

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	
PORT ONEIDA RD		School: GLEN LAKE COMMUNITY SCH DIST					ELECTRICAL			12/04/2002	PE02-0798		
		P.R.E. 0%					MECHANICAL			06/17/2002	PM02-0383		
Owner's Name/Address		MAP #: 8											
US GOVT NATL PARK		2026 Est TCV 0											
SLEEPING BEAR DUNES NATL LAKE SHR													
9922 W FRONT ST		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
EMPIRE MI 49630		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					4085 ACRE TBL	LK MI				106.320 Acres	42,000	100	
Tax Description					106.32 Total Acres Total Est. Land Value = 4,465,440								
L179 P10 L562 P763/00 L637 P325/02 SURVEY		X											
L8 P185 TRACT 34-181 GOVT LOT 2 SEC 1 EXC													
BEG AT PT ON NLY R/W LN OF PUBLIC RD													
WHICH IS 2735.55 FT N OF & 2484.41 FT W													
OF SE COR SD SEC TH N 26 DEG 07' E													
1088.01 FT M/L TH N 89 DEG 38' W TO SHR													
LK MICHIGAN TH SWLY ALG SD SHR 975.00 FT													
M/L TH S 68 DEG 33' E 185.08 FT TH S 21													
DEG 27' W 17.00 FT TH S 68 DEG 33' E													
139.56 FT TO POB ALSO EXCPRT BEG AT NE													
COR GOVT LOT 3 TH E ALG S LN GOVT LOT 2		X											
TO SLY R/W LN OF PUBLIC RDTH ALG SD R/W N													
68 DEG 33' W 210.00 FT M/L & S 21 DEG 27'													
W 17.00 FT & N 68 DEG33' W TO SHR LK													
MICHIGAN TH SWLY ALG SD SHR TO S LN SD													
GOVT LOT 2 TH E ALG SD S LN TO POB ALSO													
EXC N 5.00 ACRES OF GOVT LOT 2 ALSO SE													
1/4 OF NE 1/4 SEC 1 ALSO N 1/2 OF SE 1/4													
SEC 1 EXC BEG AT SWCOR SD N 1/2 OF SE													
1/4(SD POB ALSO BEINGSE COR GOVT LOT 3 SD													
SEC) TH N 33 DEG 19' E 1407.30 FT M/L TO		X											
BALANCE OF DESCRIPTION ON FILE													
Comments/Influences													
		who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		TPC 04/28/2017 INSPECTED			2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2024	0	0	0			0		
					2023	0	0	0			0		
