGTH	1205P49	PROPERTY TRANSFER	100.0
CASTIGNOLA DAVID S & JANE	RUTZEN DEBORAH A	72,000	08/21/2013	WD	03-ARM'S LENGTH	1175P944	PROPERTY TRANSFER	100.0

Property Address

5 TWISTED OAK

Owner's Name/Address

SMUCKER JONATHAN R & STPHANIE M
7276 MACKENZIE LN
PORTAGE MI 49024

Tax Description

L754 P741/03 UNIT 65 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 100,000

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/01/2023	INSPECTED
TPC	11/10/2021	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units		100000.00000	100		100,0
			0.00 Total Acres		Total Est. Land Value =			100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			46,910C
2024	45,500	0	45,500			45,500S
2023	42,500	0	42,500			36,750C
2022	35,000	0	35,000			35,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-066-00 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.
HANN CYNTHIA L	POBANZ KIMBERLY J TRUST	760,000	03/24/2023	WD	03-ARM'S LENGTH	2023001480	PROPERTY TRANSFER	100.0
HUMPHREYS SHARON L TRUST	HANN CYNTHIA L	530,000	12/01/2020	WD	03-ARM'S LENGTH	2020008272	PROPERTY TRANSFER	100.0
HUMPHREYS GARY L & SHARON	HUMPHREYS SHARON L TRUST	0	12/12/2016	WD	09-FAMILY	1282P393	PROPERTY TRANSFER	0.0
HAGGARD DANEEN	HUMPHREYS GARY L & SHARON	485,000	09/01/2016	WD	03-ARM'S LENGTH	1270P964	PROPERTY TRANSFER	100.0

Property Address

6 TWISTED OAK

Owner's Name/Address

POBANZ KIMBERLY J TRUST
1164 WOODMERE ST
ALMA MI 48801

Tax Description

L706 P85 L706 P86/03 L942 P776/07 UNIT 66 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 807,176 TCV/TFA: 344.06

Building Permit(s)	Date	Number	Status
Mechanical	06/20/2019	PM19-0432	100% FINIS
Electrical	06/06/2019	PE19-0283	100% FINIS
Mechanical	09/09/2010	PM10-0274	
Plumbing	09/09/2010	PP10-0147	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	02/17/2023	INSPECTED
TPC	10/29/2015	INSPECTED
TPC	06/20/2013	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1	Units100000.00000		100		100,0
			0.00	Total Acres		Total Est. Land Value =		100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.34	450	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	50,000	353,600	403,600			360,437C
2024	45,500	304,100	349,600			349,600S
2023	42,500	243,700	286,200			250,662C
2022	35,000	206,400	241,400			238,726C

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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
2010	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: 1780 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
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

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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
1	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 2,346
Total Base New : 422,954 E.C.F.
Total Depr Cost: 372,198 X 1.900
Estimated T.C.V: 707,176

(16) Porches/Decks

Area	Type
261	WPP
96	CCP (1 Story)

(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: 586
% 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 2010
(11) Heating System: Forced Heat & Cool
Ground Area = 1780 SF Floor Area = 2346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

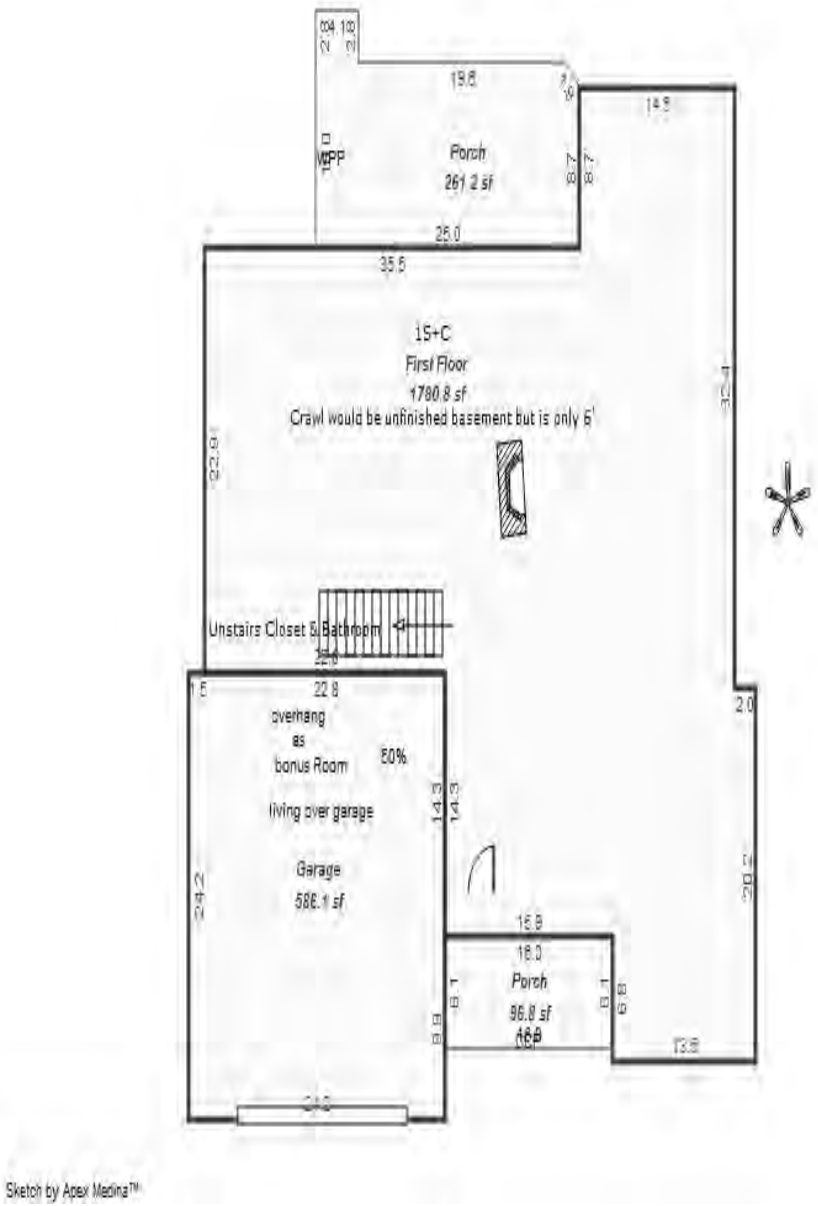
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,780		
1 Story	Siding	Overhang	566		
			Total:	348,937	307,063

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,925
3 Fixture Bath	2	13,760	12,109
Separate Shower	1	2,786	2,452
Porches			
WPP	261	6,415	5,645
CCP (1 Story)	96	3,493	3,074
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	586	38,717	34,071
Common Wall: 1 Wall	1	-3,139	-2,762
Door Opener	1	688	605
Water/Sewer			
Public Water	1	1,927	1,696
Public Sewer	1	1,927	1,696
Fireplaces			
Prefab 2 Story	1	4,564	4,016
Raised Hearth	1	690	607
Local Cost Items			
GENERATOR	1	1	1 *

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-067-00 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.
AYLSWORTH-BONZELET LAURA	NICOLETTI RICHARD P & LAU	805,000	02/08/2023	WD	03-ARM'S LENGTH	2023000585	PROPERTY TRANSFER	100.0
AYLSWORTH GLENN T & KATHY	AYLSWORTH-BONZELET LAURA	400,000	01/06/2017	WD	09-FAMILY	1284P709	PROPERTY TRANSFER	0.0
CLEMESON MILDRED G REVOCA	AYLSWORTH GLENN T & KATHY	500,000	05/31/2016	WD	03-ARM'S LENGTH	1262P151	PROPERTY TRANSFER	100.0
CLEMESON MILDRED G	CLEMESON MILDRED G TRUST	0	06/30/2015	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0

Property Address

8 TWISTED OAK

Owner's Name/Address

NICOLETTI RICHARD P & LAURIE TRUST
283 CASSIN NAPERVILLE
NAPERVILLE IL 60565

Tax Description

L714 P523/03 L792 P441/04 L804 P751/04 UNIT 67 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/15/2023
MAP #: 31,36,39,40,52
2025 Est TCV 786,846 TCV/TFA: 312.12

Building Permit(s)	Date	Number	Status
PLUMBING	08/04/2003	PP03-0309	
MECHANICAL	08/04/2003	PM03-0531	
MECHANICAL	07/31/2003	PM03-0520	
ELECTRICAL	07/21/2003	PE03-0402	

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1	Units	100000.00000	100		100,0
			0.00	Total Acres		Total Est. Land Value =		100,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/13/2023	INSPECTED
TPC	12/21/2017	INSPECTED
TPC	10/29/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	343,400	393,400			351,364C
2024	45,500	295,300	340,800			340,800S
2023	42,500	240,600	283,100			242,412C
2022	35,000	201,900	236,900			230,869C

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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: 1.25 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: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
1	Front Overhang
1	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1825 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

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-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

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	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: 19
Floor Area: 2,521
Total Base New : 446,294 E.C.F.
Total Depr Cost: 361,498 X 1.900
Estimated T.C.V: 686,846

(16) Porches/Decks

Area	Type
105	WCP (1 Story)
135	WSEP (1 Story)
232	WPP

(17) Garage

Year Built: 2003
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

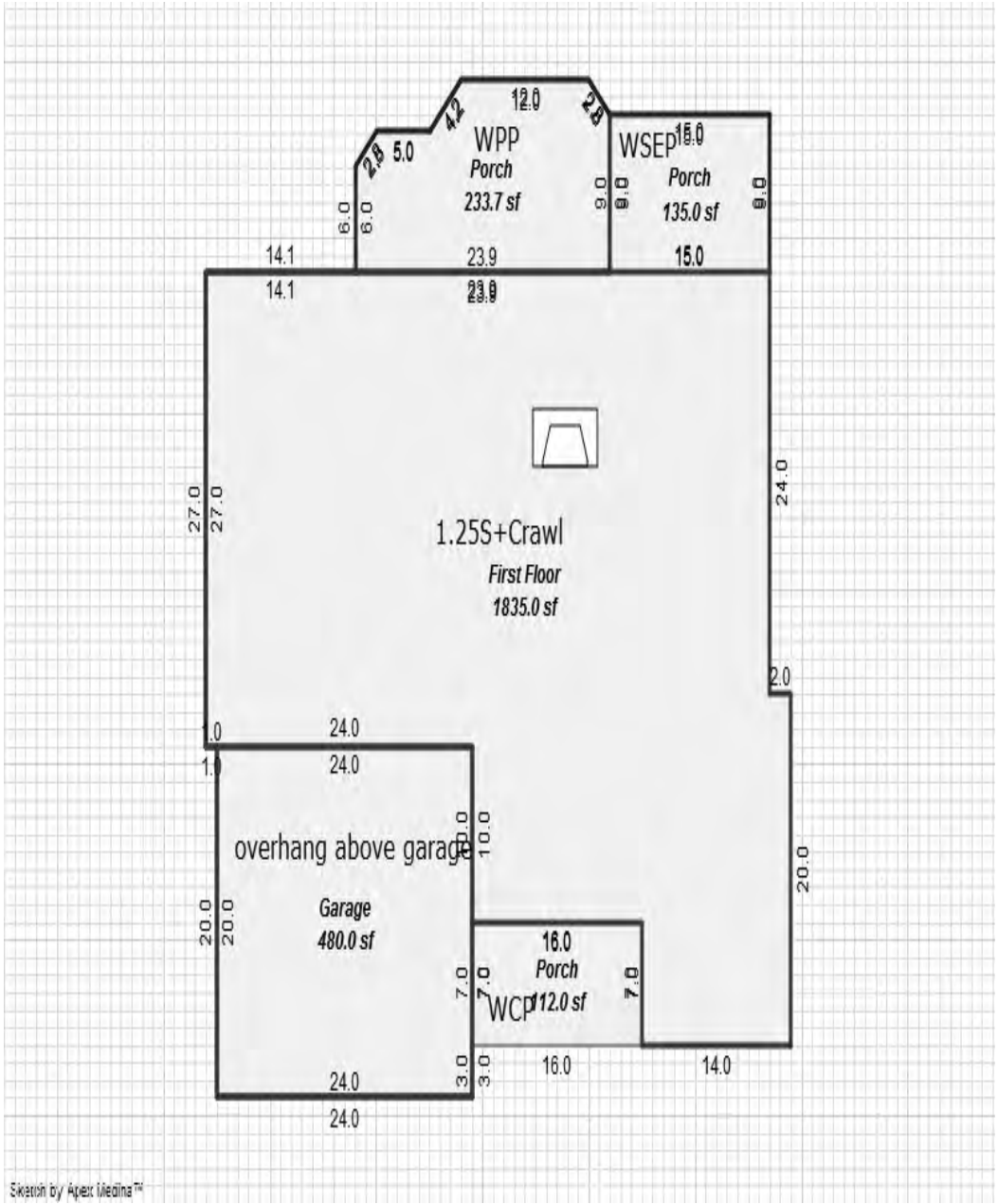
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1825 SF Floor Area = 2521 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,825		
1 Story	Siding	Overhang	240		
			Total:	370,475	300,085

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	1,772
3 Fixture Bath	1	6,880	5,573
Porches			
WCP (1 Story)	105	6,374	5,163
WSEP (1 Story)	135	9,783	7,924
WPP	232	6,178	5,004
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	33,614	27,227
Common Wall: 1.5 Wall	1	-4,708	-3,813
Door Opener	1	688	557
Water/Sewer			
Public Water	1	1,927	1,561
Public Sewer	1	1,927	1,561
Built-Ins			
Appliance Allow.	1	4,003	3,242
Fireplaces			
Interior 1 Story	1	6,965	5,642
	Totals:	446,294	361,498

<<<<< 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: 45-006-860-068-00 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.
RANDOLPH CHRISTINA OBERLI	KOZLOW KENNETH M & GWENN	735,000	02/06/2023	WD	03-ARM'S LENGTH	2023000622	PROPERTY TRANSFER	100.0
RUSCHHAUPT DAVID G LIVING	RANDOLPH CHRISTINA OBERLI	549,000	06/15/2021	WD	03-ARM'S LENGTH	2021005165	PROPERTY TRANSFER	100.0
RUSCHHAUPT DAVID G LIVING		0	01/12/2011	WD	03-ARM'S LENGTH	2011 1077-382W	DEED	0.0
RUSCHHAUPT DAVID G LIVING		0	01/10/2010	QC	03-ARM'S LENGTH	2010 1040-323	DEED	0.0

Property Address

10 TWISTED OAK

Owner's Name/Address

KOZLOW KENNETH M & GWENN A
5908 WHITWORTH COURT SE
GRAND RAPIDS MI 49546

Tax Description

L833 P430/04 L857 P225/05 UNIT 68 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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 #: 31,36,39,40,52
2025 Est TCV 810,984 TCV/TFA: 311.80

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/05/2005	PB05-0089	
Electrical	03/11/2005	PE05-0116	
Mechanical	03/03/2005	PM05-0141	
Plumbing	03/03/2005	PP05-0064	

X Improved | Vacant

Public Improvements

X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	CRYSTAL RIVER

Who	When	What
TPC	12/19/2022	INSPECTED
TPC	03/09/2021	INSPECTED
TPC	06/20/2013	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1	Units	100000.00000	100		100,0
			0.00	Total Acres		Total Est. Land Value =		100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	355,500	405,500			362,087C
2024	45,500	305,700	351,200			351,200S
2023	42,500	249,000	291,500			253,050C
2022	35,000	206,000	241,000			241,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2005	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
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:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1574 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

1814	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	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: 2,601
Total Base New : 440,237 E.C.F.
Total Depr Cost: 374,202 X 1.900
Estimated T.C.V: 710,984

(16) Porches/Decks

Area	Type
102	WCP (1 Story)
135	WSEP (1 Story)
234	WPP

(17) Garage

Year Built: 2004
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% 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 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1574 SF Floor Area = 2601 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

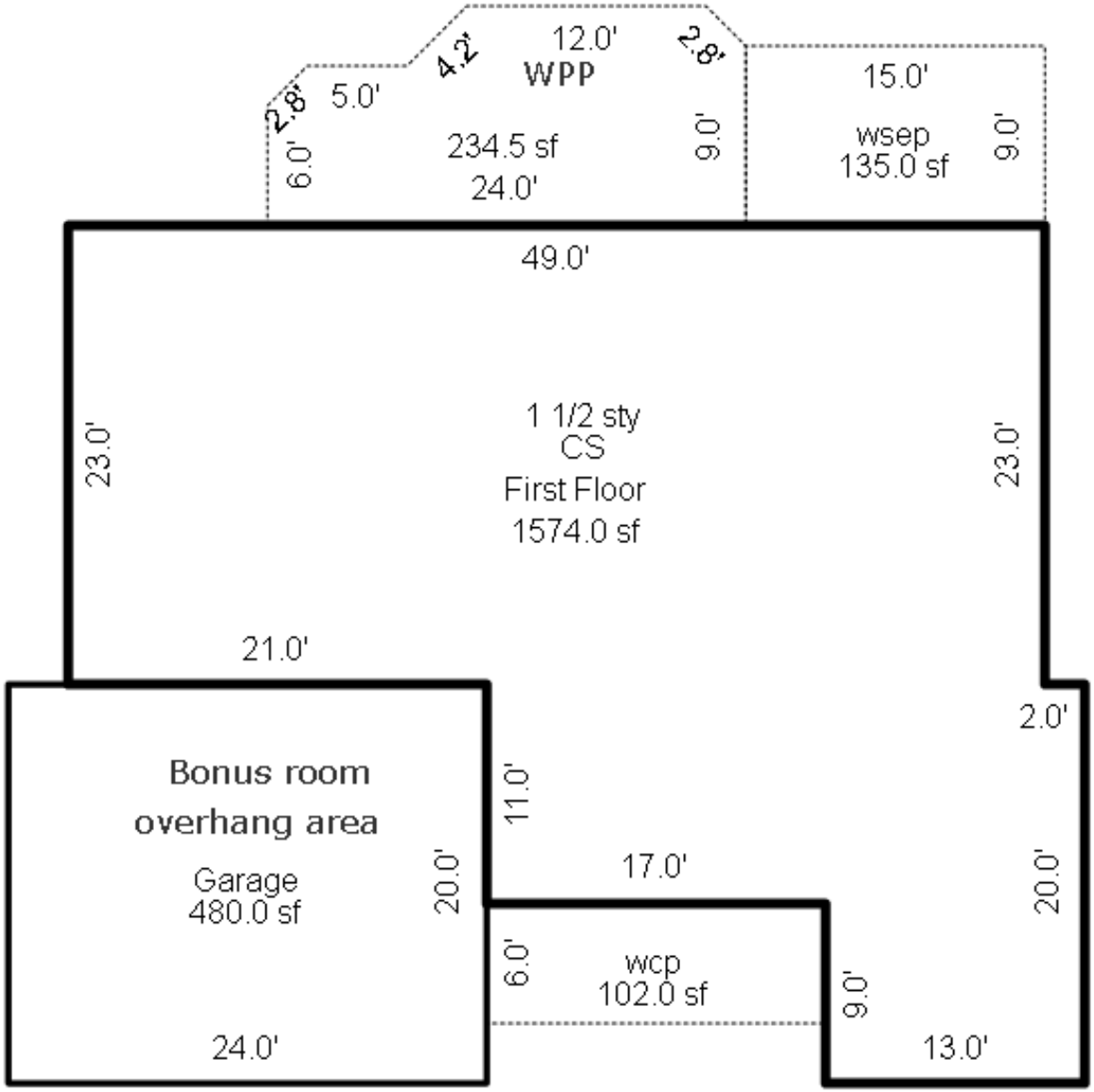
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,574		
1 Story	Siding	Overhang	240		
			Total:	357,671	304,020

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,860
3 Fixture Bath	2	13,760	11,696
Porches			
WCP (1 Story)	102	6,218	5,285
WSEP (1 Story)	135	9,783	8,316
WPP	234	6,199	5,269
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	33,614	28,572
Common Wall: 1.5 Wall	1	-4,708	-4,002
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
Fireplaces			
Interior 1 Story	1	6,965	5,920
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: 45-006-860-069-00 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.
KAUFMANN SARAH A	SCHMIDT ANDREW & AMY TRUS	85,000	05/12/2022	WD	03-ARM'S LENGTH	2022002969	PROPERTY TRANSFER	100.0
SCHULTZ JEFFREY M & KERRI	KAUFMANN SARAH A	79,000	12/02/2021	WD	03-ARM'S LENGTH	2021009366	PROPERTY TRANSFER	100.0
KOWALEWSKI RANDY J	SCHULTZ JEFFREY M & KERRI	65,000	08/07/2012	WD	03-ARM'S LENGTH	1132P390	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	KOWALEWSKI RANDY J	84,900	10/13/2003	WD	03-ARM'S LENGTH	769:802	OTHER	100.0

Property Address

9 TWISTED OAK

Owner's Name/Address

SCHMIDT ANDREW & AMY TRUST
6305 SCARBOROUGH DR SE
ADA MI 49301

Tax Description

L769 P802/03 UNIT 69 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 100,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/16/2021	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	10/29/2015	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1	Units	100000.00000	100		100,0
			0.00	Total Acres		Total Est. Land Value =		100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	0	50,000			46,008C
2024	45,500	0	45,500			44,625C
2023	42,500	0	42,500			42,500S
2022	35,000	0	35,000			35,000S

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-070-00 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.
LOBERG MITCHELL & BETHANY	AVERY RICHARD W & ROBIN	530,000	05/15/2020	WD	03-ARM'S LENGTH	2020002988	PROPERTY TRANSFER	100.0
13 TWISTED OAK LLC	LOBERG MITCHELL & BETHANY	480,000	08/31/2018	WD	03-ARM'S LENGTH	1340P74	PROPERTY TRANSFER	100.0
ROBINSON ANDREW & ELIZABE	13 TWISTED OAK LLC	0	09/30/2013	QC	09-FAMILY	1180P100	OTHER	0.0
ENTRUST GREAT LAKES LLC	ROBINSON ANDREW & ELIZABE	90,000	10/01/2012	WD	03-ARM'S LENGTH	1141P430 WD	PROPERTY TRANSFER	100.0

Property Address

13 TWISTED OAK

Owner's Name/Address

AVERY RICHARD W & ROBIN
14322 BEACON TRACE COURT
HOUSTON TX 77069

Tax Description

L905 P402/06 UNIT 70 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

1707709 ,93,000

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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 #: 31,36,39,40,52
2025 Est TCV 944,778 TCV/TFA: 388.80

Building Permit(s)	Date	Number	Status
Electrical	08/19/2013	PE13-0367	
Mechanical	04/22/2013	PM13-0191	
Electrical	04/12/2013	PE13-0128	
Plumbing	04/12/2013	PP13-0058	