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County of Leelanau, Michigan													

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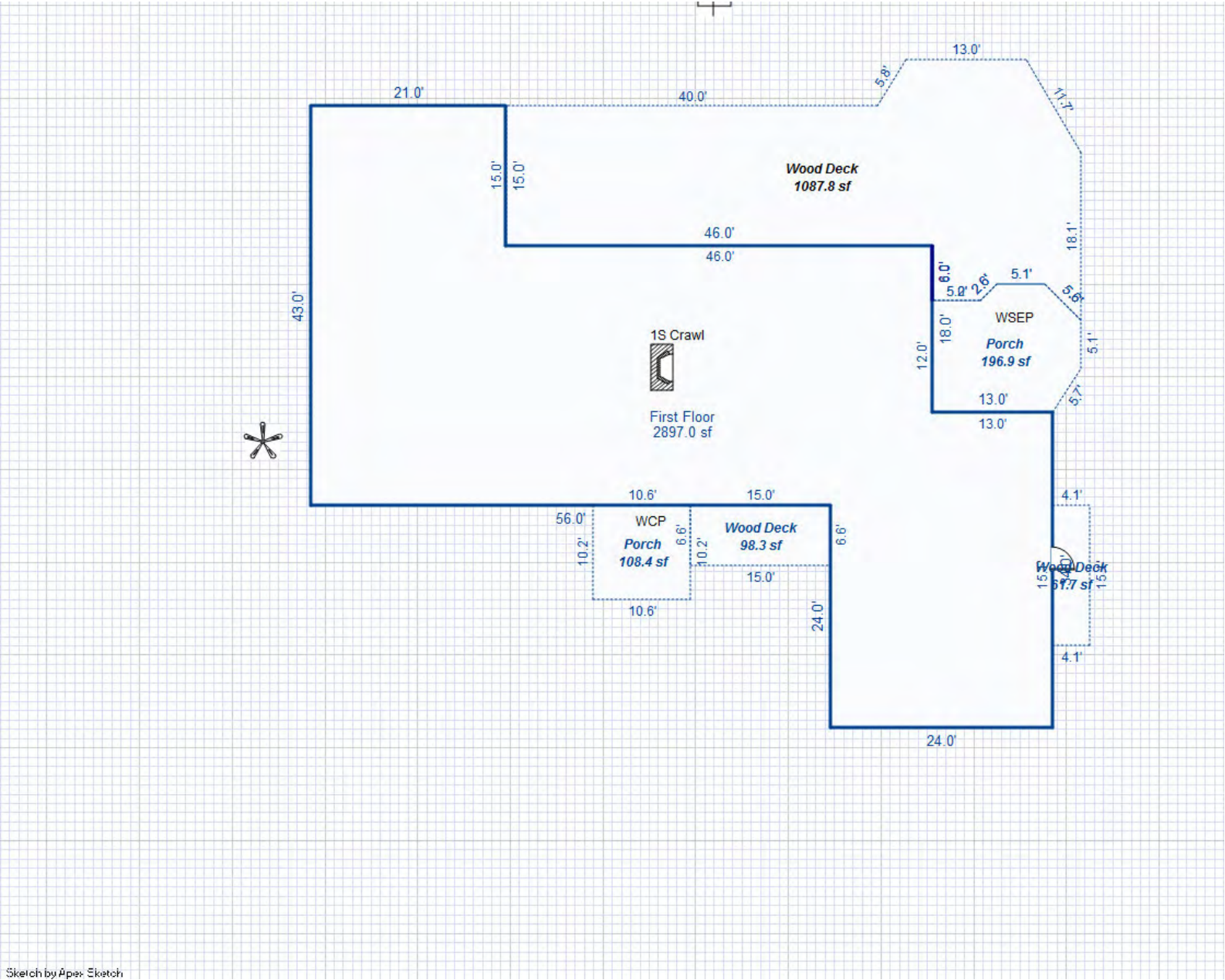
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status			
LANE RD		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 8									
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCv 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors * APPROX 1.66 AC							
				Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			LK MI "A" 21000 228.93 315.86 0.8047 0.9007 21000 50 PARK EXEMPT USE1,742,197						
PRT GOVT LOT 2 BEG AT PT ON NLY R/W LINE OF HWY 2737.55 FT N & 2484.41 FT W OF SE COR SEC 1 TH N 68 DEG 33' W ALONG R/W 139.56 FT TH N 21DEG 27' E ALONG R/W 17 FT TH N 68 DEG 33' W ALONG R/W LINE 185.08 FT TO SHORE LAKE MICH TH N 33 DEG 01' E ALONG SHORE 228.93 FT TH S 68 DEG 33' E 298.44 FT TH S 26 DEG 07' W 242.06 FT TO BEG EX 10.03 FT R/W TO BAKER SEC 1 T29N R14W 1.66 A.					229 Actual Front Feet, 1.66 Total Acres Total Est. Land Value = 1,742,197						
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain									
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 04/28/2017 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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					2023	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RICHARDSON	HENRY	320,000	12/09/1991	WD	03-ARM'S LENGTH	333:150	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*		Building Permit(s)		Date	Number	Status	
2656 S LANE RD		School: GLEN LAKE COMMUNITY SCH DIST				ADDITION/ALTERATION		06/18/2012	PB12-0113	100% FINIS	
		P.R.E. 0%				Mechanical		04/24/2012	PM12-0127		
Owner's Name/Address		MAP #: 8				Mechanical		04/17/2012	PM12-0115		
HENRY GREGORY L & MARGENE ANN 200 PEARL ST FRANKLIN TN 37064		2026 Est TCV 3,551,327 TCV/TFA: 1002.3				Electrical		02/17/2012	PE12-0046		
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements			* Factors *						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
L333 P150/91 PRT GOVT LOT 2 BEG AT PT 2954.91 FT N & 2377.84 FT W OF SE COR SEC 1 TH N 68 DEG 33' W 298.44 FT TO SHR LAKE MICHIGAN TH N 33 DEG 01' E ALG SHR 152.62 FT TH S 68 DEG 33' E 280.05 FT TH S 26 DEG 07' W 150 FT TO POB EXC 10.03 FT R/W TO BAKER ON SE SIDE TOGETHER WITH NON-EXCLUSIVE EASEMENT SEC 1 T29N R14W 1 A M/L.					LK MI "A" 21000 152.62 289.47 0.8906 0.8812 21000 100 2,515,280 153 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 2,515,280						
Comments/Influences		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			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 97 4,850 Total Estimated Land Improvements True Cash Value = 4,850						
		Topography of Site									
		Who	When	What	2026	1,257,600	518,100	1,775,700			563,814C
		TPC	01/02/2013	INSPECTED	2025	1,197,800	498,100	1,695,900			548,992C
		WAS	02/09/2008	INSPECTED	2024	1,078,000	489,900	1,567,900			532,485C
		WAS	09/14/2007	INSPECTED	2023	958,200	369,000	1,327,200			507,129C

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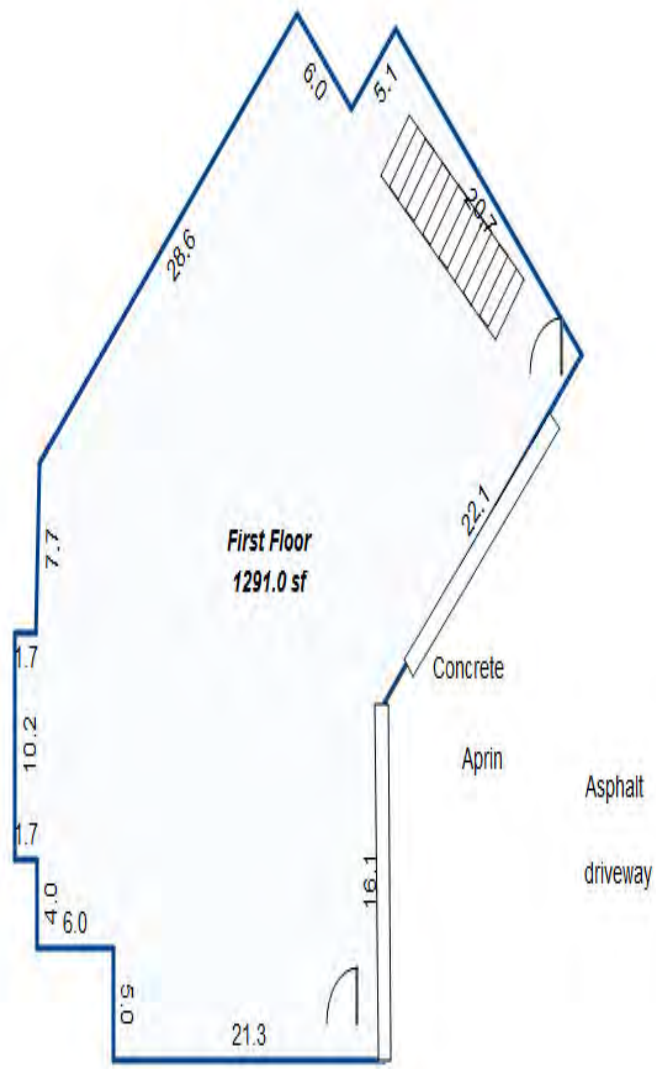
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1291 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
			0 Front Overhang																	
			0 Other Overhang																	
	Wood Frame		(4) Interior			Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace		Class: C +10 Effec. Age: 35 Floor Area: 646 Total Base New : 115,975 Total Depr Cost: 75,383 Estimated T.C.V: 203,534		E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:					
	Trim & Decoration																			
	Ex		Ord			Min														
	Building Style: 2 STORY		Size of Closets			Lg		Ord		Small		No Heating/Cooling		Total Base New : 115,975 Total Depr Cost: 75,383 Estimated T.C.V: 203,534		E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:			
	Yr Built 1953		Remodeled 1992			Condition: Average														
	Room List		Doors			Solid		H.C.												