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/29/2015	INSPECTED
TPC	11/14/2013	INSPECTED
TPC	06/20/2013	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1	Units100000.00000		100		100,0
			0.00	Total Acres		Total Est. Land Value =		100,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	50,000	422,400	472,400			308,810C
2024	45,500	363,200	408,700			299,525C
2023	42,500	295,900	338,400			285,262C
2022	35,000	248,300	283,300			271,679C

*** 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
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: 1675 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 10
Floor Area: 2,430
Total Base New : 494,025 E.C.F.
Total Depr Cost: 444,620 X 1.900
Estimated T.C.V: 844,778

(16) Porches/Decks

Area	Type
202	WSEP (1 Story)
528	WPP
117	WCP (1 Story)

(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: 1
Mech. Doors: 0
Area: 578
% 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 2013
(11) Heating System: Forced Heat & Cool
Ground Area = 1675 SF Floor Area = 2430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

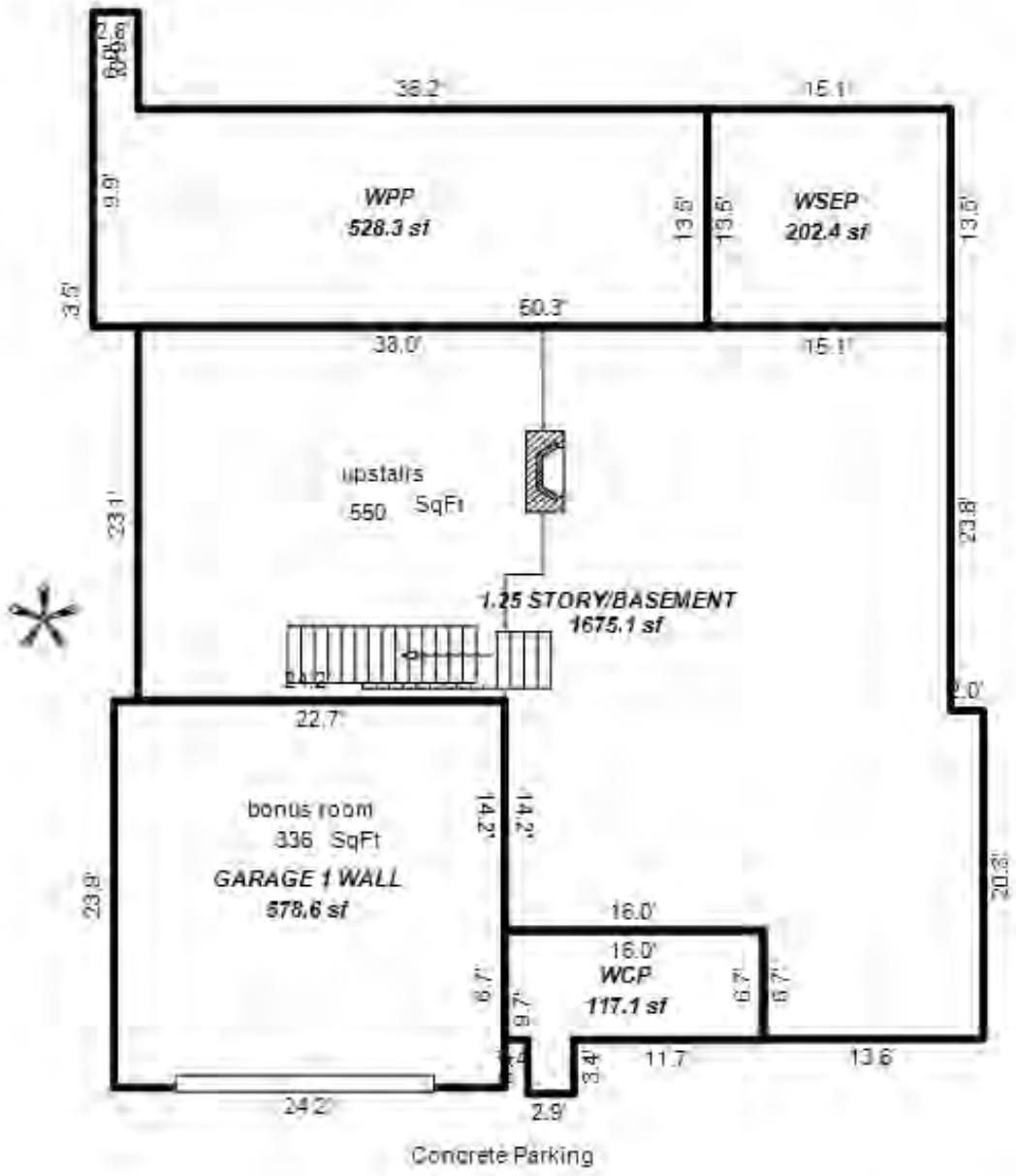
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,675		
1 Story	Siding	Overhang	336		
			Total:	390,735	351,659

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,969
3 Fixture Bath	2	13,760	12,384
Water/Sewer			
1000 Gal Septic	1	5,676	5,108
Water Well, 100 Feet	1	6,289	5,660
Porches			
WSEP (1 Story)	202	13,350	12,015
WPP	528	11,463	10,317
WCP (1 Story)	117	6,981	6,283
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	578	38,339	34,505
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
	Totals:	494,025	444,620

<<<<< 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: 45-006-860-071-00 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.
GAFFNEY HEATHER & GOLIBER	GOLIBE J & GAFFNEY H TRUS	0	05/14/2020	WD	09-FAMILY	202000340485	PROPERTY TRANSFER	0.0
FINCHER RUSSELL D & MARGA	GAFFNEY HEATHER & GOLIBER	103,000	08/01/2012	WD	03-ARM'S LENGTH	1131P764	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	FINCHER RUSSELL D & MARGA	124,925	01/22/2007	WD	03-ARM'S LENGTH	928:730	OTHER	100.0

Property Address
1 FROG POND

Owner's Name/Address
GOLIBE J & GAFFNEY H TRUSTS
PO BOX 0006
GLEN ARBOR MI 49636

Tax Description
L928 P730/07 UNIT 71 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/28/2020
MAP #: 31,36,39,40,52
2025 Est TCV 836,209 TCV/TFA: 435.07

Building Permit(s)	Date	Number	Status
Electrical	03/22/2018	PE18-0132	100% FINIS
Mechanical	02/09/2018	PM18-0106	100% FINIS
Plumbing	02/01/2018	PP18-0027	100% FINIS
Res. Single Family Dwellin	11/17/2017	PB17-0703	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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/29/2018	INSPECTED
TPC	03/26/2018	INSPECTED
TPC	11/14/2017	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS FROG POND UNIT			1 Units	140000.00000		100		140,0

0.00 Total Acres Total Est. Land Value = 140,000

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	95	4,750

Total Estimated Land Improvements True Cash Value = 4,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	348,100	418,100			271,103C
2024	47,500	299,700	347,200			262,952C
2023	50,000	244,600	294,600			250,431C
2022	50,000	205,600	255,600			238,506C

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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
2017	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

	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: 1922 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 5
Floor Area: 1,922
Total Base New : 383,079 E.C.F.
Total Depr Cost: 363,926 X 1.900
Estimated T.C.V: 691,459

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
248	WPP

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 575
% 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 2017
(11) Heating System: Forced Heat & Cool
Ground Area = 1922 SF Floor Area = 1922 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

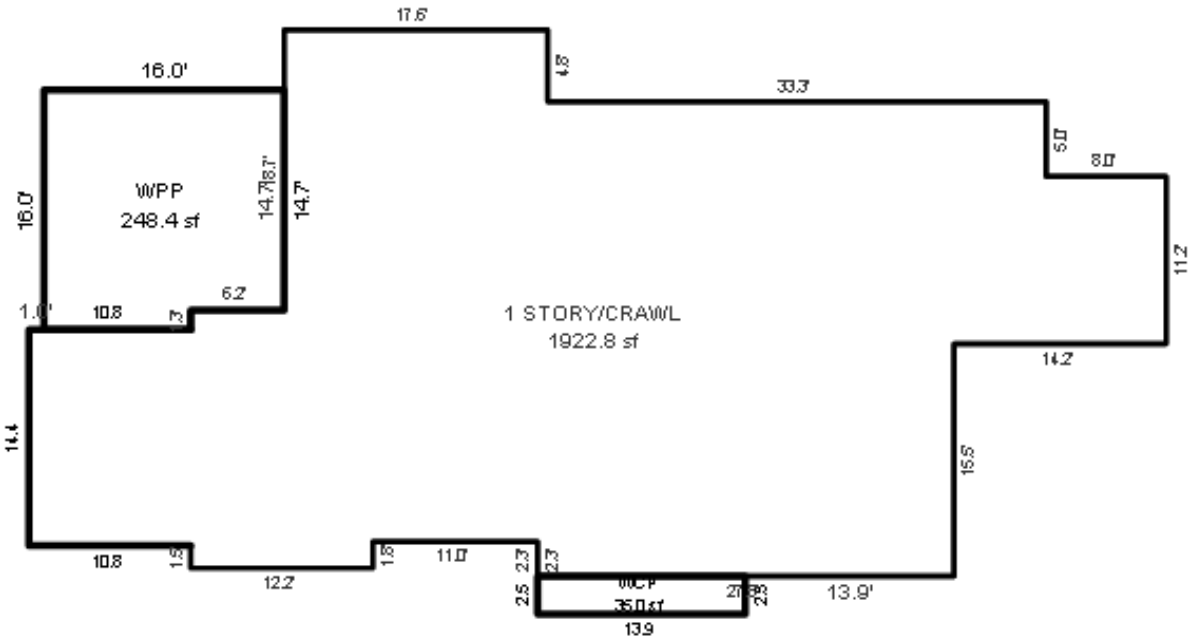
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,922		
			Total:	318,752	302,814

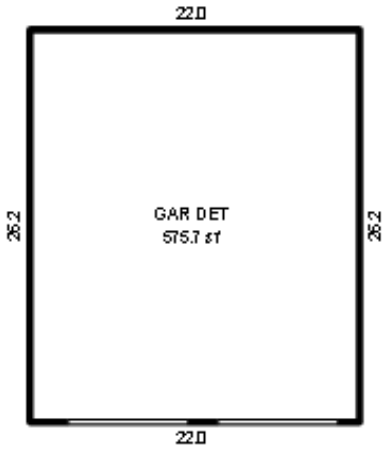
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,079
3 Fixture Bath	1	6,880	6,536
Porches			
WCP (1 Story)	35	3,025	2,874
WPP	248	6,324	6,008
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	575	32,315	30,699
Door Opener	2	1,376	1,307
Water/Sewer			
Public Sewer	1	1,927	1,831
Water Well, 100 Feet	1	6,289	5,975
Built-Ins			
Appliance Allow.	1	4,003	3,803
Totals:		383,079	363,926

Notes:
ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.900 => TCV: 691,459

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-072-00 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.
MCCARTY KEVIN J & PEG S	FINCHER RUSSELL D & MARGA	538,600	07/21/2006	WD	03-ARM'S LENGTH	909:159	OTHER	100.0
WOODSTONE PARTNERS LLC	MCCARTY KEVIN J & PEG S	139,900	05/04/2005	WD	03-ARM'S LENGTH	852:754	OTHER	100.0

Property Address

2 FROG POND

Owner's Name/Address

FINCHER RUSSELL D & MARGARET C
PO BOX 174
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 06/07/2017

MAP #: 31,36,39,40,52

2025 Est TCV 832,504 TCV/TFA: 340.08

Building Permit(s)	Date	Number	Status
Mechanical	05/16/2022	PM22-0409	100% FINIS
Electrical	01/27/2022	PE22-0057	100% FINIS
Electrical	06/01/2006	PE06-0282	100% FINIS
Res. Garage, Detached	11/10/2005	PB05-0663	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Tax Description

L852 P754/05 L909 P159/06 UNIT 72 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L359 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	140000	.00000	100		140,0

0.00 Total Acres Total Est. Land Value = 140,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	346,300	416,300			288,973C
2024	47,500	297,700	345,200			280,285C
2023	50,000	242,600	292,600			266,939C
2022	50,000	203,500	253,500			252,228C

Who	When	What
TPC	05/20/2022	INSPECTED
TPC	11/14/2013	INSPECTED
WAS	07/15/2007	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
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1632 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)
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
1	Direct-Vented Ga

Class: BC
Effec. Age: 16
Floor Area: 2,448
Total Base New : 433,899 E.C.F.
Total Depr Cost: 364,476 X 1.900
Estimated T.C.V: 692,504

(16) Porches/Decks

Area	Type
75	WCP (1 Story)
162	WPP
252	WPP

(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: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1632 SF Floor Area = 2448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

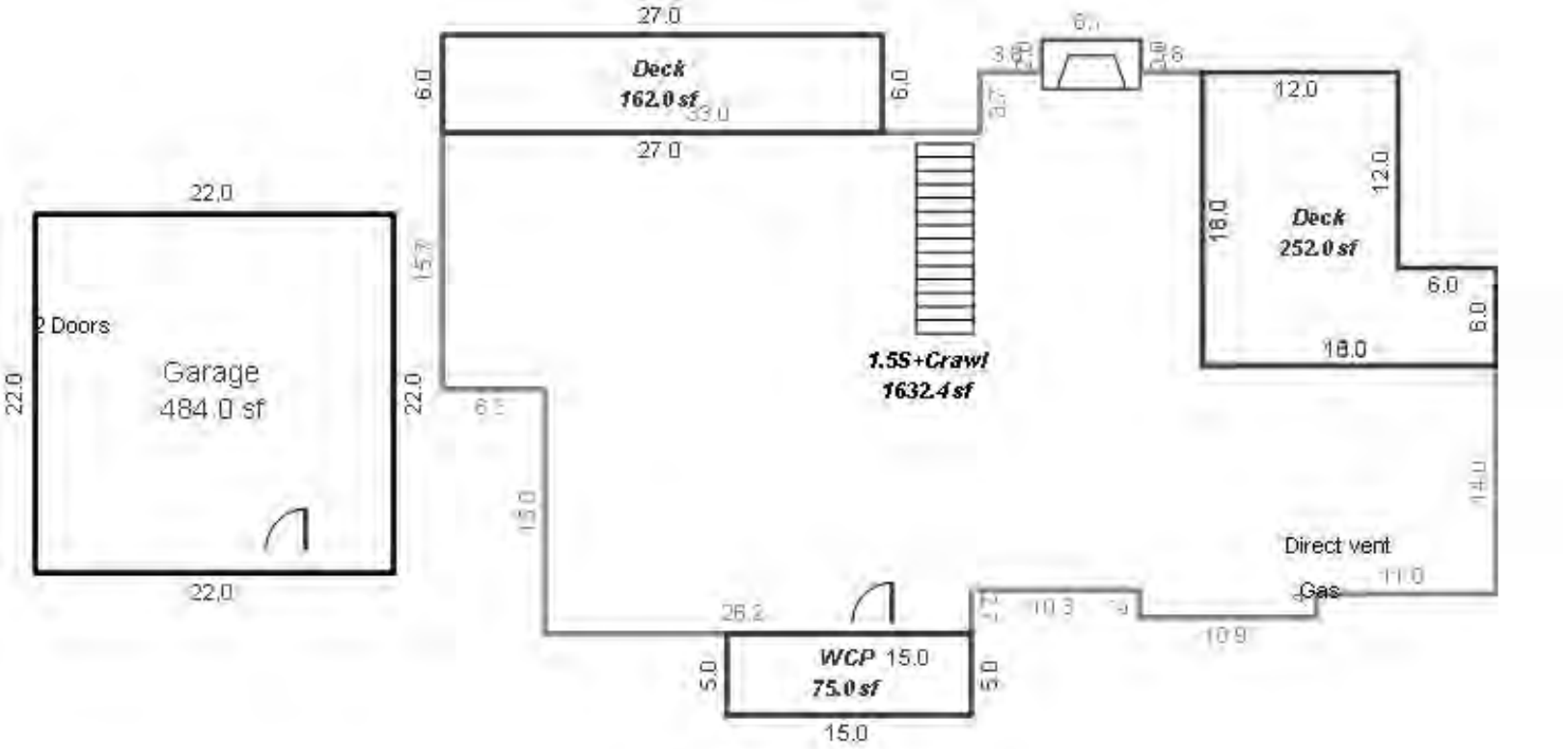
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,632		
			Total:	343,348	288,413

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,838
3 Fixture Bath	2	13,760	11,558
Porches			
WCP (1 Story)	75	5,238	4,400
WPP	162	5,116	4,297
WPP	252	6,355	5,338
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	484	33,817	28,406
Door Opener	2	1,376	1,156
Water/Sewer			
Public Water	1	1,927	1,619
Public Sewer	1	1,927	1,619
Built-Ins			
Appliance Allow.	1	4,003	3,363
Fireplaces			
Exterior 2 Story	1	10,413	8,747
Direct-Vented Gas	1	4,429	3,720
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: 45-006-860-073-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCLLVRIED EDWIN JOHN & KA	MCLLVRIED EDWIN JOHN & KA	0	12/17/2024	QC	15-LADY BIRD	2024006006	PROPERTY TRANSFER	0.0
MCLLVRIED EDWIN JOHN	MCLLVRIED EDWIN JOHN & KA	0	01/27/2021	QC	09-FAMILY	2021001237	DEED	0.0
WATSON DOUGLAS M & JACQUE	MCLLVRIED EDWIN JOHN	731,020	06/27/2018	WD	03-ARM'S LENGTH	133P316	PROPERTY TRANSFER	100.0
CAMPS KEITH J & JULIE S	MARQUE PROPERTIES LLC	1	01/03/2014	QC	09-FAMILY	1188P850	PROPERTY TRANSFER	100.0

Property Address

3 FROG POND

Owner's Name/Address

MCLLVRIED EDWIN JOHN & KAREN TRUST
PO BOX 39
GLEN ARBOR MI 49636

Tax Description

L904 P696/06 UNIT 73 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/06/2019
MAP #: 31,36,39,40,52
2025 Est TCV 1,094,799 TCV/TFA: 465.08

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/25/2019	PB19-0272	100% FINIS
ADDITION/ALTERATION	06/30/2019	LU19-18	100% FINIS
Electrical	06/25/2019	PE19-0338	100% FINIS
Mechanical	11/20/2014	PM14-0606	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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/27/2019	INSPECTED
TPC	11/14/2013	INSPECTED
TPC	06/19/2013	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units		140000.00000	100		140,0
			0.00 Total Acres		Total Est. Land Value =			140,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	477,400	547,400			376,174C
2024	47,500	410,500	458,000			364,864C
2023	50,000	348,100	398,100			347,490C
2022	50,000	294,000	344,000			330,943C

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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: 1.25 STORY

Yr Built	Remodeled
2013	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: 1883 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

742	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
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar 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
1	Direct-Vented Ga

Class: B -10
Effec. Age: 10
Floor Area: 2,354
Total Base New : 558,349 E.C.F.
Total Depr Cost: 502,526 X 1.900
Estimated T.C.V: 954,799

(16) Porches/Decks

Area	Type
196	WPP
132	WGEP (1 Story)
95	WCP (1 Story)
90	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 ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 491
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

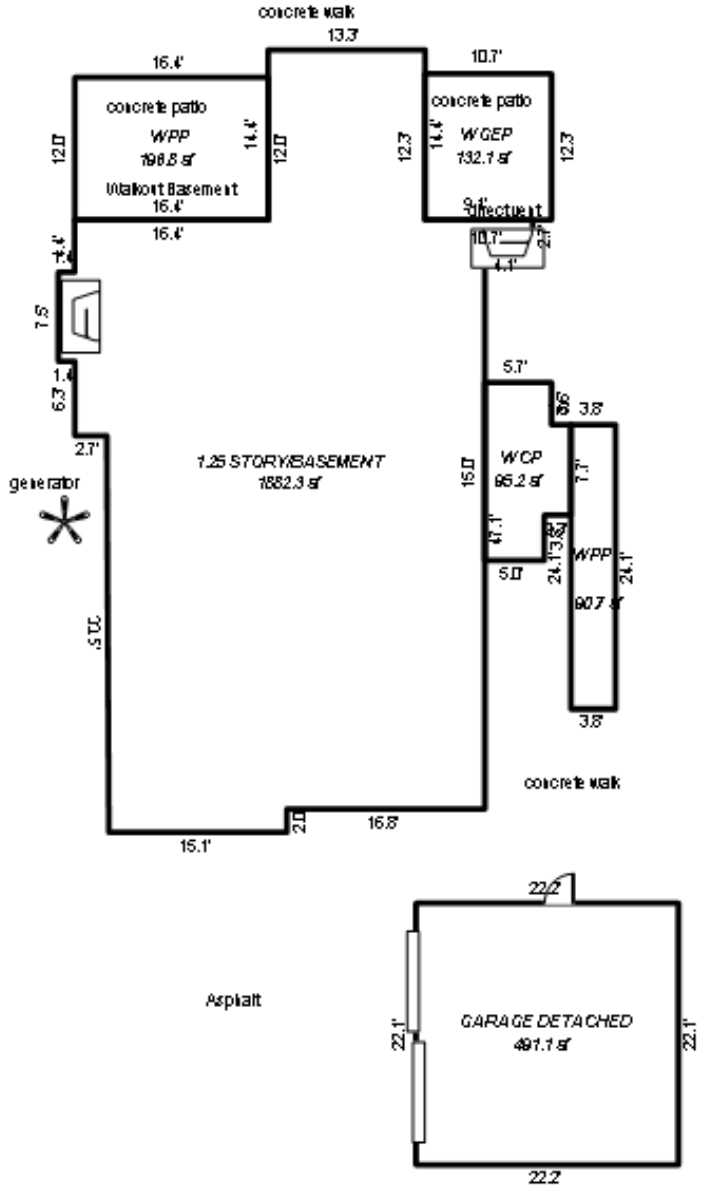
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2013
(11) Heating System: Forced Heat & Cool
Ground Area = 1883 SF Floor Area = 2354 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,883		
			Total:	411,418	370,290
Other Additions/Adjustments					
Recreation Room			742	22,631	20,368
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
Water/Sewer					
1000 Gal Septic			1	6,158	5,542
Water Well, 100 Feet			1	6,593	5,934
Porches					
WPP			196	6,419	5,777
WGEP (1 Story)			132	16,047	14,442
WCP (1 Story)			95	6,658	5,992
WPP			90	3,931	3,538
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			491	34,728	31,255
Door Opener			2	1,541	1,387
Built-Ins					
Appliance Allow.			1	6,897	6,207
Fireplaces					
Exterior 2 Story			1	11,867	10,680

<<<<< 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: 45-006-860-074-00 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.
MCLLVRIED EDWIN JOHN & KA	MCLLVRIED EDWIN JOHN & KA	0	12/17/2024	QC	15-LADY BIRD	2024006006	PROPERTY TRANSFER	0.0
WATSON JACQUELINE N & DOU	MCIIVRIED KAREN L & EDWIN	94,000	04/30/2020	WD	03-ARM'S LENGTH	202000231	DEED	100.0
WALZ DANIEL A & DEBRA PAY	WATSON JACQUELINE N & DOU	115,000	11/19/2014	WD	03-ARM'S LENGTH	1214P950	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WALZ DANIEL A & DEBRA PAY	140,000	10/24/2003	WD	03-ARM'S LENGTH	772:56	OTHER	100.0

Property Address

4 FROG POND

Owner's Name/Address

MCIIVRIED KAREN L & EDWIN JOHN
PO BOX 39
GLEN ARBOR MI 49636

Tax Description

L772 P56/03 UNIT 74 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

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Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 140,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units		140000.00000	100		140,0

0.00 Total Acres Total Est. Land Value = 140,000

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/05/2020	INSPECTED
WAS	12/11/2010	INSPECTED
WAS	07/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	0	70,000			48,972C
2024	47,500	0	47,500			47,500S
2023	50,000	0	50,000			50,000S
2022	50,000	0	50,000			50,000S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-075-00 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.
STEPANEK FAMILY LIVING TR	STRASSMANN BEVERLY I &	120,000	11/20/2020	WD	03-ARM'S LENGTH	2020008106	PROPERTY TRANSFER	100.0
STEPANEK STEPHEN FRANK &	STEPANEK FAMILY LIVING TR	0	09/24/2014	QC	09-FAMILY	1210P768	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	FRANK STEPHEN & STEPANEK	140,000	11/11/2003	WD	03-ARM'S LENGTH	775:620	OTHER	100.0

Property Address

5 FROG POND

Owner's Name/Address

STRASSMANN BEVERLY I &
VINCENZ CLADIUS
545 S 5TH AVE #2
ANN ARBOR MI 48104

Tax Description

L775 P620/03 UNIT 75 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W. L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 713,306 TCV/TFA: 390.00

Building Permit(s)	Date	Number	Status
Res. Solar Array	04/22/2024	PB24-0136	100% FINIS
Mechanical	04/11/2024	PM24-0266	80%
Plumbing	04/11/2024	PP24-0106	80%
Electrical	04/09/2024	PE24-0218	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units		140000.00000	100		140,0

0.00 Total Acres Total Est. Land Value = 140,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	286,700	356,700			328,950C
2024	47,500	50,900	98,400			98,400S
2023	50,000	0	50,000			50,000S
2022	50,000	0	50,000			50,000S

Who	When	What
TPC	11/07/2024	INSPECTED
TPC	04/15/2024	INSPECTED
TPC	11/14/2023	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
2024	0

Condition: Average
Part. Construct.: 80%

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: 1829 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 1,829
Total Base New : 380,985 E.C.F.
Total Depr Cost: 377,175 X 1.900
Estimated T.C.V: 716,633

(16) Porches/Decks

Area	Type
75	WCP (1 Story)
264	Treated Wood
146	Treated Wood

(17) Garage

Year Built: 2024
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
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 STORY Cls BC Blt 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 1829 SF Floor Area = 1829 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

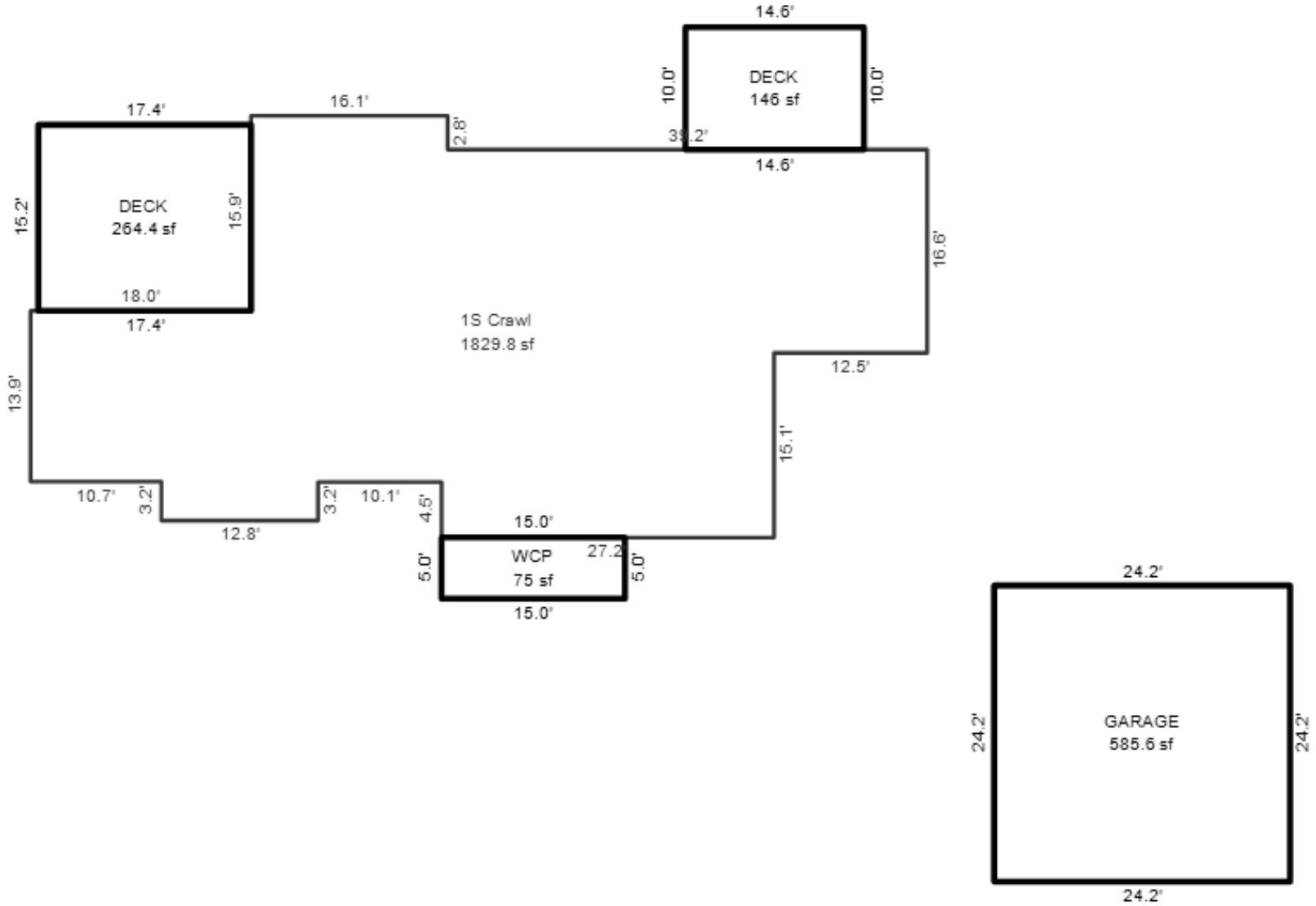
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,829		
			Total:	304,782	301,734

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	1	6,880	6,811
Porches			
WCP (1 Story)	75	5,238	5,186
Deck			
Treated Wood	264	5,306	5,253
Treated Wood	146	3,592	3,556
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	585	32,702	32,375
Door Opener	2	1,376	1,362
Water/Sewer			
Public Sewer	1	1,927	1,908
Water Well, 150 Feet	1	9,298	9,205
Built-Ins			
Appliance Allow.	1	4,003	3,963
Fireplaces			
Prefab 1 Story	1	3,692	3,655
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***

Parcel Number: 45-006-860-075-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-076-00 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.
GROVE PAUL DAVID & JULIE	GROVE FAMILY TRUST	0	11/24/2021	WD	09-FAMILY	2021009702	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	GROVE PAUL DAVID & JULIE	93,000	04/23/2021	WD	03-ARM'S LENGTH	2021003672	PROPERTY TRANSFER	100.0

Property Address
6 FROG POND

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 1,058,631 TCV/TFA: 388.06

Building Permit(s)	Date	Number	Status
Mechanical	08/21/2023	PM23-0722	100% FINIS
Plumbing	08/21/2023	PP23-0268	100% FINIS
Mechanical	06/23/2023	PM23-0556	100% FINIS
Res. Single Family Dwellin	10/03/2022	PB22-0442	100% FINIS

Owner's Name/Address
GROVE FAMILY TRUST
GROVE PAUL DAVID & JULIE D TRUSTEES
3786 WALLHAVEN RD
COLUMBUS OH 43220

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT		1 Units	140000.00000			100		140,0
	0.00 Total Acres					Total Est. Land Value =		140,000

Tax Description
UNIT 76 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	459,300	529,300			461,682C
2024	47,500	312,300	359,800			354,590C
2023	45,000	9,800	54,800			51,800C
2022	40,000	0	40,000			40,000S

Who	When	What
TPC	04/15/2024	INSPECTED
TPC	11/14/2023	INSPECTED
TPC	06/21/2023	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-860-076-00 Printed on 01/20/2025

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2024	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: 2054 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,728
Total Base New : 488,377 E.C.F.
Total Depr Cost: 483,490 X 1.900
Estimated T.C.V: 918,631

(16) Porches/Decks

Area	Type
105	WCP (1 Story)
286	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: 583
% 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 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 2054 SF Floor Area = 2728 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	Crawl Space	2,054		
1 Story	Siding	Overhang	160		
			Total:	400,807	396,797

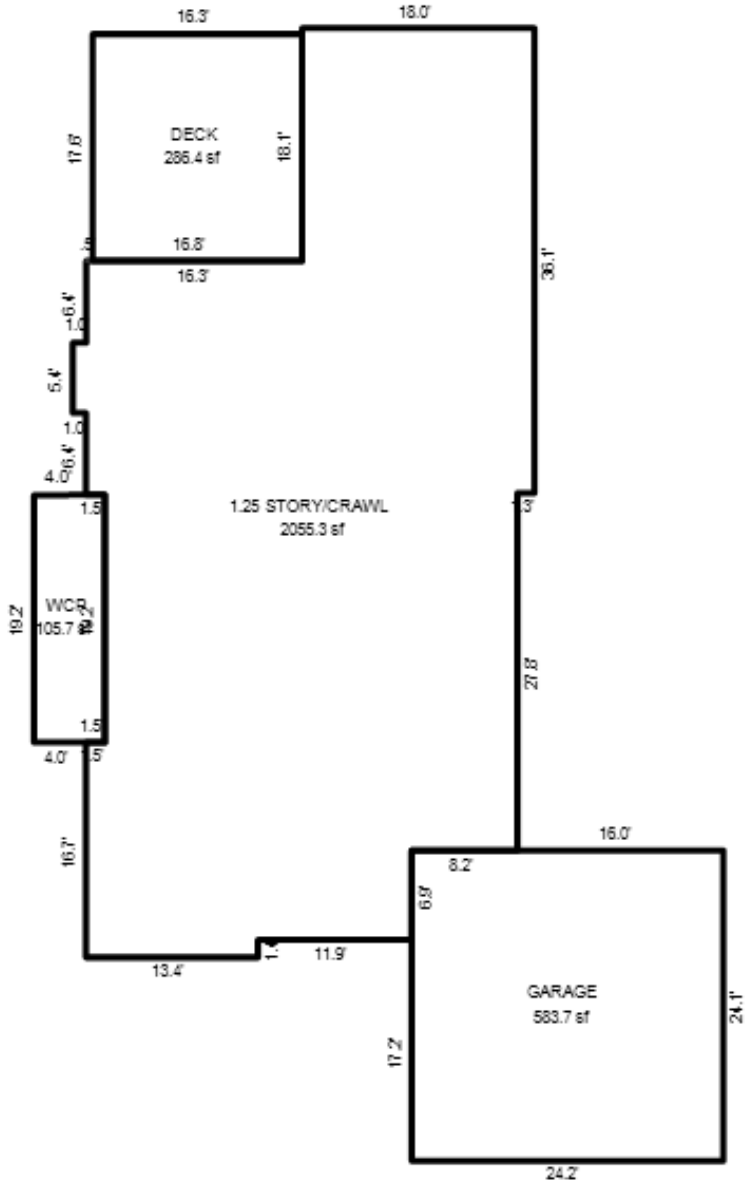
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	2	13,760	13,622
2 Fixture Bath	1	4,610	4,564
Porches			
WCP (1 Story)	105	6,374	6,310
Deck			
Treated Wood	286	5,591	5,535
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	583	38,577	38,191
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	1	688	681
Water/Sewer			
Public Sewer	1	1,927	1,908
Water Well, 150 Feet	1	9,298	9,205
Built-Ins			
Appliance Allow.	1	4,003	3,963
Fireplaces			
Prefab 1 Story	1	3,692	3,655

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-076-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-077-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	PHILLIPS BARTOSZ & ALISON	93,000	05/12/2021	WD	03-ARM'S LENGTH	2021004111	PROPERTY TRANSFER	100.0

Property Address
7 FROG POND

Owner's Name/Address
PHILLIPS BARTOSZ & ALISON
PO BOX 285
GLEN ARBOR MI 49636

Tax Description
UNIT 77 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/02/2023
MAP #: 31,36,39,40,52
2025 Est TCV 932,091 TCV/TFA: 436.17

Building Permit(s)	Date	Number	Status
Mechanical	11/16/2022	PM22-1008	100% FINIS
Res. Single Family Dwellin	10/25/2022	PB22-0366	100% FINIS
Mechanical	09/14/2022	PM22-0784	100% FINIS
Plumbing	09/14/2022	PP22-0295	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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/21/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT		1 Units	140000.00000			100		140,0
		0.00 Total Acres			Total Est. Land Value =			140,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	396,000	466,000			379,475C
2024	47,500	340,600	388,100			368,065C
2023	45,000	93,300	138,300		138,300A	135,300C
2022	40,000	0	40,000			40,000S

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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 STORY

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(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: 2137 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,137
Total Base New : 421,103 E.C.F.
Total Depr Cost: 416,890 X 1.900
Estimated T.C.V: 792,091

(16) Porches/Decks

Area	Type
174	WCP (1 Story)
91	WCP (1 Story)

(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: 2
Mech. Doors: 0
Area: 577
% 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 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2137 SF Floor Area = 2137 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,137		
			Total:	341,208	337,794

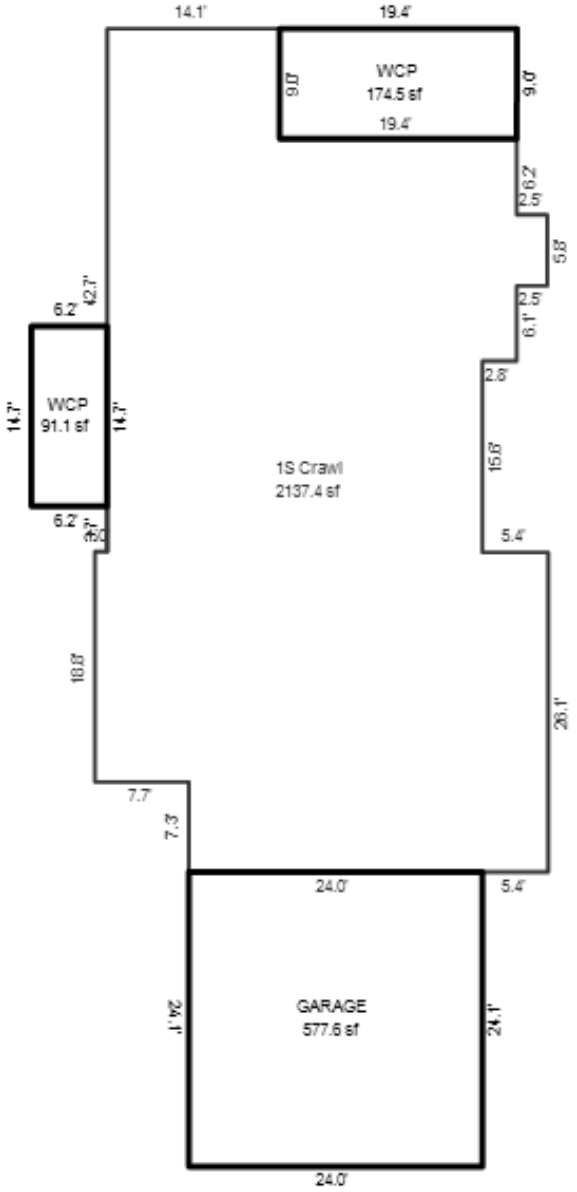
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	1	6,880	6,811
Porches			
WCP (1 Story)	174	9,530	9,435
WCP (1 Story)	91	5,849	5,791
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	577	38,290	37,907
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	2	1,376	1,362
Water/Sewer			
Public Sewer	1	1,927	1,908
Water Well, 150 Feet	1	9,298	9,205
Built-Ins			
Appliance Allow.	1	4,003	3,963
Fireplaces			
Prefab 1 Story	1	3,692	3,655
Local Cost Items			
GENERATOR	1	1	1 *
	Totals:	421,103	416,890

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-077-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-078-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESKESEN TARA L	CANEPA JOHN J GIFT TRUST	145,000	03/26/2024	WD	03-ARM'S LENGTH	2024001624	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	ESKESEN TARA L	78,000	05/13/2021	WD	03-ARM'S LENGTH	2021004112	PROPERTY TRANSFER	100.0

Property Address
8 FROG POND

Owner's Name/Address
CANEPA JOHN J GIFT TRUST
83 CHURCH ST
WATERTOWN MA 02472

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 140,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units		140000.00000	100		140,0
			0.00 Total Acres		Total Est. Land Value =			140,000

Tax Description
UNIT 78 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	0	70,000			70,000S
2024	47,500	0	47,500			44,100C
2023	45,000	0	45,000			42,000C
2022	40,000	0	40,000			40,000S

Who	When	What
TPC	02/29/2024	INSPECTED
TPC	06/21/2023	INSPECTED
TPC	12/12/2022	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-079-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESKENSEN TARA L	COWAN KENNETH H & DENISE	165,000	08/15/2024	WD	03-ARM'S LENGTH	2024003914	REALTOR	100.0
WILDMAN CHRISTOPHER & STE	ESKENSEN TARA L	130,000	06/21/2023	WD	03-ARM'S LENGTH	2023002634	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WILDMAN CHRISTOPHER & STE	71,155	04/27/2021	WD	03-ARM'S LENGTH	2021003671	PROPERTY TRANSFER	100.0

Property Address

9 FROG POND

Owner's Name/Address

COWAN KENNETH H & DENISE L TRUST
8203 WEST 125TH ST
PALOS PARK IL 60464

Tax Description

UNIT 79 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

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Class: RESIDENTIAL-VACAN | Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 31,36,39,40,52

2025 Est TCV 140,000

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT		1	Units		140000.00000	100		140,0

0.00 Total Acres Total Est. Land Value = 140,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	0	70,000			70,000S
2024	47,500	0	47,500			47,500S
2023	45,000	0	45,000			42,000C
2022	40,000	0	40,000			40,000S

Who	When	What
TPC	08/15/2024	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	11/05/2020	INSPECTED

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-080-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLIN SCOTT C & BRIGITTE	WOLING SCOTT & BRIGITTE T	0	02/23/2022	WD	09-FAMILY	2022001466	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	WOLIN SCOTT C & BRIGITTE	78,000	05/14/2021	WD	03-ARM'S LENGTH	2021004113	PROPERTY TRANSFER	100.0

Property Address
10 FROG POND

Owner's Name/Address
WOLING SCOTT & BRIGITTE TRUST
42906 STEEPLEVIEW ST
NORTHVILLE MI 48168

Tax Description
UNIT 80 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 822,851 TCV/TFA: 404.35

Building Permit(s)	Date	Number	Status
Mechanical	08/01/2024	PM24-0570	80%
Plumbing	08/01/2024	PP24-0249	80%
Mechanical	07/16/2024	PM24-0518	80%
Res. Single Family Dwellin	04/18/2024	PB24-0127	80%

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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/12/2022	INSPECTED
TPC	05/10/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	140000.00000		100		140,0
			0.00 Total Acres		Total Est. Land Value =			140,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	26.31	280	50	3,683
Total Estimated Land Improvements True Cash Value =				3,683

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	341,400	411,400			386,867C
2024	47,500	0	47,500			44,100C
2023	45,000	0	45,000			42,000C
2022	40,000	0	40,000			40,000S

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Residential Building 1 of 1 Parcel Number: 45-006-860-080-00 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
2025	0

Condition: Average
Part. Construct.: 90%

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2035 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,035
Total Base New : 401,188 E.C.F.
Total Depr Cost: 397,174 X 1.900
Estimated T.C.V: 754,631

(16) Porches/Decks

Area	Type
49	WCP (1 Story)
285	Treated Wood

(17) Garage

Year Built: 2025
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: 587
% 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 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 2035 SF Floor Area = 2035 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

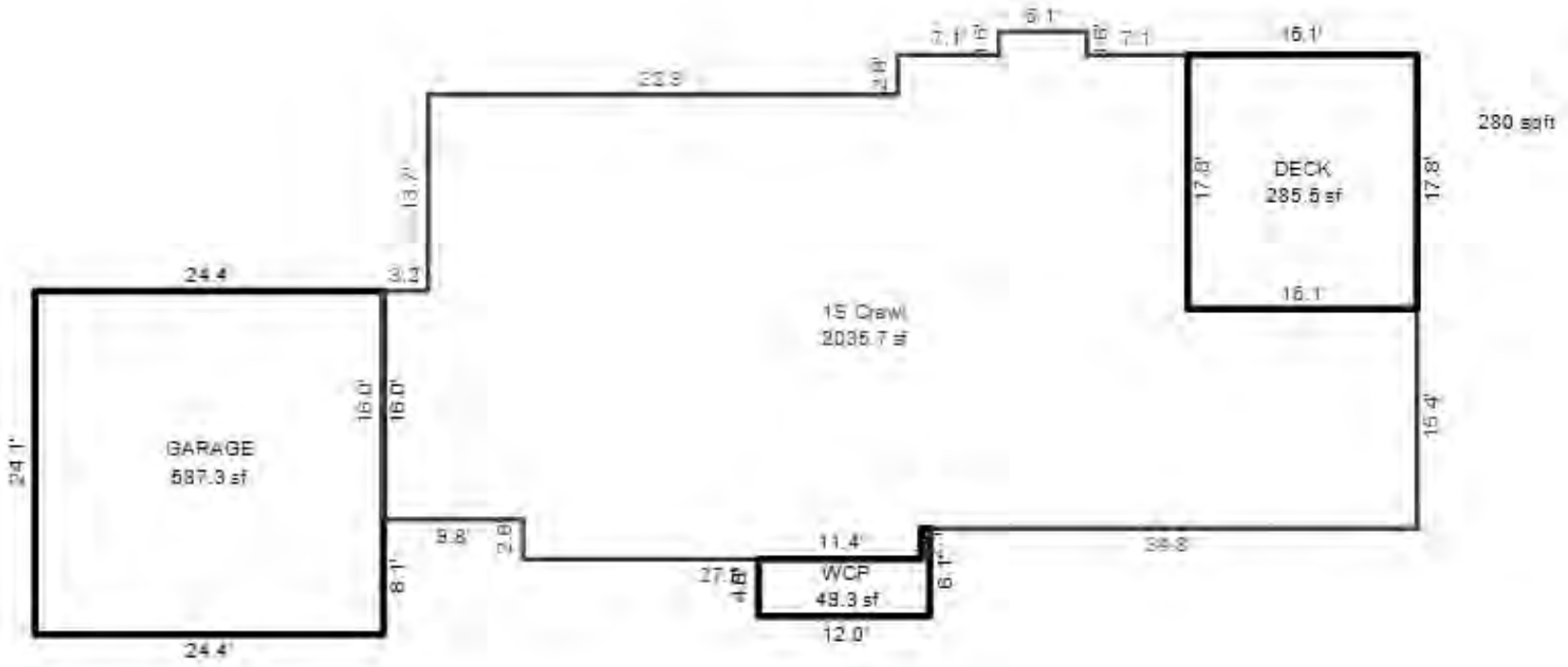
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,035		
			Total:	326,514	323,248