	3		Basement			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 646 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 0.5 Story Siding Overhang 1291 Total: 49,458 32,148		Cls C 10 Blt 1953						
1st Floor			Kitchen:			0 Amps Service														
(1) Exterior		2nd Floor		Other:			No./Qual. of Fixtures			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 2 5,562 3,615 Plumbing Average Fixture(s) 1 1,451 943 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,075 699 Base Cost 1291 55,836 36,293 Fireplaces Prefab 1 Story 1 2,593 1,685 Totals: 115,975 75,383		Notes: GARAGE W/ LIVING ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 203,534								
		Bedrooms		Other:			Ex. Ord. Min													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 49,458 32,148		Cls C 10 Blt 1953				
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
Many Avg. Few Large Avg. Small		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish									Notes: GARAGE W/ LIVING ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 203,534									
(3) Roof		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)									Notes: GARAGE W/ LIVING ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 203,534									
Gable Hip Flat Gambrel Mansard Shed																				
Asphalt Shingle		(10) Floor Support									Notes: GARAGE W/ LIVING ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 203,534									
Chimney:		Joists: Unsupported Len: Cntr.Sup:																		

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Sketch by Apex Medina™

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Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status			
LANE RD		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 8									
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
LK MI "A"	21000			608.48	287.07	0.6302	0.8794	21000	50	PARK EXEMPT USE	3,541,018
Tax Description				608 Actual Front Feet, 4.01 Total Acres		Total Est. Land Value =		3,541,018			
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
Ravine											
Wetland											
Flood Plain											
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
2024	0	0	0			0					
2023	0	0	0			0					
Who When What											
TPC 04/28/2017 INSPECTED											
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status					
LANE RD		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 9											
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				LK MI "A"	21000	1346.00	0.00	0.5168	0.0000	21000	100		0
				4085 ACRE TBL LK MI			30.630	Acres	42,000	100			1,286,460
				1346 Actual Front Feet,	30.63	Total Acres		Total Est. Land Value =				1,286,460	
Tax Description													
L177 P603 L179 P439 8/75 PRT OF SE 1/4 & GOVT LOTS 2 & 3 COM ON SLY R/W PUB RD 2446.87 FT N & 1924.73 FT W OF SE COR SEC TH S 33 DEG 19' W 1341.3 FT M/L TO S LN LT 3 TH N 88 DEG 49' W ON S LN 926.60 FT TO SHR LK MICH TH N 28 DEG 09' E ON SHR 1346.32 FT TH CONT ALG SHR N 24 DEG 56' E 297.00 FT TO SLY R/W OF PUB RD TH ALG SLY LN PUB RD S 68 DEG 33' E 203.3 FT TH N 21 DEG 27' E 17 FT TH S 68 DEG 33' E 766.50 FT TO POB SEC 1 T29N R14W 30.63 A M/L.													