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	1	6,880	6,811
2 Fixture Bath	1	4,610	4,564
Porches			
WCP (1 Story)	49	3,874	3,835
Deck			
Treated Wood	285	5,580	5,524
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	587	38,765	38,377
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	1	688	681
Water/Sewer			
Public Sewer	1	1,927	1,908
Water Well, 150 Feet	1	9,298	9,205
Built-Ins			
Appliance Allow.	1	4,003	3,963
	Totals:	401,188	397,174

Notes:
ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.900 => TCV: 754,631
90% Completed => Est. True Cash Value 2025 =

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-082-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICKETTS THOMAS J & SHARO	CANEPA PETER & KIM	145,000	02/02/2024	WD	03-ARM'S LENGTH	2024000708	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	RICKETTS THOMAS J & SHARO	93,000	03/12/2021	WD	03-ARM'S LENGTH	2021002132	PROPERTY TRANSFER	100.0

Property Address
12 FROG POND

Owner's Name/Address
CANEPA PETER & KIM
6250 HEATHERMOOR COURT SE
GRAND RAPIDS MI 49546

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 279,175 TCV/TFA: 137.19

Building Permit(s)	Date	Number	Status
Res. Single Family Dwellin	09/10/2024	PB24-0401	20%
HOUSE	07/23/2024	LU24-39	20%
Electrical	07/18/2024	PE24-0489	0%

X Improved [ ] Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT		1 Units	140000.00000			100		140,0

0.00 Total Acres Total Est. Land Value = 140,000

Tax Description
UNIT 82 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	69,600	139,600			139,600S
2024	47,500	0	47,500			44,100C
2023	45,000	0	45,000			42,000C
2022	40,000	0	40,000			40,000S

Who	When	What
TPC	05/05/2021	INSPECTED
TPC	11/05/2020	INSPECTED
WAS	12/11/2010	INSPECTED

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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
2025	0

Condition: Average
Part. Construct.: 20%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2035 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

	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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,035
Total Base New : 369,952 E.C.F.
Total Depr Cost: 366,251 X 1.900
Estimated T.C.V: 695,877

(16) Porches/Decks

Area	Type
49	WCP (1 Story)
285	Treated Wood

(17) Garage

Year Built: 2025
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 587
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

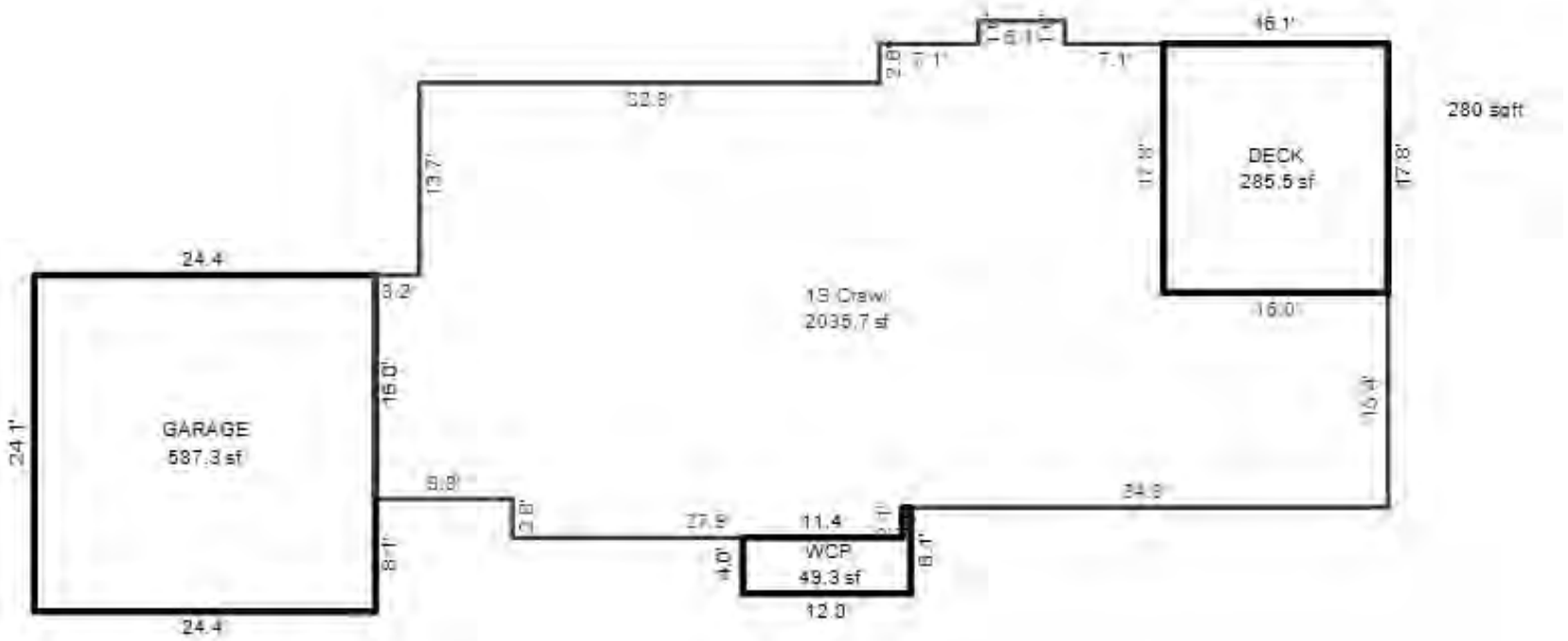
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 2035 SF Floor Area = 2035 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,035		
			Total:	326,514	323,248
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-6,880	-6,811
Porches					
WCP (1 Story)			49	3,874	3,835
Deck					
Treated Wood			285	5,580	5,524
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			587	32,778	32,450
Common Wall: 1 Wall			1	-3,139	-3,108
Water/Sewer					
Public Sewer			1	1,927	1,908
Water Well, 150 Feet			1	9,298	9,205
			Totals:	369,952	366,251

Notes:
ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.900 => TCV: 695,877
20% Completed => Est. True Cash Value 2025 =

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-083-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLEMETSEN ERIC A & HELEN	SOUCHEREAU KEITH DAVID &	112,000	11/05/2021	WD	03-ARM'S LENGTH	2021008866	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	CLEMETSON ERIC A & HELEN	124,000	10/07/2005	WD	03-ARM'S LENGTH	875:640	OTHER	100.0

Property Address

13 FROG POND

Owner's Name/Address

SOUCHEREAU KEITH DAVID &
4551 BELLROSE LN
UPPER ARLINGTON OH 43220

Tax Description

L875 P640/05 UNIT 83 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 236,865 TCV/TFA: 119.93

Building Permit(s)	Date	Number	Status
Res. Single Family Dwellin	11/21/2024	PB24-0579	20%
Electrical	11/11/2024	PE24-0792	0%
HOUSE	10/21/2024	LU24-108	20%

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
X	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	12/04/2024	INSPECTED
TPC	11/07/2024	INSPECTED
TPC	05/05/2021	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT	1 Units		140000.00000			100		140,0
	0.00 Total Acres						Total Est. Land Value =	140,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	48,400	118,400			97,372C
2024	47,500	0	47,500			47,500S
2023	50,000	0	50,000			50,000S
2022	50,000	0	50,000			50,000S

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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
2025	0

Condition: Average
Part. Construct.: 20%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1975 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

	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

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 1
Floor Area: 1,975
Total Base New : 257,483 E.C.F.
Total Depr Cost: 254,909 X 1.900
Estimated T.C.V: 484,327

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 1975 SF Floor Area = 1975 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	1,975		
			Total:	252,001	249,482

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	-4,678	-4,631
Water/Sewer			
Public Sewer	1	1,505	1,490
Water Well, 150 Feet	1	8,655	8,568
	Totals:	257,483	254,909

Notes:
ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT") 1.900 => TCV: 484,327
20% Completed => Est. True Cash Value 2025 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-084-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITFIELD LARRY W & NANCY	GROVER MARK & VICTORIA TR	850,000	05/17/2024	WD	03-ARM'S LENGTH	2024002376	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	WHITFIELD LARRY W & NANCY	103,000	04/16/2018	WD	03-ARM'S LENGTH	1327P101	PROPERTY TRANSFER	100.0

Property Address
14 FROG POND

Owner's Name/Address
GROVER MARK & VICTORIA TRUST
3000 OATES DR
PLANO TX 75093

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 831,040 TCV/TFA: 458.38

Building Permit(s)	Date	Number	Status
Mechanical	12/29/2020	PM20-0924	100% FINIS
Mechanical	10/28/2020	PM20-0727	100% FINIS
Plumbing	10/14/2020	PP20-0303	100% FINIS
Res. Single Family Dwellin	08/05/2020	PB20-0197	100% FINIS

Tax Description
UNIT 84 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
X	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	02/26/2024	INSPECTED
TPC	11/17/2021	INSPECTED
TPC	05/05/2021	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT		1 Units			140000.00000	100		140,0
		0.00 Total Acres			Total Est. Land Value =			140,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	345,500	415,500			415,500S
2024	47,500	298,900	346,400			279,381C
2023	50,000	243,500	293,500			266,078C
2022	50,000	206,400	256,400			253,408C

*** 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
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: 1813 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Ga

Class: BC
Effec. Age: 2
Floor Area: 1,813
Total Base New : 371,129 E.C.F.
Total Depr Cost: 363,705 X 1.900
Estimated T.C.V: 691,040

(16) Porches/Decks

Area	Type
70	WCP (1 Story)
261	WPP
159	Treated Wood

(17) Garage

Year Built: 2021
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 518
% 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 = 1813 SF Floor Area = 1813 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,813		
			Total:	294,121	288,239

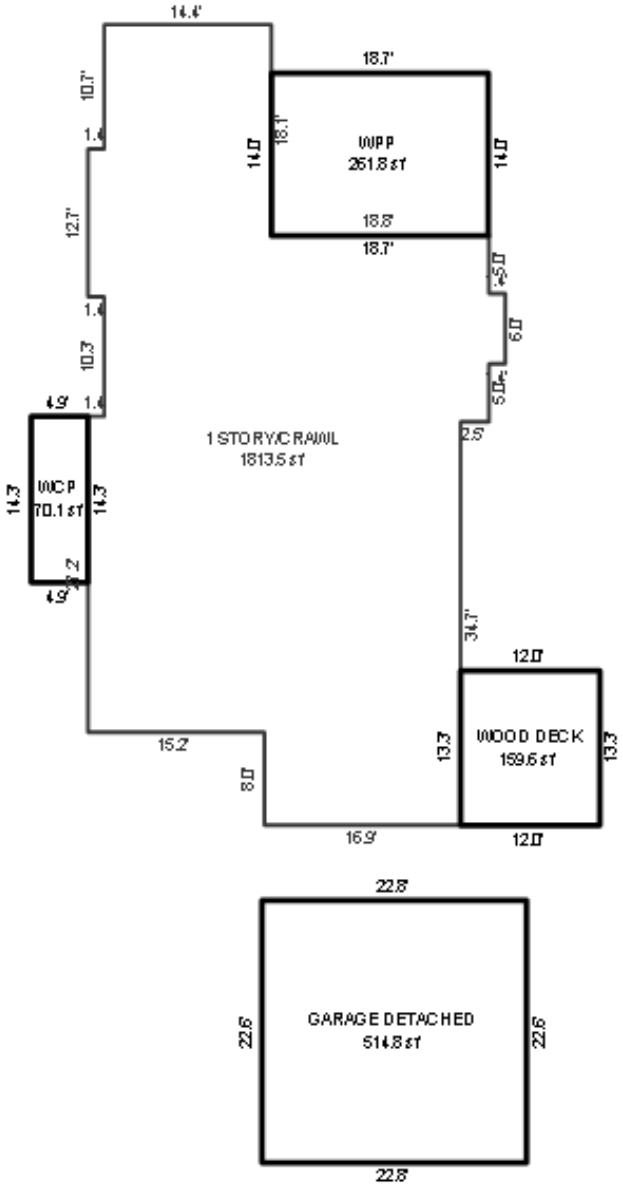
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,144
3 Fixture Bath	1	6,880	6,742
2 Fixture Bath	1	4,610	4,518
Porches			
WCP (1 Story)	70	5,011	4,911
WPP	261	6,415	6,287
Deck			
Treated Wood	159	3,800	3,724
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	518	30,080	29,478
Door Opener	2	1,376	1,348
Water/Sewer			
Public Sewer	1	1,927	1,888
Water Well, 100 Feet	1	6,289	6,163
Built-Ins			
Appliance Allow.	1	4,003	3,923
Fireplaces			
Direct-Vented Gas	1	4,429	4,340
	Totals:	371,129	363,705

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-084-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-087-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONALDSON BRUCE J	KREBS FRANC J & MARY ANN	550,000	11/17/2006	WD	03-ARM'S LENGTH	922:60	OTHER	100.0
WOODSTONE PARTNERS LLC	DONALDSON BRUCE J	130,000	04/15/2005	WD	03-ARM'S LENGTH	850:557	OTHER	100.0

Property Address
17 FROG POND

Owner's Name/Address
KREBS FRANC J & MARY ANN
PO BOX 499
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/09/2007
MAP #: 31,36,39,40,52
2025 Est TCV 819,009 TCV/TFA: 336.35

Building Permit(s)	Date	Number	Status
Mechanical	01/31/2013	PM13-0054	
Electrical	11/17/2006	PE06-0706	
Res. Garage, Detached	09/26/2006	PB06-0524	INSPECTED
GARAGE	09/07/2006	2071-06	INSPECTED

Tax Description
L850 P557/05 L922 P60/06 UNIT 87
WOODSTONE CONDOMINIUM REC L599 P88/1ST
AMEND L659 P380-385/2ND AMEND L672
P959-988/3RD AMEND L768 P435-446/4TH
AMEND L832 P487-493 SEC 27 T29N R14W
L1339P695 10TH AMEND 2023005547 11TH
AMEND

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
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	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	11/14/2013	INSPECTED
WAS	12/16/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT	1 Units		140000.00000			100		140,0
	0.00 Total Acres					Total Est. Land Value =		140,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	339,500	409,500			294,853C
2024	47,500	306,300	353,800			285,988C
2023	50,000	249,600	299,600			272,370C
2022	50,000	209,400	259,400			259,400S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2006	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
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard 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	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: 1835 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

1835	Recreation	SF
	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)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 19
Floor Area: 2,435
Total Base New : 441,200 E.C.F.
Total Depr Cost: 357,373 X 1.900
Estimated T.C.V: 679,009

(16) Porches/Decks

Area	Type
70	WCP (1 Story)
276	WPP
135	WPP

(17) Garage

Year Built: 2006
Car Capacity: 2
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: 484
% Good: 0
Storage Area: 242
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1835 SF Floor Area = 2435 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

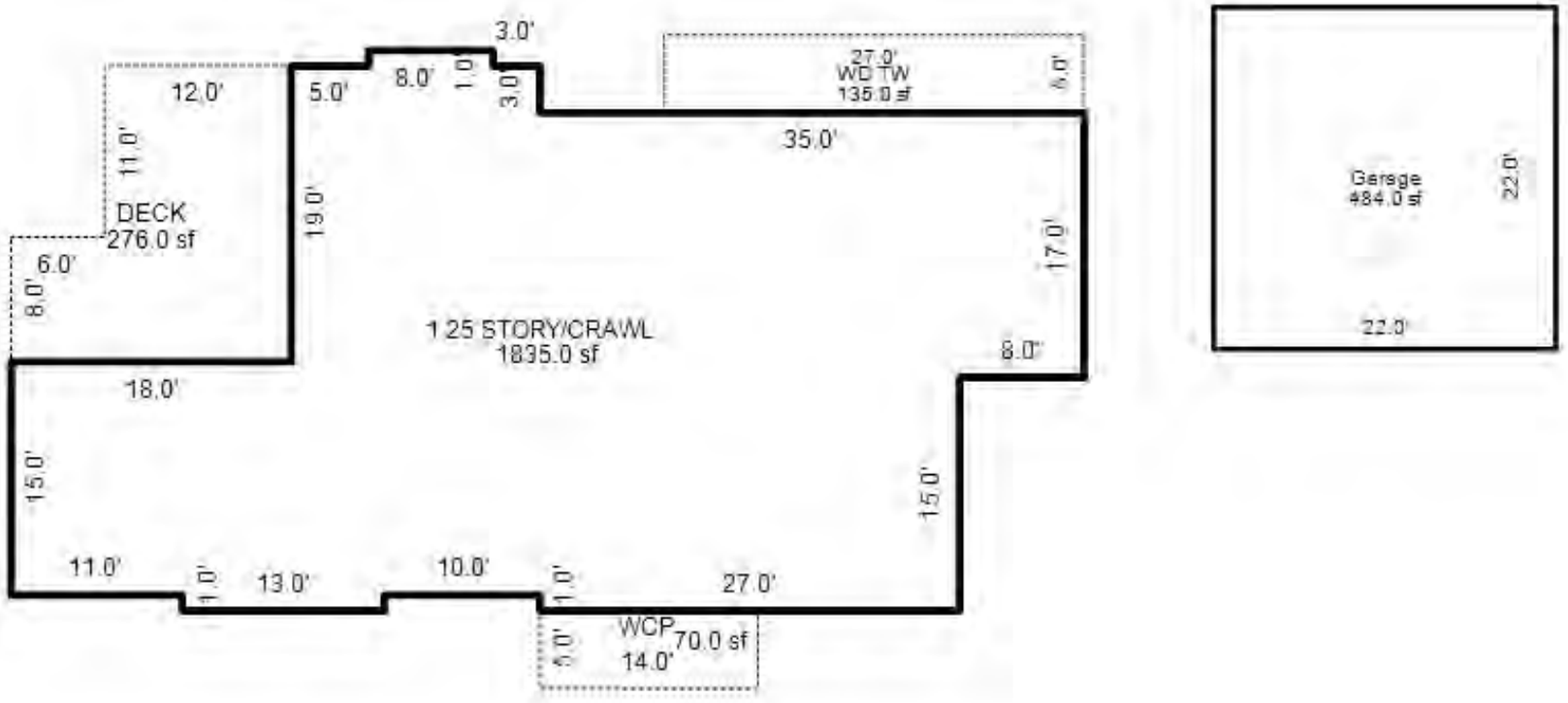
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,835		
1 Story	Siding	Overhang	141		
		Total:		361,798	293,056

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	1,772
3 Fixture Bath	2	13,760	11,146
Porches			
WCP (1 Story)	70	5,011	4,059
WPP	276	6,492	5,259
WPP	135	4,520	3,661
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	484	33,817	27,392
Storage Over Garage	242	4,380	3,548
Door Opener	2	1,376	1,115
Water/Sewer			
Public Water	1	1,927	1,561
Public Sewer	1	1,927	1,561
Built-Ins			
Appliance Allow.	1	4,003	3,242
Local Cost Items			
SOLAR POWER <150KW	1	1	1
	Totals:	441,200	357,373

<<<<< 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: 45-006-860-088-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODSTONE PARTNERS LLC	KREBS FRANC J & MARY ANN	152,500	11/17/2006	WD	03-ARM'S LENGTH	921:871	OTHER	100.0

Property Address

18 FROG POND

Owner's Name/Address

KREBS FRANC J & MARY ANN
PO BOX 499
GLEN ARBOR MI 49636

Tax Description

L921 P871/06 UNIT 88 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L672 P959-988/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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 #: 31,36,39,40,52

2025 Est TCV 140,000

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
X	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	12/11/2010	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units		140000.00000	100		140,0

0.00 Total Acres Total Est. Land Value = 140,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	70,000	0	70,000			48,972C
2024	47,500	0	47,500			47,500S
2023	50,000	0	50,000			50,000S
2022	50,000	0	50,000			50,000S

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-089-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAZZA JOHN J & NANCY L	HOHLE DAVID D & CAROL J	149,000	10/09/2020	WD	03-ARM'S LENGTH	2020007104	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	MAZZA JOHN J & NANCY L	165,000	07/24/2003	WD	03-ARM'S LENGTH	750:274	OTHER	100.0

Property Address
1 CRYSTAL BEND

Owner's Name/Address
HOHLE DAVID D & CAROL J
233 E 13TH ST APT 2203
CHICAGO IL 60605

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 970,648 TCV/TFA: 424.61

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/04/2022	PB22-0373	100% FINIS
Electrical	08/08/2022	PE22-0577	100% FINIS
Mechanical	03/15/2022	PM22-0232	100% FINIS
Plumbing	03/15/2022	PP22-0076	100% FINIS

Tax Description
L750 P274/03 UNIT 89 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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
X	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	06/01/2022	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	26.31	193	95	4,824
Total Estimated Land Improvements True Cash Value =				4,824

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	405,300	485,300			399,553C
2024	75,000	348,900	423,900			387,540C
2023	75,000	225,800	300,800			300,800S
2022	75,000	0	75,000			75,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(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: 1654 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
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 1
Floor Area: 2,286
Total Base New : 428,403 E.C.F.
Total Depr Cost: 424,118 X 1.900
Estimated T.C.V: 805,824

(16) Porches/Decks

Area	Type
51	WCP (1 Story)
835	Treated Wood

(17) Garage

Year Built: 2022
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 641
% 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 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 1654 SF Floor Area = 2286 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	Crawl Space	1,654		
1 Story	Siding	Overhang	218		
			Total:	338,941	335,551

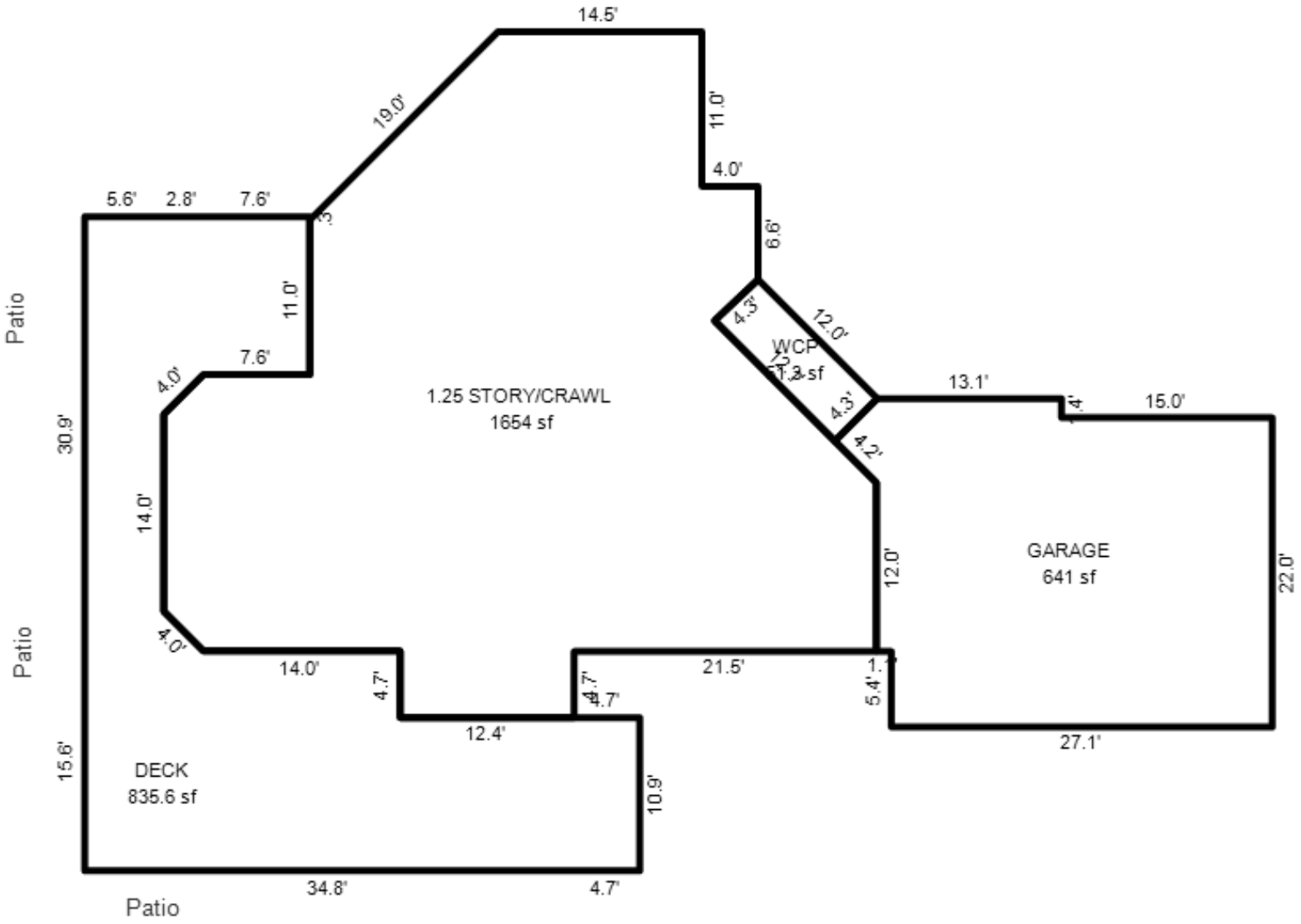
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,166
3 Fixture Bath	1	6,880	6,811
2 Fixture Bath	1	4,610	4,564
Water/Sewer			
2000 Gal Septic	1	11,146	11,035
Water Well, 100 Feet	1	6,289	6,226
Porches			
WCP (1 Story)	51	3,987	3,947
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	641	41,236	40,824
Common Wall: 1 Wall	1	-3,139	-3,108
Door Opener	1	688	681
Built-Ins			
Appliance Allow.	1	4,003	3,963
Deck			
Treated Wood	835	11,573	11,457
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***

Parcel Number: 45-006-860-089-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-090-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERNEY EDWARD & GARRETT	CHERNEY EDWARD & GARRETT	1	05/20/2022	WD	09-FAMILY	2022003517	PROPERTY TRANSFER	0.0
WOODSTONE PARTNERS LLC	CHERNEY EDWARD & GARRETT	124,656	11/21/2018	WD	03-ARM'S LENGTH	1347P23	PROPERTY TRANSFER	100.0

Property Address
2 CRYSTAL BEND

Owner's Name/Address
GARRETT JOANNE M
PO BOX 438
GLEN ARBOR MI 49636

Tax Description
UNIT 90 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences
2008 HOMESTEAD LISTING
CRYSTAL BEND 2
$239,900

ACTIVE

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 160,000

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/18/2018	INSPECTED
TPC	10/29/2015	INSPECTED
WAS	12/11/2010	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	0	80,000			77,325C
2024	75,000	0	75,000			75,000S
2023	75,000	0	75,000			75,000S
2022	75,000	0	75,000			75,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-091-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERNEY EDWARD & GARRETT	CHERNEY EDWARD & GARRETT	1	05/20/2022	WD	09-FAMILY	2022003518	PROPERTY TRANSFER	0.0
RABINOWITZ BERT & HELENE	CHERNEY EDWARD & GARRETT	733,950	11/09/2018	WD	03-ARM'S LENGTH	1345P873	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	RABINOWITZ BERT & HELENE	199,900	07/29/2005	WD	03-ARM'S LENGTH	865:318	OTHER	100.0
RABINOWITZ BERT & HELENE		199,900	07/25/2005	WD	03-ARM'S LENGTH	865/318	REALTOR	0.0

Property Address

3 CRYSTAL BEND

Owner's Name/Address

GARRETT JOANNE M
PO BOX 438
GLEN ARBOR MI 49636

Tax Description

L865 P318/05 UNIT 91 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/29/2024
MAP #: 31,36,39,40,52
2025 Est TCV 1,147,177 TCV/TFA: 358.49

Building Permit(s)	Date	Number	Status
Mechanical	05/17/2006	PM06-0294	
Mechanical	04/07/2006	PM06-0193	
Plumbing	04/07/2006	PP06-0105	
Res. Single Family	01/23/2006	PB06-0020	

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/18/2018	INSPECTED
TPC	10/29/2015	INSPECTED
TPC	12/18/2009	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units		160000.00000	100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	493,600	573,600			417,160C
2024	75,000	424,400	499,400		499,400A	404,617C
2023	75,000	345,700	420,700		420,700A	385,350C
2022	75,000	292,000	367,000		367,000A	367,000S

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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
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many 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: 2144 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
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
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: 15
Floor Area: 3,200
Total Base New : 611,238 E.C.F.
Total Depr Cost: 519,567 X 1.900
Estimated T.C.V: 987,177

(16) Porches/Decks

Area	Type
63	WCP (1 Story)
156	WPP
668	Treated Wood

(17) Garage

Year Built: 2006
Car Capacity: 3
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 766
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 2144 SF Floor Area = 3200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

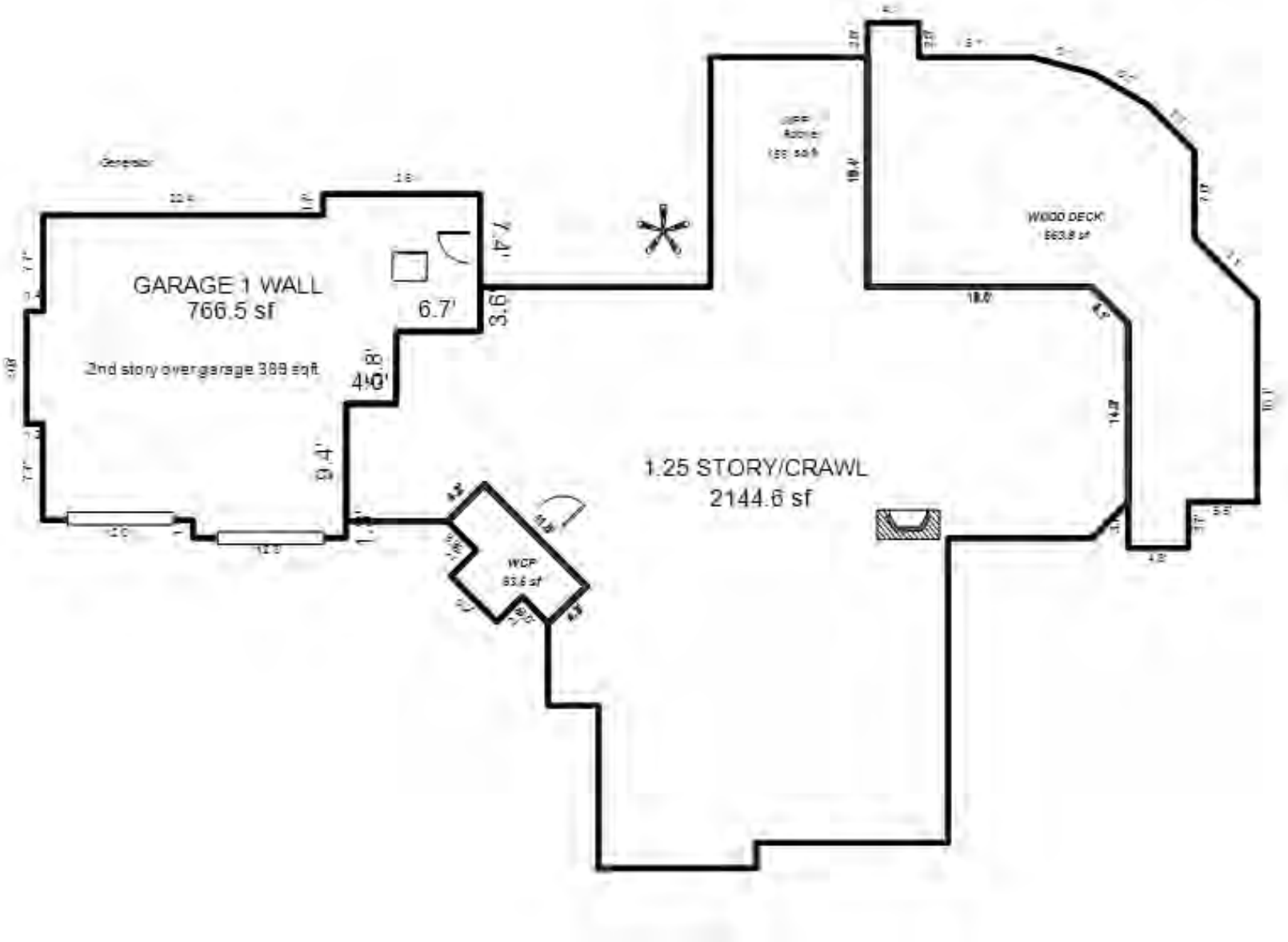
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,144		
1 Story	Siding	Overhang	389		
1 Story	Siding	Overhang	131		
			Total:	474,551	403,384

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,836
3 Fixture Bath	3	31,580	26,843
2 Fixture Bath	1	7,018	5,965
Separate Shower	1	3,199	2,719
Porches			
WCP (1 Story)	63	5,198	4,418
WPP	156	5,589	4,751
Deck			
Treated Wood	668	10,180	8,653
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	766	55,389	47,081
Common Wall: 2 Wall	1	-7,343	-6,242
Door Opener	2	1,541	1,310
Water/Sewer			
Public Water	1	2,215	1,883
Public Sewer	1	2,215	1,883
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: 45-006-860-092-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBBE EDWARD R & SUSAN E	MORRIS LAWRENCE D TRUST	163,500	01/07/2016	WD	03-ARM'S LENGTH	1249P715	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	ROBBE EDWARD R & SUSAN E	164,000	08/29/2003	WD	03-ARM'S LENGTH	761:27	OTHER	100.0

Property Address

4 CRYSTAL BEND

Owner's Name/Address

MORRIS LAWRENCE D TRUST
8682 ROBINWOOD CIRCLE EAST
SHELBY TOWNSHIP MI 48316

Tax Description

L761 P27/03 UNIT 92 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 955,486 TCV/TFA: 371.78

Building Permit(s)	Date	Number	Status
Mechanical	09/07/2016	PM16-0498	
Mechanical	07/25/2016	PM16-0400	
Plumbing	07/25/2016	PP16-0154	
Electrical	05/13/2016	PE16-0207	

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
X	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/12/2017	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	10/29/2015	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.21	20	0	0
D/W/P: 4in Ren. Conc.	10.34	280	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	80,000	397,700	477,700			345,444C
2024	75,000	342,000	417,000			335,058C
2023	75,000	278,600	353,600			319,103C
2022	75,000	233,800	308,800			303,908C

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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
2017	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: 1713 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
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 5
Floor Area: 2,570
Total Base New : 440,712 E.C.F.
Total Depr Cost: 418,677 X 1.900
Estimated T.C.V: 795,486

(16) Porches/Decks

Area	Type
53	WCP (1 Story)
624	Treated Wood

(17) Garage

Year Built: 2016
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 669
% 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 2017
(11) Heating System: Forced Heat & Cool
Ground Area = 1713 SF Floor Area = 2570 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	1,713		
			Total:	358,643	340,711

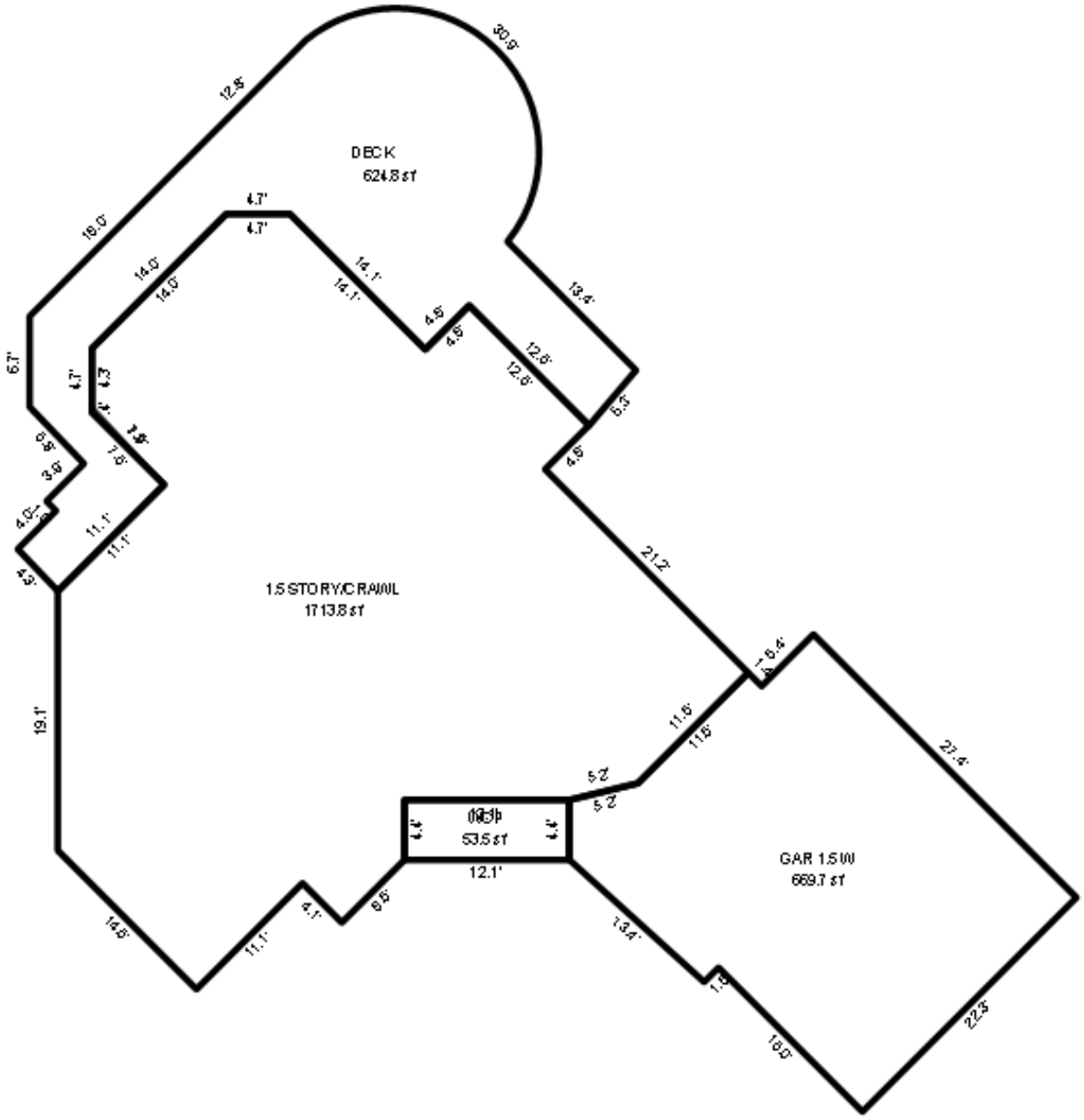
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,188	2,079
3 Fixture Bath	2	13,760	13,072
2 Fixture Bath	1	4,610	4,379
Porches			
WCP (1 Story)	53	4,107	3,902
Deck			
Treated Wood	624	9,323	8,857
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	669	42,542	40,415
Common Wall: 1.5 Wall	1	-4,708	-4,473
Door Opener	2	1,376	1,307
Water/Sewer			
Public Sewer	1	1,927	1,831
Water Well, 50 Feet	1	2,941	2,794
Built-Ins			
Appliance Allow.	1	4,003	3,803
	Totals:	440,712	418,677

Notes:
ECF (H863 CRYSTAL BEND) 1.900 => TCV: 795,486

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-092-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-093-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KASPER ALAN R & TERI L JO	KASPER TERI L	0	09/20/2024	WD	14-INTO/OUT OF TRUST	2024005031	PROPERTY TRANSFER	0.0
KASPER TERI L	KASPER TERI L TRUST	0	09/20/2024	WD	14-INTO/OUT OF TRUST	2024005394	PROPERTY TRANSFER	0.0
NORTHPORT TRUST UTA 12/31	KASPER ALAN R & TERI L TR	179,000	07/23/2018	WD	03-ARM'S LENGTH	1335P409	PROPERTY TRANSFER	100.0
WOODSTONE PARTNERS LLC	NORTHPORT TRUST	162,500	06/06/2003	WD	03-ARM'S LENGTH	739:170	OTHER	100.0

Property Address
5 CRYSTAL BEND

Owner's Name/Address
KASPER TERI L TRUST
PO BOX 259
GLEN ARBOR MI 49636

Tax Description
L739 P170/03 UNIT 93 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences
2008 LP $259,900

Class: RESIDENTIAL-VACAN Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 31,36,39,40,52
2025 Est TCV 160,000

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	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	10/18/2018	INSPECTED
TPC	10/29/2015	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	0	80,000			77,325C
2024	75,000	0	75,000			75,000S
2023	75,000	0	75,000			75,000S
2022	75,000	0	75,000			75,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-094-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KASPER ALAN R & TERI L JO	KASPER TERI L	0	09/20/2024	WD	14-INTO/OUT OF TRUST	2024005032	PROPERTY TRANSFER	0.0
KASPER TERI L	KASPER TERI L TRUST	0	09/20/2024	WD	14-INTO/OUT OF TRUST	2024005393	PROPERTY TRANSFER	0.0
KASPER ALAN R	KASPER ALAN R & TERI L JO	1	10/19/2011	WD	03-ARM'S LENGTH	1100-632 WD	PROPERTY TRANSFER	0.0
KASPER TERI L	KASPER ALAN R & TERI L JO	1	10/18/2011	WD	03-ARM'S LENGTH	1100-630 WD	PROPERTY TRANSFER	0.0

Property Address

6 CRYSTAL BEND

Owner's Name/Address

KASPER TERI L TRUST
P O BOX 259
GLEN ARBOR MI 49636

Tax Description

L744 P415/03 L837 P227/04 L856 P535&559/05 L891 P647&668/06 UNIT 94 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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% 10/23/2024

MAP #: 31,36,39,40,52

2025 Est TCV 979,069 TCV/TFA: 369.46

Building Permit(s)	Date	Number	Status
Mechanical	11/14/2023	PM23-1047	100% FINIS
Mechanical	10/27/2015	PM15-0538	100% FINIS
Electrical	09/22/2005	PE05-0569	100% FINIS
Mechanical	09/19/2005	PM05-0608	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	160000.00000		100		160,0
			0.00 Total Acres		Total Est. Land Value =			160,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
X	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	07/15/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	409,500	489,500			370,807C
2024	75,000	352,100	427,100			359,658C
2023	75,000	301,700	376,700			342,532C
2022	75,000	253,200	328,200			326,221C

*** 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
	1st Floor
	2nd Floor
4	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
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: 1343 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
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: B -10
Effec. Age: 15
Floor Area: 2,650
Total Base New : 507,189 E.C.F.
Total Depr Cost: 431,089 X 1.900
Estimated T.C.V: 819,069

(16) Porches/Decks

Area	Type
42	WCP (1 Story)
72	WCP (1 Story)
458	WPP
231	WPP

(17) Garage

Year Built: 2005
Car Capacity: 2.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

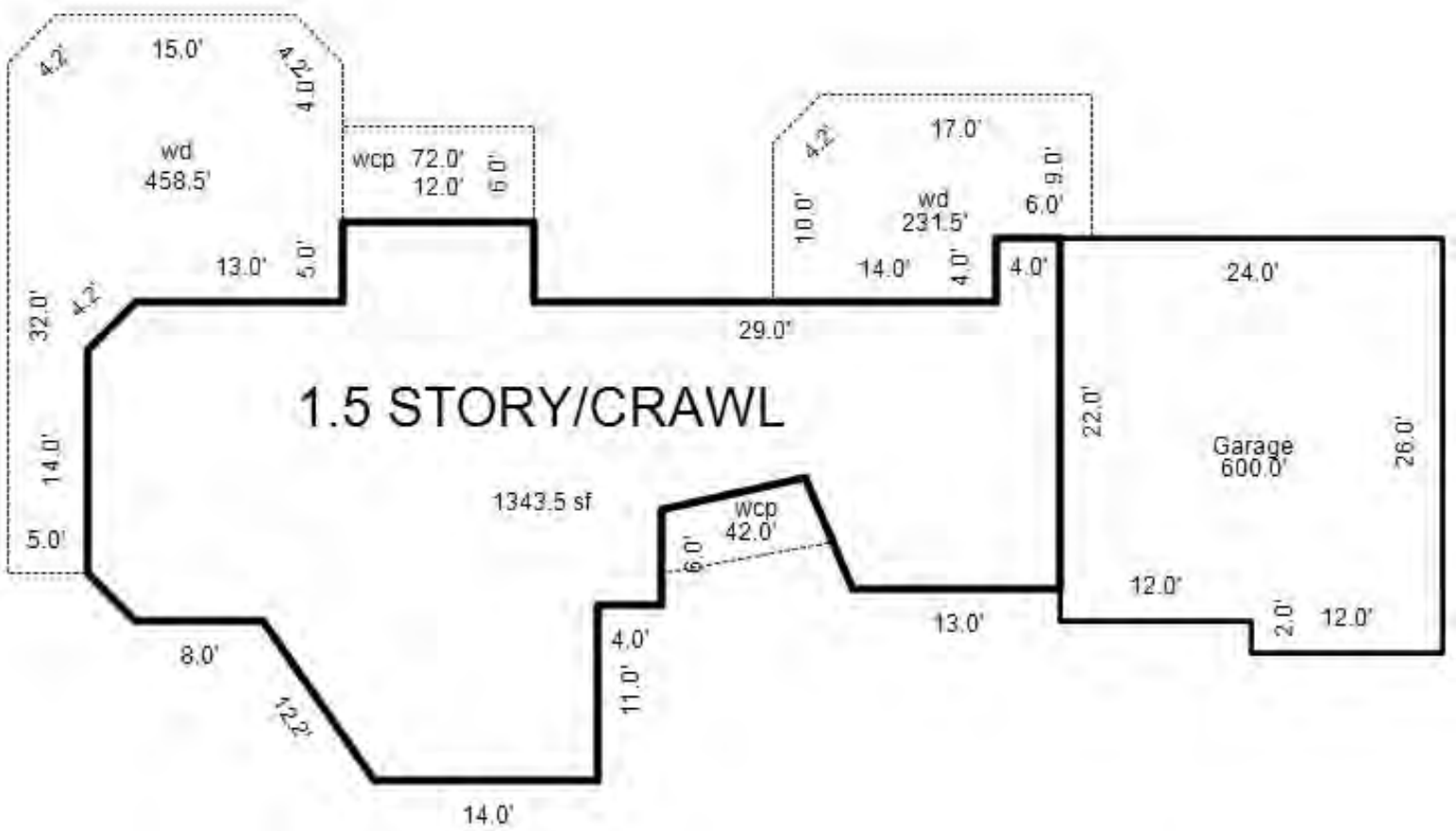
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1343 SF Floor Area = 2650 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,343		
1 Story	Siding	Overhang	300		
			Total:	386,937	328,875

Other Additions/Adjustments			
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
Porches			
WCP (1 Story)	42	3,823	3,250
WCP (1 Story)	72	5,689	4,836
WPP	458	11,299	9,604
WPP	231	6,944	5,902
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	600	46,584	39,596
Common Wall: 1 Wall	1	-3,672	-3,121
Door Opener	2	1,541	1,310
Water/Sewer			
Public Water	1	2,215	1,883
Public Sewer	1	2,215	1,883
Built-Ins			
Appliance Allow.	1	6,897	5,862
Fireplaces			

<<<<< 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: 45-006-860-095-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOROZ LINDA J TRUST	MOROZ DENNIS E & LINDA J	0	10/08/2019	QC	09-FAMILY	2019006571	PROPERTY TRANSFER	0.0
MOROZ DENNIS E & LINDA J	MOROZ DENNIS E & LINDA J	0	10/08/2019	WD	09-FAMILY	2019006572	PROPERTY TRANSFER	0.0
BEDFORD LLC	MOROZ LINDA J TRUST	665,000	06/20/2008	WD	03-ARM'S LENGTH	982/235	DEED	100.0
SUTHERLAND CONSTRUCTION L	BEDFORD LLC	400,000	06/06/2007	WD	03-ARM'S LENGTH	943:925	PROPERTY TRANSFER	100.0

Property Address

7 CRYSTAL BEND

Owner's Name/Address

MOROZ DENNIS E & LINDA J
PO BOX 3
GLEN ARBOR MI 49636

Tax Description

L698 P504 L698 P505/03 L872 P804/05 L876 P857/05 L943 P923&925/07 UNIT 95 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/03/2016
MAP #: 31,36,39,40,52
2025 Est TCV 1,016,708 TCV/TFA: 425.05

Building Permit(s)	Date	Number	Status
Electrical	06/17/2009	PE09-0154	
Plumbing	06/16/2009	PP09-0087	
Res. Add/Alter/Repair	06/02/2009	PB09-0117	100% FINIS
Electrical	08/10/2007	PE07-0401	

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/09/2009	INSPECTED
WAS	12/16/2007	INSPECTED
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	428,400	508,400			391,471C
2024	75,000	368,300	443,300			379,701C
2023	75,000	321,000	396,000			361,620C
2022	75,000	269,400	344,400			344,400S

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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
2009	0

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
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: 1343 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)
5	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: B -10
Effec. Age: 10
Floor Area: 2,392
Total Base New : 501,002 E.C.F.
Total Depr Cost: 450,899 X 1.900
Estimated T.C.V: 856,708

(16) Porches/Decks

Area	Type
42	WCP (1 Story)
72	WCP (1 Story)
458	WPP
231	WPP

(17) Garage

Year Built: 2005
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: 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 B-10 Blt 2009
(11) Heating System: Forced Heat & Cool
Ground Area = 1343 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

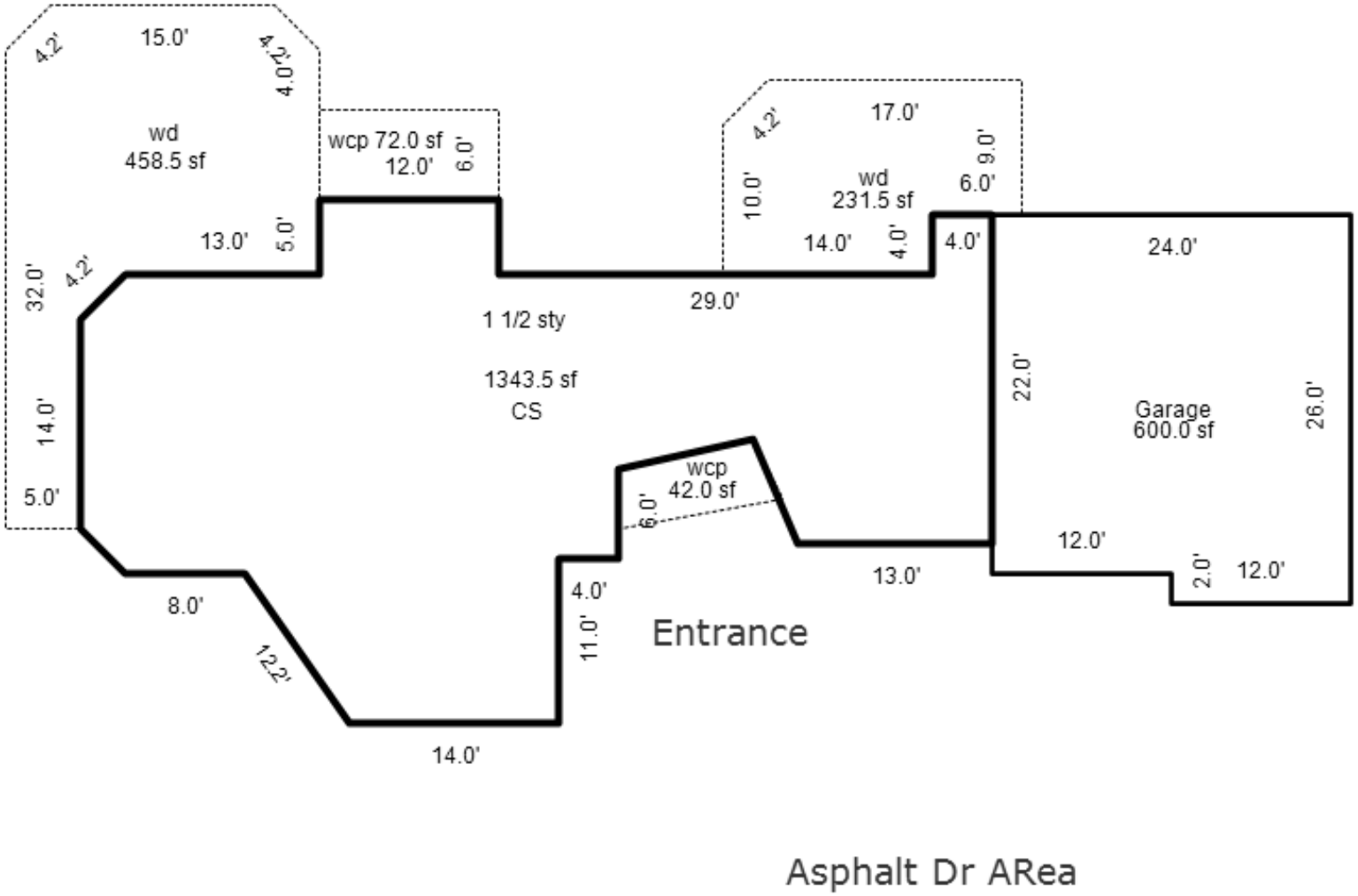
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,343		
1 Story	Siding	Overhang	377		
			Total:	359,697	323,726

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	3,003
3 Fixture Bath	4	42,106	37,895
2 Fixture Bath	1	7,018	6,316
Porches			
WCP (1 Story)	42	3,823	3,441
WCP (1 Story)	72	5,689	5,120
WPP	458	11,299	10,169
WPP	231	6,944	6,250
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	600	46,584	41,926
Common Wall: 1 Wall	1	-3,672	-3,305
Door Opener	2	1,541	1,387
Water/Sewer			
Public Water	1	2,215	1,993
Public Sewer	1	2,215	1,993
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: 45-006-860-096-00 Jurisdiction: GLEN ARBOR TOWNSHIP 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 CONSTRUCTION L	ORIEL PATRICK J & SHARON	595,000	12/23/2004	WD	03-ARM'S LENGTH	837:231	OTHER	100.0
SUTHERLAND MICHAEL	SUTHERLAND CONSTRUCTION L	0	12/22/2004	QC	09-FAMILY	837:229	OTHER	0.0
WOODSTONE PARTNERS LLC	SUTHERLAND MICHAEL	0	07/02/2003	WD	03-ARM'S LENGTH	744:415	OTHER	100.0

Property Address
8 CRYSTAL BEND

Owner's Name/Address
ORIEL PATRICK J & SHARON L
PO BOX 182
GLEN ARBOR MI 49636

Tax Description
L744 P415/03 L837 P229&231/04 UNIT 96 WOODSTONE CONDOMINIUM REC L599 P88/1ST AMEND L659 P380-385/2ND AMEND L672 P959-988/3RD AMEND L768 P435-446/4TH AMEND L832 P487-493 SEC 27 T29N R14W L1339P695 10TH AMEND 2023005547 11TH AMEND

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% 01/30/2007
MAP #: 31,36,39,40,52
2025 Est TCV 991,641 TCV/TFA: 408.42

Building Permit(s)	Date	Number	Status
Electrical	07/31/2007	PE07-0382	
Electrical	06/01/2005	PE05-0274	
Res. Garage, Detached	05/20/2005	PB05-0200	
HOUSE	04/26/2005	2007-05	

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
X	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	RIVER

Who	When	What
WAS	07/15/2007	INSPECTED

Land Value Estimates for Land Table H860.H860 WOODSTONE CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	160000.00000		100		160,0
			0.00 Total Acres			Total Est. Land Value =		160,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,000	415,800	495,800			383,268C
2024	75,000	357,500	432,500			371,744C
2023	75,000	314,800	389,800			354,042C
2022	75,000	264,200	339,200			337,183C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2005	2007

Condition: Average

Room List

	Basement
6	1st Floor
5	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.		Avg.
	Few	X	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

	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: Hardwood
Other:

(6) Ceilings

X	Wood

(7) Excavation

Basement: 0 S.F.
Crawl: 1214 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

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-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

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: B -10
Effec. Age: 15
Floor Area: 2,428
Total Base New : 514,970 E.C.F.
Total Depr Cost: 437,706 X 1.900
Estimated T.C.V: 831,641

(16) Porches/Decks

Area	Type
159	WSEP (1 Story)
80	WCP (1 Story)
159	WPP
419	WPP
120	WPP

(17) Garage

Year Built: 2005
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: 600
% Good: 0
Storage Area: 300
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1214 SF Floor Area = 2428 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	1,214		
			Total:	374,908	318,654

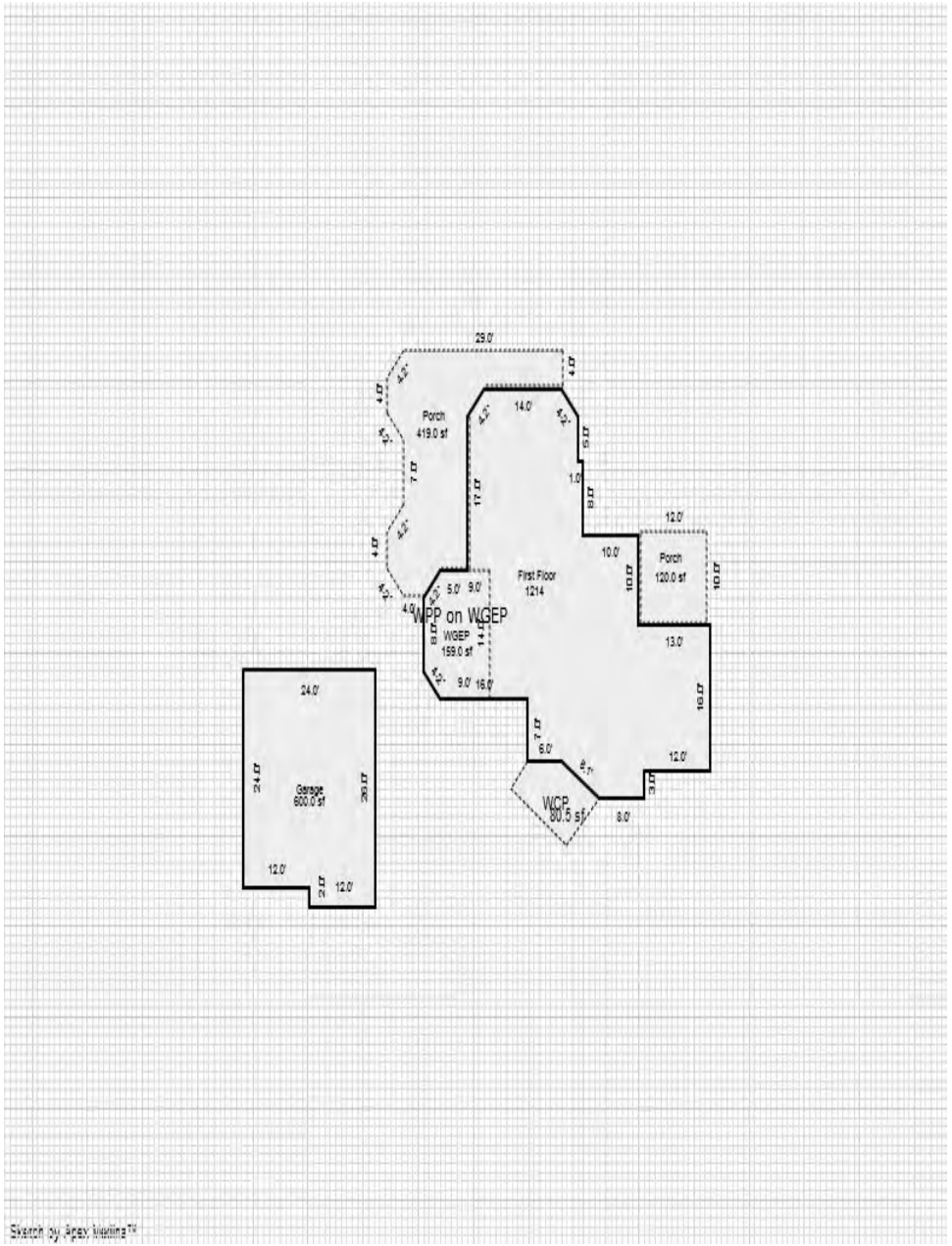
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,337	2,836
3 Fixture Bath	1	10,527	8,948
2 Fixture Bath	1	7,018	5,965
Separate Shower	1	3,199	2,719
Porches			
WSEP (1 Story)	159	12,661	10,762
WCP (1 Story)	80	6,072	5,161
WPP	159	5,660	4,811
WPP	419	10,345	8,793
WPP	120	4,631	3,936
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	600	46,584	39,596
Storage Over Garage	300	6,543	5,562
Door Opener	2	1,541	1,310
Water/Sewer			
Public Water	1	2,215	1,883
Public Sewer	1	2,215	1,883
Built-Ins			
Appliance Allow.	1	6,897	5,862

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-860-096-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-861-003-00 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.
HEMPHILL THEOLA K IRREVOC	LENHARDT TERRENCE J & SUS	155,000	11/05/2021	WD	03-ARM'S LENGTH	2021008745	PROPERTY TRANSFER	100.0

Property Address

W KRULL CT

Owner's Name/Address

LENHARDT TERRENCE J & SUSAN M
1600 SAGE COURT
GRAND RAPIDS MI 49525

Tax Description

UNIT 3 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00,

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Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 52
2025 Est TCV 280,106 TCV/TFA: 198.52

Building Permit(s)	Date	Number	Status
Mechanical	10/14/2024	PM24-0791	0%
Plumbing	10/14/2024	PP24-0351	0%
Electrical	10/02/2024	PE24-0698	0%
Res. Single Family Dwellin	09/04/2024	PB24-0355	20%

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/02/2021	INSPECTED
TPC	06/21/2018	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
C 100' @ 2000/	100.00	396.12	1.0000	0.9769	2000	100		195,373
100 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	195,373

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	97,700	42,400	140,100			79,341C
2024	68,400	0	68,400			35,831C
2023	53,700	0	53,700			34,125C
2022	32,500	0	32,500			32,500S

*** 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
2025	0

Condition: Average
Part. Construct.: 20%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1411 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

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 1
Floor Area: 1,411
Total Base New : 225,233 E.C.F.
Total Depr Cost: 222,981 X 1.900
Estimated T.C.V: 423,664

(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 1.5 STORY Cls C Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 1411 SF Floor Area = 1411 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,411		
			Total:	211,521	209,406

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	-4,678	-4,631
Water/Sewer			
2000 Gal Septic	1	9,735	9,638
Water Well, 150 Feet	1	8,655	8,568
	Totals:	225,233	222,981

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 423,664
20% Completed => Est. True Cash Value 2025 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-861-004-00 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.
KRULL BRADFORD H	SCHROEDER KURT N & SARA W	150,000	03/10/2022	WD	03-ARM'S LENGTH	2022001492	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVOC	KRULL BRADFORD H	72,000	01/24/2022	WD	03-ARM'S LENGTH	2022000492	PROPERTY TRANSFER	100.0

Property Address
W KRULL CT

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 52

2025 Est TCV 193,477

Building Permit(s)	Date	Number	Status

Owner's Name/Address
SCHROEDER KURT N & SARA W
328 MARY AVE
GLEN ELLYN IL 60137

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/	100.00	380.97	1.0000	0.9674	2000	100		193,477
100 Actual Front Feet, 0.88 Total Acres					Total Est. Land Value =			193,477

Tax Description
UNIT 4 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Comments/Influences
Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-004-00, 006-00, 008-00, 001-00, 003-00;

Who	When	What
TPC	09/02/2021	INSPECTED
TPC	06/21/2018	INSPECTED
WAS	10/25/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	96,700	0	96,700			57,591C
2024	67,700	0	67,700			55,860C
2023	53,200	0	53,200			53,200S
2022	32,500	0	32,500			13,400C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-861-005-00 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.
KRULL BARRET P	SCHAEFER MICHAEL J & ALYS	120,000	12/22/2023	WD	03-ARM'S LENGTH	2023005578	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVOC	KRULL BARRET P	72,000	01/24/2022	WD	03-ARM'S LENGTH	202200493	PROPERTY TRANSFER	100.0

Property Address

W KRULL CT

Owner's Name/Address

SCHAEFER MICHAEL J & ALYSSA L
1124 WILLOW AVE
HOBOKEN NJ 07030

Class: RESIDENTIAL-VACAN Zoning: R-2 (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 52

2025 Est TCV 189,027

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/	100.00	347.11	1.0000	0.9451	2000	100		189,027
100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =			189,027

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 5 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00, 006-861-005-00, 006-861-006-00, 006-861-007-00, 006-861-008-00, 006-862-000-00, 006-862-001-00

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	94,500	0	94,500			68,252C
2024	66,200	0	66,200			66,200S
2023	52,000	0	52,000			52,000S
2022	32,500	0	32,500			13,400C

Who	When	What
TPC	06/30/2023	INSPECTED
TPC	06/21/2018	INSPECTED
WAS	10/25/2007	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-861-006-00 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.
FORD CAREY A	GREINEDER COLIN F & KOHNS	100,000	01/21/2022	WD	03-ARM'S LENGTH	2022000472	PROPERTY TRANSFER	100.0
HEMPHILL THEOLA K IRREVOC	FORD CAREY A	95,000	11/05/2021	WD	03-ARM'S LENGTH	2021008744	PROPERTY TRANSFER	100.0

Property Address
6120 W KRULL CT

Class: RESIDENTIAL-IMPRO Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 52
2025 Est TCV 821,461 TCV/TFA: 485.21

Building Permit(s)	Date	Number	Status
Electrical	05/25/2022	PE22-0364	100% FINIS
Electrical	02/11/2022	PE22-0090	100% FINIS
Mechanical	02/08/2022	PM22-0116	100% FINIS
Plumbing	02/08/2022	PP22-0040	100% FINIS

Owner's Name/Address
GREINEDER COLIN F & KOHNSTAMM SARAH
2024 GEDDES AVE
ANN ARBOR MI 48104

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/	100.00	339.64	1.0000	0.9400	2000	100		188,002
100 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	188,002

Tax Description
UNIT 6 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN 2022006687 2ND AMEND
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.29	4000	50	4,580
Total Estimated Land Improvements True Cash Value =				4,580

Comments/Influences
Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00,

Topography of Site

	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	94,000	316,700	410,700			350,854C
2024	65,800	289,600	355,400			340,305C
2023	51,700	272,400	324,100			324,100S
2022	32,500	0	32,500			32,500S

Who	When	What
TPC	05/23/2023	INSPECTED
TPC	12/08/2022	INSPECTED
TPC	05/12/2022	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: 1 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	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: 1693 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

1401	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
	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
Effec. Age: 2
Floor Area: 1,693
Total Base New : 337,747 E.C.F.
Total Depr Cost: 330,989 X 1.900
Estimated T.C.V: 628,879

(16) Porches/Decks

Area	Type
51	CCP (1 Story)
166	WPP

(17) Garage

Year Built: 2022
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

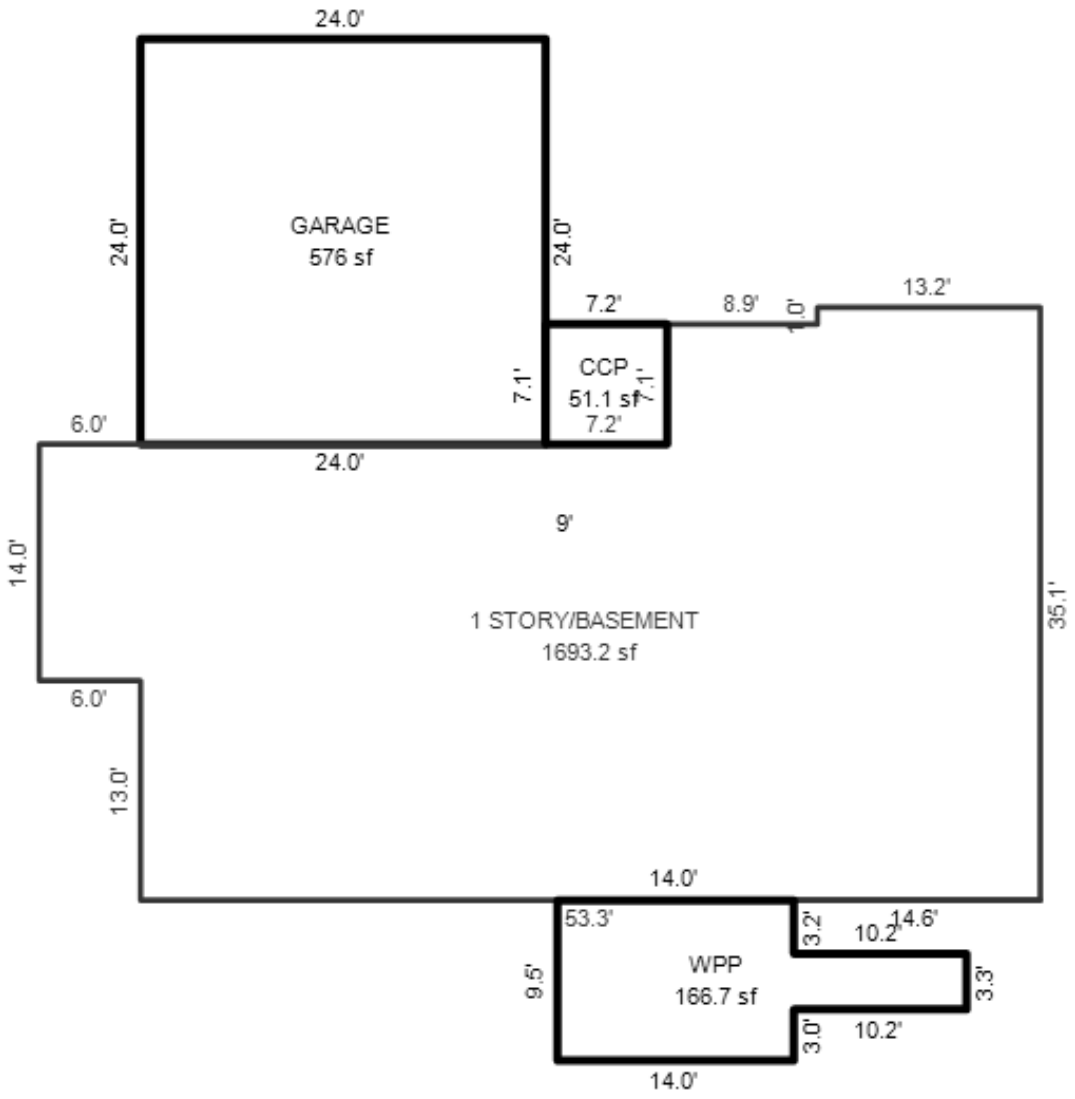
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 1693 SF Floor Area = 1693 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,693		
			Total:	253,236	248,170
Other Additions/Adjustments					
Recreation Room			1401	27,277	26,731
Basement, Outside Entrance, Below Grade			1	2,578	2,526
Plumbing					
Average Fixture(s)			1	1,486	1,456
3 Fixture Bath			1	4,678	4,584
Separate Shower			1	1,369	1,342
Water/Sewer					
1000 Gal Septic			1	4,899	4,801
Water Well, 100 Feet			1	5,849	5,732
Porches					
CCP (1 Story)			51	1,539	1,508
WPP			166	4,138	4,055
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	30,067	29,466
Common Wall: 1 Wall			1	-2,705	-2,651
Door Opener			1	550	539
Built-Ins					
Appliance Allow.			1	2,786	2,730
			Totals:	337,747	330,989

Notes:
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 1.900 => TCV: 628,879

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-861-007-00 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.
HEMPHILL THEOLA K IRREVOC	CONWAY PATRICK M & CHERYL	132,500	09/02/2021	WD	03-ARM'S LENGTH	2021007054	PROPERTY TRANSFER	100.0

Property Address

W KRULL CT

Owner's Name/Address

CONWAY PATRICK M & CHERYL L
1411 WOODLAND PLACE
PLYMOUTH MI 48170

Tax Description

UNIT 7 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00,

Class: RESIDENTIAL-VACAN | Zoning: R-2 (
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 52
2025 Est TCV 207,604

Building Permit(s)	Date	Number	Status
HOUSE	11/27/2022	LU22-37	EXPIRED

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/07/2023	INSPECTED
TPC	12/08/2022	INSPECTED
TPC	06/21/2018	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	505.02	1.0000	1.0380	2000	100		207,604
100 Actual Front Feet, 1.16 Total Acres					Total Est. Land Value =			207,604

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	103,800	0	103,800			36,941C
2024	72,700	0	72,700			35,831C
2023	57,100	0	57,100			34,125C
2022	32,500	0	32,500			32,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-861-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

W KRULL CT

Owner's Name/Address

HEMPHILL THEOLA K IRREVOCABLE TRUST
PO BOX 1468
ANN ARBOR MI 48106-1468

Tax Description

UNIT 8 MASTER DEED FOR NORTHWOOD GLEN CONDOMINIUM AS RECORDED L1329P889, 2021008248 AMEND GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. 2022006687 2ND AMEND
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00, 006-00, 008-00, 001-00, 003-00;

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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 #: 52

2025 Est TCV 198,211

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/21/2018	INSPECTED
WAS	10/25/2007	INSPECTED
WAS	08/31/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	93.33	516.20	1.0174	1.0437	2000	100		198,211
93 Actual Front Feet, 1.11 Total Acres					Total Est. Land Value =			198,211

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	99,100	0	99,100			15,230C
2024	69,400	0	69,400			14,773C
2023	54,500	0	54,500			14,070C
2022	55,000	0	55,000			13,400C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-862-001-00 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

6375 S KRULL LN

Owner's Name/Address

HEMPHILL THEOLA K IRREVOCABLE TRUST
PO BOX 1468
ANN ARBOR MI 48106-1468

Tax Description

UNIT 1 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00,

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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 #: 52
2025 Est TCV 2,235,723 TCV/TFA: 1198.7

Building Permit(s)	Date	Number	Status
Mechanical	05/17/2023	PM23-0418	100% FINIS

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/06/2023	INSPECTED
TPC	06/21/2018	INSPECTED
WAS	10/25/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	95.71	396.11	1.0000	0.8673	20000	100		1,660,227
96 Actual Front Feet, 0.87 Total Acres							Total Est. Land Value =	1,660,227

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	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	830,100	287,800	1,117,900			159,011C
2024	857,800	254,200	1,112,000			154,230C
2023	722,400	162,600	885,000			146,886C
2022	479,800	133,400	613,200			139,892C

*** 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 SHI	1977

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	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
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: 1327 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	X	Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard 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: 32
Floor Area: 1,327
Total Base New : 221,072 E.C.F.
Total Depr Cost: 150,330 X 2.700
Estimated T.C.V: 405,891

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 1280
% 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 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1327 SF Floor Area = 1327 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,327		
			Total:	155,488	105,734

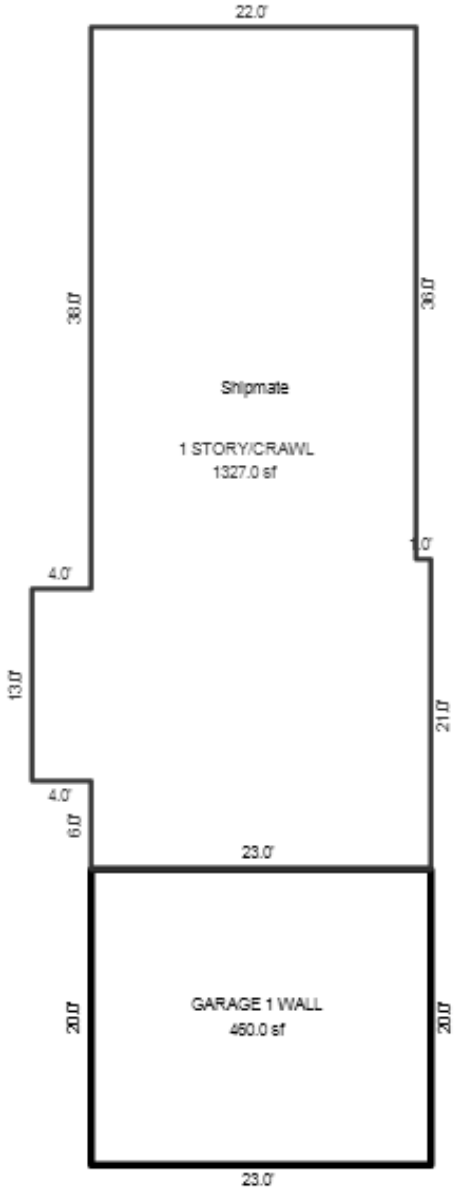
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,486	1,010
3 Fixture Bath	1	4,678	3,181
Water/Sewer			
1000 Gal Septic	1	4,899	3,331
Garages			
Class: C Exterior: Pole (Unfinished)			
Door Opener	1	550	374
Base Cost	1280	31,104	21,151
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	460	19,196	13,053
Common Wall: 1 Wall	1	-2,235	-1,520
Door Opener	1	550	374
Built-Ins			
Appliance Allow.	1	2,786	1,894
Fireplaces			
Wood Stove	1	2,570	1,748
	Totals:	221,072	150,330

Notes: 6375 SHIPMATE
ECF (4080 BIG GLEN) 2.700 => TCV: 405,891

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-862-001-00, Residential Building 1 Printed on 01/20/2025



*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1955 WHI	0

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	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
	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: Tile
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 538 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

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
	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: 538
Total Base New : 84,456 E.C.F.
Total Depr Cost: 59,113 X 2.700
Estimated T.C.V: 159,605

(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:

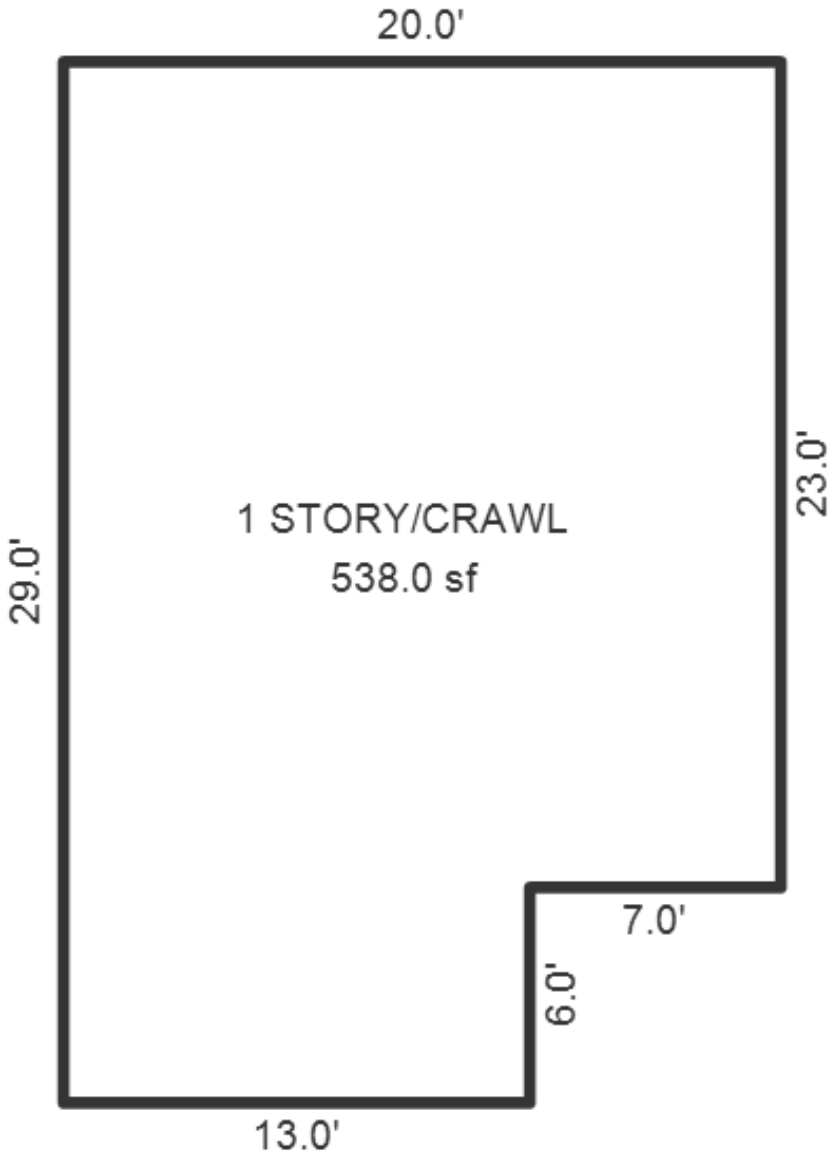
Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C-10 Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 538 SF Floor Area = 538 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	538		
			Total:	68,726	48,103
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	1,040
Water/Sewer					
1000 Gal Septic			1	4,899	3,429
Built-Ins					
Appliance Allow.			1	2,786	1,950
Fireplaces					
Exterior 1 Story			1	6,559	4,591
			Totals:	84,456	59,113

Notes: WHITECAP
ECF (4080 BIG GLEN) 2.700 => TCV: 159,605

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-862-002-00 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: RESIDENTIAL-IMPRO	Zoning: RESOR	Building Permit(s)	Date	Number	Status
6383 S KRULL LN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 52					
HEMPHILL THEOLA K IRREVOCABLE TRUST PO BOX 1468 ANN ARBOR MI 48106-1468	2025 Est TCV 2,034,563 TCV/TFA: 921.03					

Tax Description

UNIT 2 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00,

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	06/21/2018	INSPECTED
WAS	10/25/2007	INSPECTED
WAS	08/31/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	84.00	379.27	1.0000	0.8580	20000	100		1,441,362
84 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	1,441,362

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	720,700	296,600	1,017,300			169,674C
2024	744,700	267,600	1,012,300			164,573C
2023	627,100	201,900	829,000			156,737C
2022	435,100	165,500	600,600			149,274C

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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
1950 RAN	1987

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	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

	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: 400 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
X	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.	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: D
Effec. Age: 40
Floor Area: 400
Total Base New : 62,697 E.C.F.
Total Depr Cost: 37,618 X 2.700
Estimated T.C.V: 101,569

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1950
(11) Heating System: Space Heater
Ground Area = 400 SF Floor Area = 400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

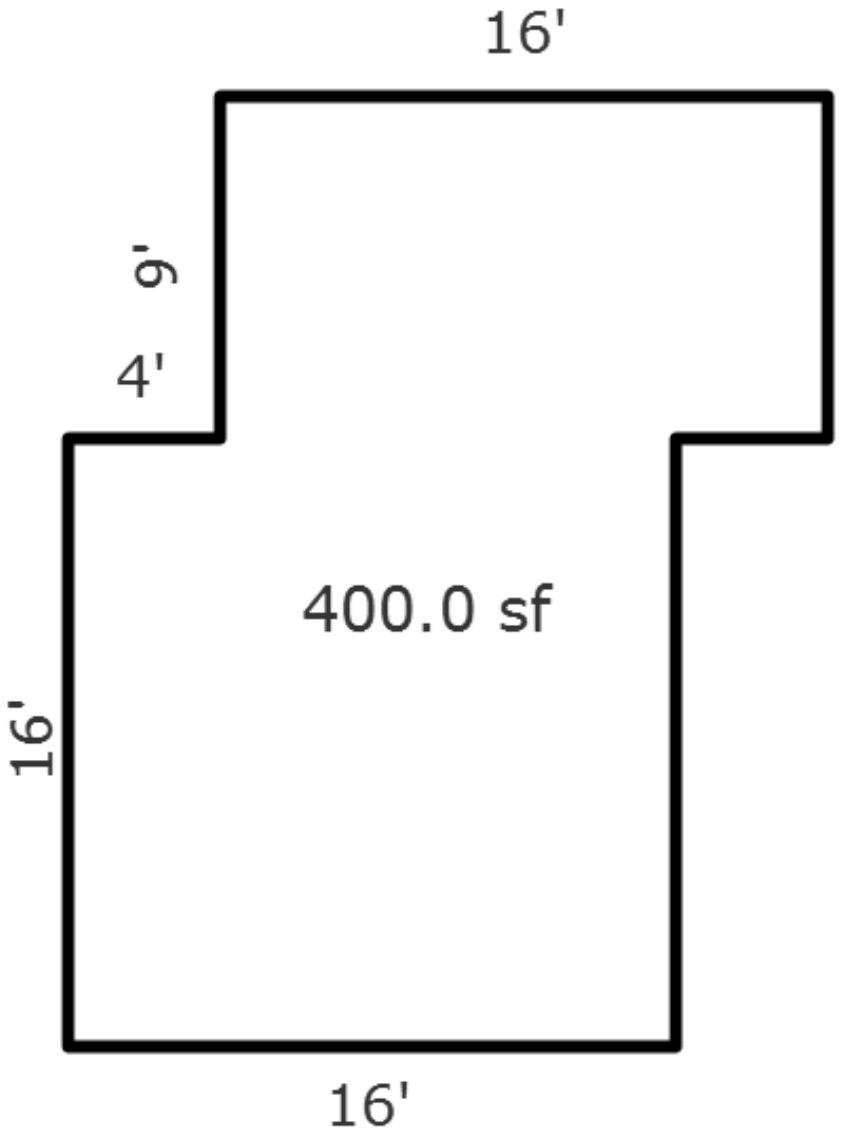
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	400		
			Total:	50,177	30,106

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,032	619
Water/Sewer			
1000 Gal Septic	1	4,293	2,576
Water Well, 100 Feet	1	5,545	3,327
Built-Ins			
Appliance Allow.	1	1,650	990
	Totals:	62,697	37,618

Notes: 6349 RANCHETTE
ECF (4080 BIG GLEN) 2.700 => TCV: 101,569

*** 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
1910 DRI	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	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
	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: Tile
Other: Carpeted
Other:

(6) Ceilings

(7) Excavation

Basement: 0 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

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (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
	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: D
Effec. Age: 40
Floor Area: 600
Total Base New : 85,434 E.C.F.
Total Depr Cost: 51,259 X 2.700
Estimated T.C.V: 138,399

(16) Porches/Decks

Area	Type
60	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:

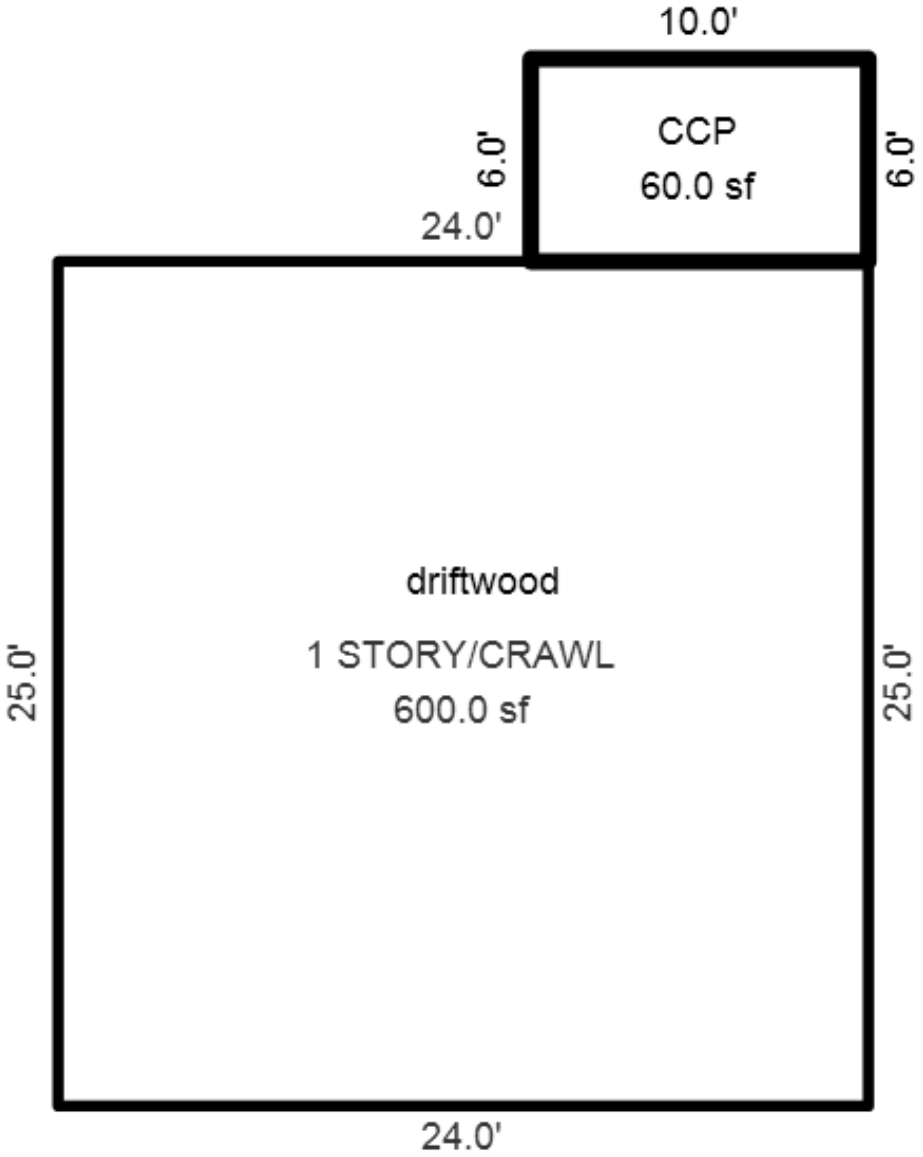
Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 600 SF Floor Area = 600 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	600		
			Total:	71,947	43,167
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,032	619
Water/Sewer					
1000 Gal Septic			1	4,293	2,576
Porches					
CCP (1 Story)			60	1,508	905
Built-Ins					
Appliance Allow.			1	1,650	990
Fireplaces					
Exterior 1 Story			1	5,004	3,002
			Totals:	85,434	51,259

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 138,399

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1956 LAK	1991

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	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
	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: Tile
Other: Carpeted

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 806 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

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
	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: 1,209
Total Base New : 214,959 E.C.F.
Total Depr Cost: 128,975 X 2.700
Estimated T.C.V: 348,233

(16) Porches/Decks

Area	Type
66	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

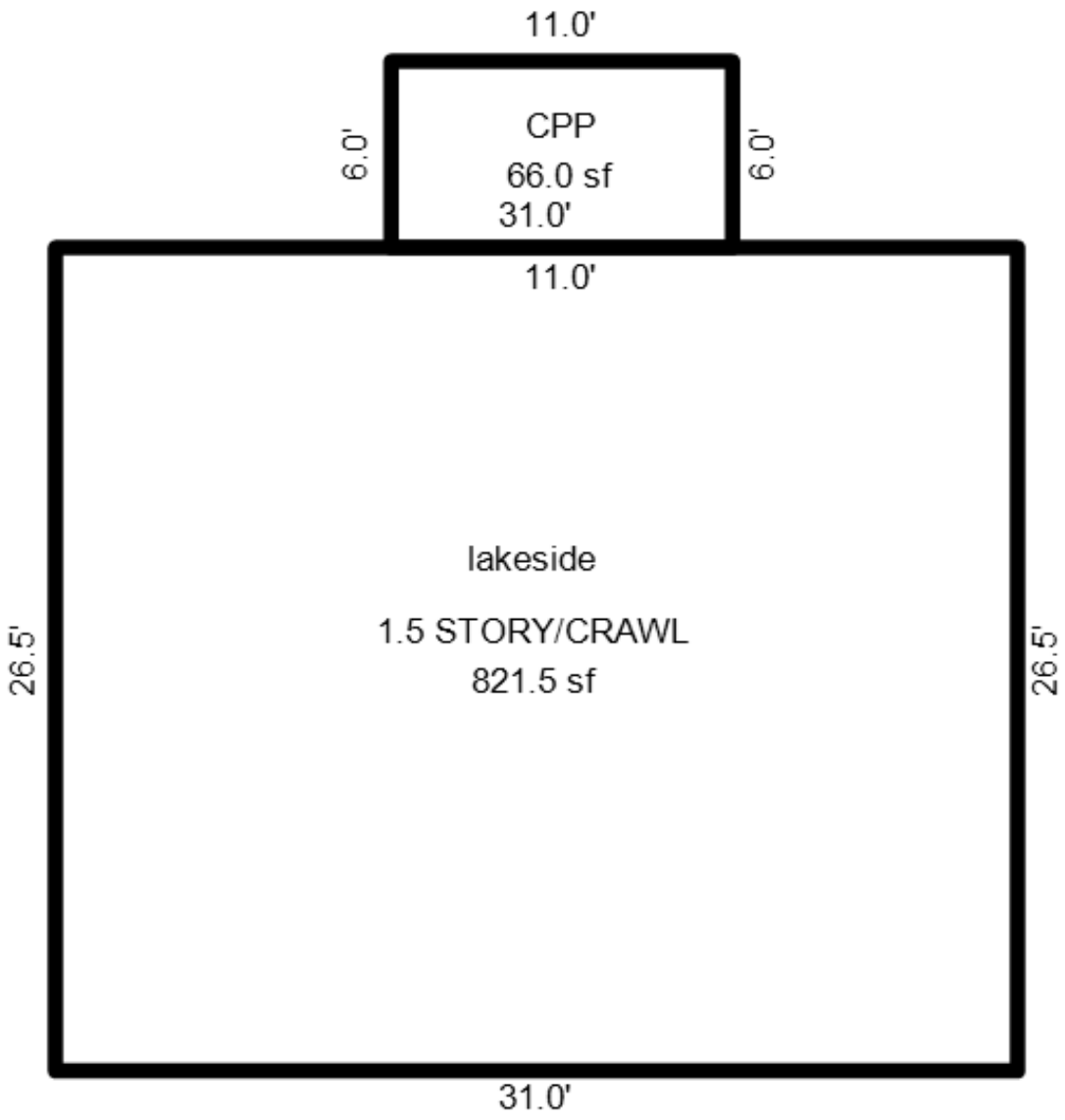
Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY Cls C Blt 1956
(11) Heating System: Forced Air w/ Ducts
Ground Area = 806 SF Floor Area = 1209 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	Crawl Space	806		
			Total:	144,574	86,745
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,486	892
Water/Sewer					
1000 Gal Septic			1	4,899	2,939
Porches					
CPP			66	1,519	911
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			1	550	330
Base Cost			1280	31,104	18,662
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			460	21,482	12,889
Built-Ins					
Appliance Allow.			1	2,786	1,672
Fireplaces					
Exterior 1 Story			1	6,559	3,935
			Totals:	214,959	128,975

Notes: 6383 LAKESIDE
ECF (4080 BIG GLEN) 2.700 => TCV: 348,233

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-862-003-00 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

6387 S KRULL LN

Owner's Name/Address

HEMPHILL THEOLA K IRREVOCABLE TRUST
PO BOX 1468
ANN ARBOR MI 48106-1468

Tax Description

UNIT 3 MASTER DEED FOR BLUE LINE SHORE CONDOMINIUM AS RECORDED L1329P833 GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN. AMEND 2024000620
SPLIT ON 06/22/2018 FROM 006-127-039-00;

Comments/Influences

Split/Comb. on 06/22/2018 completed 06/22/2018 TIM ;
Parent Parcel(s): 006-127-039-00;
Child Parcel(s): 006-861-000-00, 006-861-001-00, 006-861-002-00, 006-861-003-00, 006-861-004-00,

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPRO | Zoning: RESOR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 52

2025 Est TCV 1,618,966 TCV/TFA: 1700.5

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	06/21/2018	INSPECTED
WAS	10/25/2007	INSPECTED
WAS	08/31/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 20000	70.00	488.60	1.0000	0.9140	20000	100		1,279,652
70 Actual Front Feet, 0.79 Total Acres							Total Est. Land Value =	1,279,652

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	639,800	169,700	809,500			151,727C
2024	661,200	144,500	805,700			147,165C
2023	556,800	108,300	665,100			140,158C
2022	397,800	90,600	488,400			133,484C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1957 SEA	0

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	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
	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: Tile
Other: Carpeted

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 952 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		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
	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 952
Total Base New : 127,339 E.C.F.
Total Depr Cost: 70,036 X 2.700
Estimated T.C.V: 189,097

(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 CD Blt 1957
(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

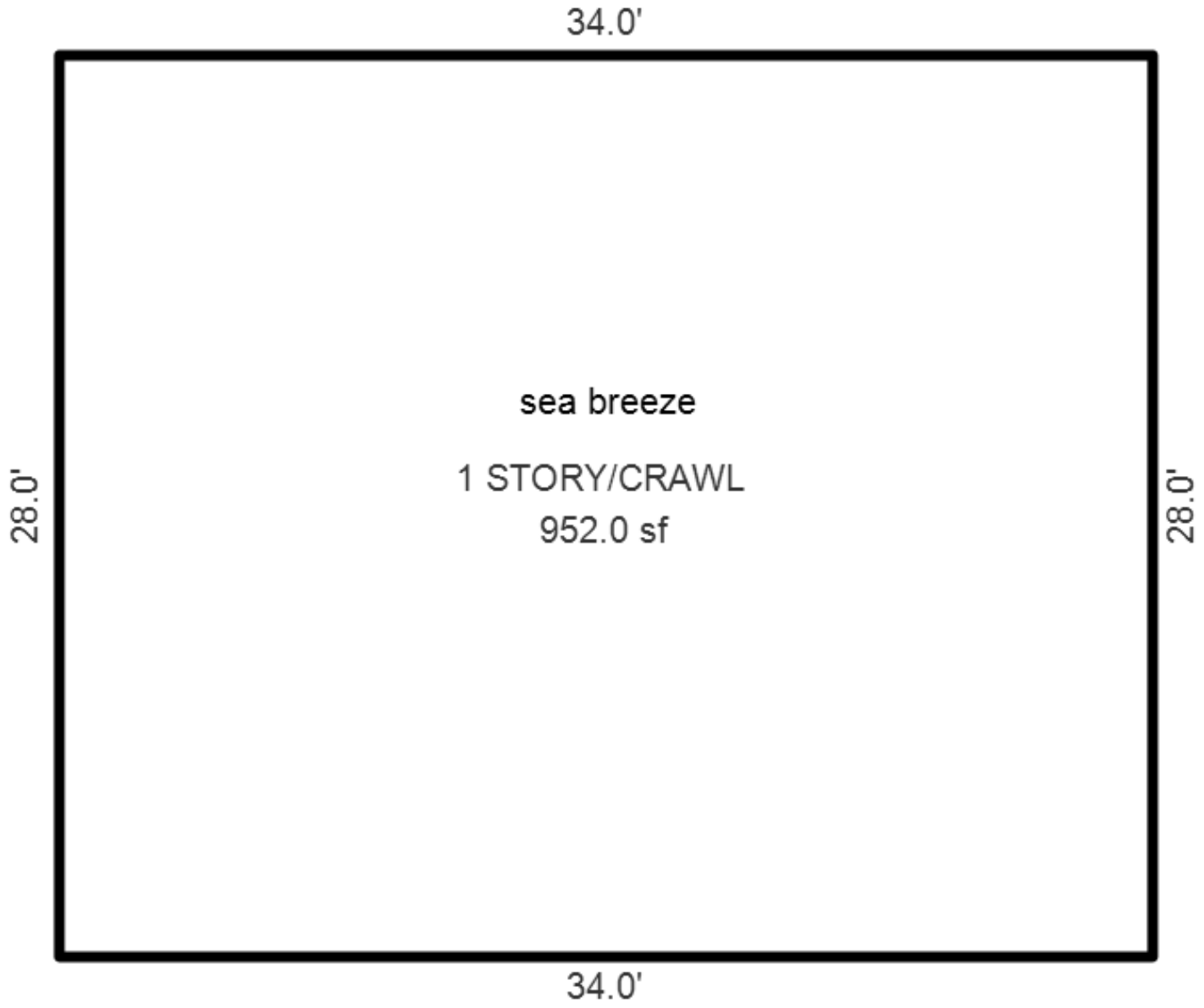
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	952		
			Total:	113,824	62,603

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,238	681
Water/Sewer			
1000 Gal Septic	1	4,582	2,520
Built-Ins			
Appliance Allow.	1	1,947	1,071
Fireplaces			
Exterior 1 Story	1	5,748	3,161
	Totals:	127,339	70,036

Notes: 6387 SEA BREEZE
ECF (4080 BIG GLEN) 2.700 => TCV: 189,097

*** 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 : 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: 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	100	53,784
ECF (4080 BIG GLEN)	2.700 => TCV of Bldg:	1	=		145,217

(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: 45-006-898-001-01 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.
AMERICAN TOWER CORPORATIO	NEW PAR DBA VERIZON WIREL	0	03/18/2011	OTH	33-TO BE DETERMINED	1082-459	OTHER	0.0

Property Address

6401 W STATE ST

Owner's Name/Address

AMERICAN TOWER CORPORATION
SITE 6573
PO BOX 723597
ATLANTA GA 31139

Class: COMMERCIAL BUILDI Zoning: REC O

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 94,624

Building Permit(s)	Date	Number	Status
Commercial Add/Alter/Repai	09/13/2024	PB24-0477	0%
COMMERCIAL ADD/ALT	06/06/2011	LU11-2226	100% FINIS

Tax Description

BUILDING ON LEASED LAND LOCATED ON 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N

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County of Leelanau, Michigan

Improved | X | Vacant

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00 Total Acres			Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	08/23/2018	INSPECTED
TPC	01/07/2011	INSPECTED
TPC	02/26/2009	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	0	47,300	47,300			37,780C
2024	0	45,300	45,300			36,645C
2023	0	34,900	34,900			34,900S
2022	0	33,700	33,700			33,700S

*** Information herein deemed reliable but not guaranteed***

Bought During 2006	Bldgs. on Leased Land 80,190*118%
Prior Total	80,190
TCV->	94,624

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	80,190	TBL	94,624
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New= 80,190 TCV= 94,624 Assessed Value= 47,300

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-898-002-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 01/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

6401 W STATE ST

Owner's Name/Address

AT&T MOBILITY LLC
AT&T PROPERTY TAX DEPT
1010 PINE 6E-L-01
SAINT LOUIS MO 63101

Tax Description

BUILDING ON LEASED LAND LOCATED ON 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E 79.89 FT TH N 00 DEG 07'39" E 99.19 FT TO POB SEC 27 T29N R14W.

Comments/Influences

PPS AT 900-002-02 & 900-006-00

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County of Leelanau, Michigan

Class: COMMERCIAL BUILDI Zoning: NONE

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 39,150 TCV/TFA: 130.94

Building Permit(s)	Date	Number	Status
Commercial Add/Alter/Repai	11/26/2024	PB24-0600	100% FINIS
SHED	10/11/2010	LU10-2204	100% FINIS
SHED	09/22/2006	2072-06	

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 08/23/2018 INSPECTED

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			0.00 Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	0	19,600	19,600			19,600S
2024	0	20,900	20,900			20,157C
2023	0	20,900	20,900			19,198C
2022	0	18,300	18,300			18,284C

*** Information herein deemed reliable but not guaranteed***

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	39,150	TBL	39,150
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New= 39,150 TCV= 39,150 Assessed Value= 19,600

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D
Floor Area: 299
Gross Bldg Area: 299
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 5
Physical %Good: 82
Func. %Good : 100
Economic %Good: 100

2011 Year Built
Remodeled

Overall Bldg Height

Comments:
AT&T REPORTS 2010
ORIGINAL CAPITALIZED
COST $4,057.57

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 299
Ave. Perimeter: 77
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: 77

Base Rate for Upper Floors = 41.98

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.61 100%
Adjusted Square Foot Cost for Upper Floors = 60.59

Total Floor Area: 299 Base Cost New of Upper Floors = 18,116

Reproduction/Replacement Cost = 18,116
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 14,855
Cost Estimate over-riden by Assessor. Flat value of 26,100 used

ECF (2201 COMMERCIAL) 1.500 => TCV of Bldg: 1 = 39,150
Replacement Cost/Floor Area= 60.59 Est. TCV/Floor Area= 130.94

(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***

Parcel Number: 45-006-898-002-10 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.

Property Address

6401 W STATE ST

Owner's Name/Address

CELLCO PARTNERSHIP
DBA VERIZON WIRELESS
PO BOX 2549
ADDISON TX 75001

Tax Description

BUILDING ON LEASED LAND LOCATED ON 006-127-027-30 PARCEL B PRT OF NE 1/4 SEC 27 COM AT NE COR SD SEC TH ALG N LN SD SEC N 88 DEG 29'34" W 1507.97 FT TO POB TH CONT ALG SD N LN N 88 DEG 29'34" W 439.22 FT TH S 36 DEG 19'20" W 294.07 FT TH S 40 DEG 43'16" E 126.34 FT TH 127.18 FT ALG ARC CURVE TO RIGHT (CHORD=N 73 DEG 15'52" E 123.04 FT) TH 63.64 FT ALG ARC CURVE TO LEFT (CHORD=S 83 DEG 59'08" E 63.62 FT) TH 31 FT ALG ARC CURVE TO LEFT (CHORD=N 57 DEG 47'06" E 29.05 FT) TH 288.0 FT ALG ARC CURVE TO RIGHT (CHORD=N 63 DEG 37'31" E 263.71 FT) TH N 14 DEG 58'26" E 42.94 FT TH N 76 DEG 11'55" E 79.89 FT TH N 00 DEG 07'39" E 99.19 FT TO POB SEC 27 T29N R14W.

Comments/Influences

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Class: COMMERCIAL BUILDI Zoning: COM (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2025 Est TCV 23,434 TCV/TFA: 72.10

Building Permit(s)	Date	Number	Status
COMMERCIAL ADD/ALT	04/12/2011	110046	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 08/23/2018 INSPECTED

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	0	11,700	11,700			8,992C
2024	0	14,300	14,300			8,722C
2023	0	13,500	13,500			8,307C
2022	0	10,200	10,200			7,912C

*** Information herein deemed reliable but not guaranteed***

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	23,434	TBL	23,434
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New= 23,434 TCV= 23,434 Assessed Value= 11,700

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D
Floor Area: 325
Gross Bldg Area: 325
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 5
Physical %Good: 82
Func. %Good : 100
Economic %Good: 100

2011 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: No Heating or Cooling 0%
Ave. SqFt/Story: 325
Ave. Perimeter: 77
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: 77
Overall Building Height: 8

Base Rate for Upper Floors = 40.62

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.00 100%
Adjusted Square Foot Cost for Upper Floors = 58.62

Total Floor Area: 325 Base Cost New of Upper Floors = 19,052

Reproduction/Replacement Cost = 19,052
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 15,623

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

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:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
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		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***

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-898-004-00 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	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S WOODRIDGE DR	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15					
CENTURYTEL OF MICHIGAN INC CENTURY TELEPHONE OF MICHIGAN 4399 N HURON RD PINCONNING MI 48650	2025 Est TCV 0 TCV/TFA: 0.00					

X Improved | Vacant

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

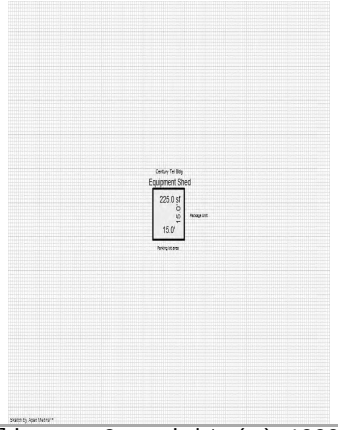
Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Tax Description

BLL ON HOMESTEAD SITE - BEACH PARKING LOT AREA - 114-016-45

Comments/Influences

STATE ASSESSES



Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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	08/23/2018	INSPECTED
WAS	01/25/2008	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***

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	17,705	TBL	17,705
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0

Total Cost New= 17,705 TCV= 17,705 Assessed Value= 8,900

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
Floor Area: 225
Gross Bldg Area: 225
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 8
Physical %Good: 72
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: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 225
Ave. Perimeter: 60
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,Pole Quality: Average
Stories: 1 Story Height: 8 Perimeter: 60

Base Rate for Upper Floors = 36.74

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.95 100%
Adjusted Square Foot Cost for Upper Floors = 55.69

Total Floor Area: 225 Base Cost New of Upper Floors = 12,530

Reproduction/Replacement Cost = 12,530
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 9,022

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WD DECK	6.60	634	1.00	39	1,632
TW DECK	2.00	225	1.00	90	405
EXTRA SHEATHING	1.09	225	1.06	90	234
INSULATION	0.73	225	1.06	90	157
LIGHTING	1.65	225	1.06	90	354

ECF (2202-H COMMERCIAL HOMESTEAD) 1.500 => TCV of Bldg: 1 = 17,705
Replacement Cost/Floor Area= 79.96 Est. TCV/Floor Area= 78.69

(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

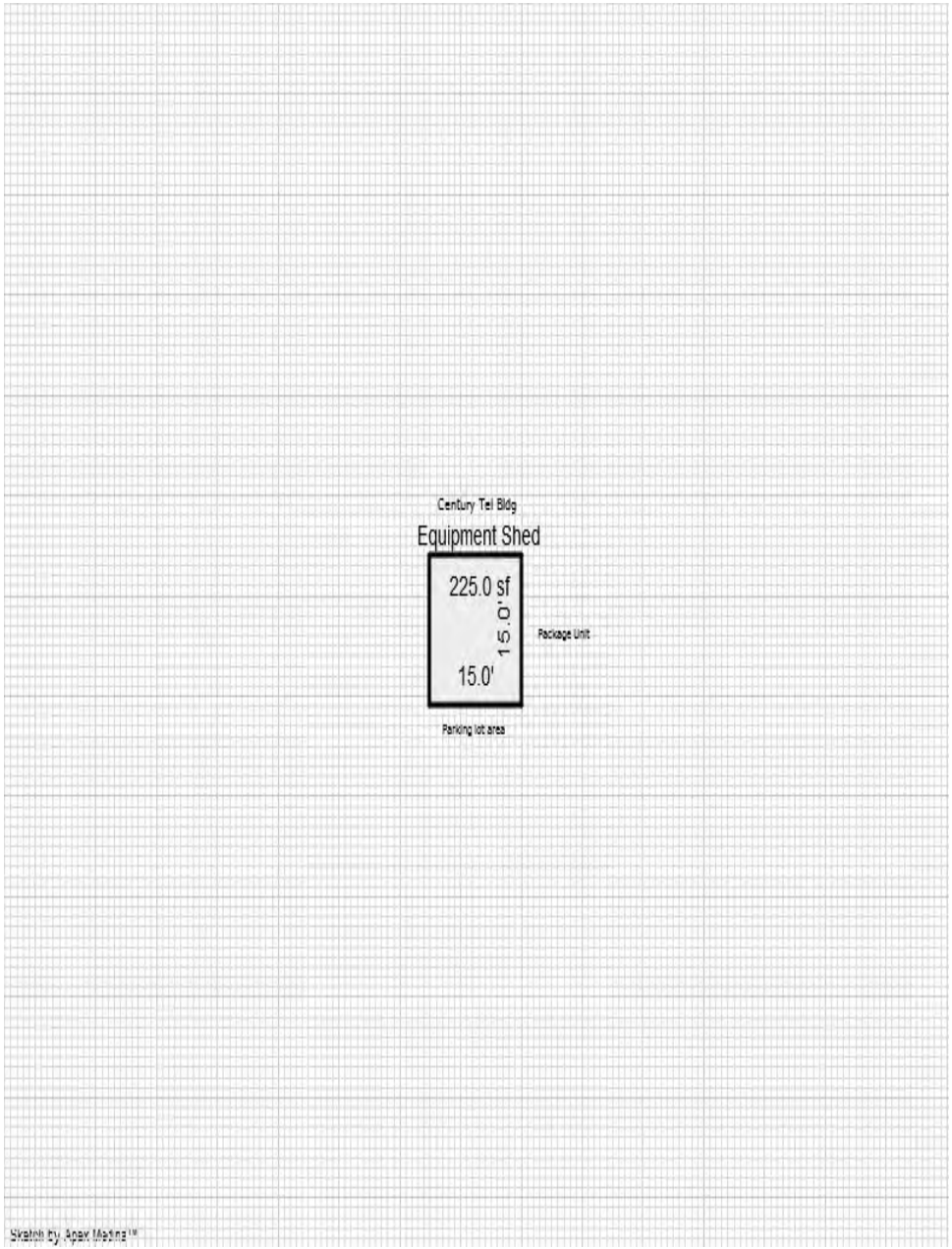
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***