Comments/Influences		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X	Waterfront										
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who		When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
TPC 04/28/2017		INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan				2024	0	0	0			0			
				2023	0	0	0			0			

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			
MILLER HILL RD		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
US GOVT NATL PARK		MAP #: 9												
SLEEPING BEAR DUNES NATL LAKE SHR		2026 Est TCV 0												
9922 W FRONT ST		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
EMPIRE MI 49630		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L191 P574/77 L184 P810/76 L200 P474/78					LK MI "A"	21000	1350.00	0.00	0.5164	0.0000	21000	100		0
L189 P609/77 L180 P728/75 L180 P675/75 S					4085 ACRE TBL LK MI			89.380	Acres	42,000	100		3,753,960	
1/2 OF S 1/2 OF SE 1/4 EXC 1 A SQ IN SE					1350 Actual Front Feet,	89.38	Total Acres			Total Est.	Land Value =		3,753,960	
SEC COR & EXC COM SE SEC COR TH N 259.37														
FT TO C/L CO RD TH N 49 DEG 58' E30" W		Topography of Site												
126.51 FT ON C/L FOR POB TH ON C/L N 49														
DEG 58' 30" W 451.36 FT TH S 51 DEG 39' W														
260.95 FT TH S 22 DEG 09' 30" E 143.65 FT														
TH N 89 DEG 27' 10" E 496.03 FT TO POB														
ALSO S 10 A OF N 1/2 OF S 1/2 OF SE 1/4		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
ALSO COM AT THE SE COR SEC 1 TH N 206.29														
FT TH N 49 DEG 31' W 711.52 FT TH N 32														
DEG 48' W 140.30 FT FOR POB TH S 89 DEG														
55' W 438.39 FT TH N 58 DEG 13' E 369.65														
FT TO C/L OF HWY TH S 32 DEG 48' E ALG					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
C/L HWY 235.81 FT TO POB ALSO ALL OF GOVT					2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
LOT 4 EXC PRT COM AT NE COR OF W FRL 1/2					2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
OF FRL NW 1/4 OF SEC 12 TH N 67 DEG 01' W					2024	0	0	0			0			
					2023	0	0	0			0			
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Licensed To: Township of Glen Arbor,		PSC 03/12/2025			INSPECTED									
County of Leelanau, Michigan		TPC 04/28/2017			INSPECTED									
		TPC 10/12/2017			INSPECTED									

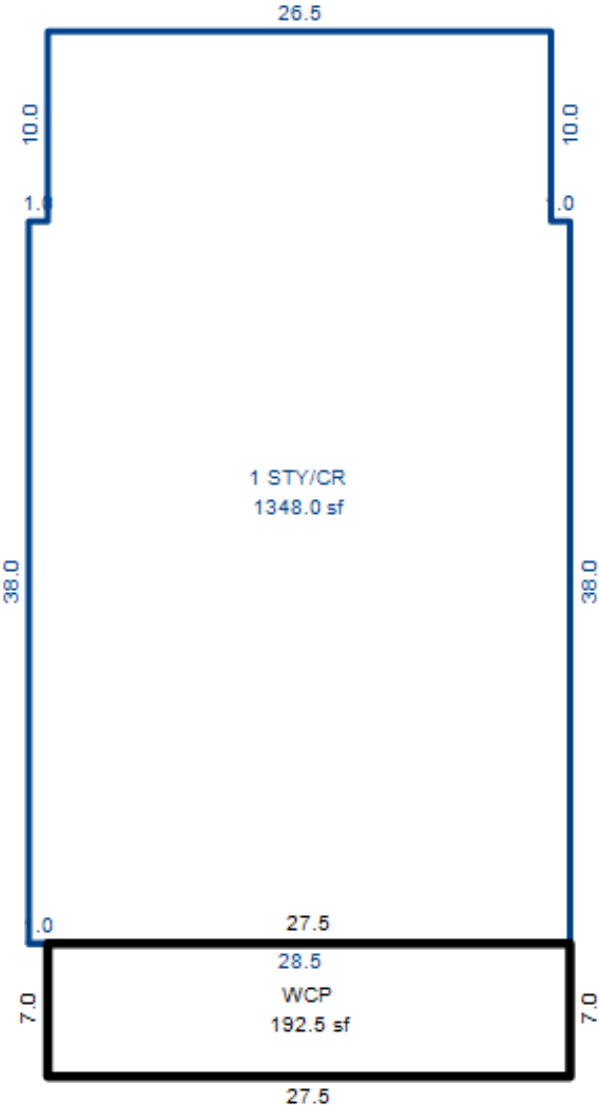
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
KELDERHOUSE THOMAS	SCHOOL DISTRICT NO 10	0		03/03/1896	WD	03-ARM'S LENGTH		23P403	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO			Zoning: AG (*		Building Permit(s)		Date	Number	Status				
2896 S PORT ONEIDA RD		School: GLEN LAKE COMMUNITY SCH DIST			Electrical		05/18/2023		PE23-0329	100% FINIS					
P.R.E. 0%					Electrical		07/20/2022		PE22-0525	100% FINIS					
Owner's Name/Address		MAP #: 10			Electrical		05/24/2022		PE22-0355	CANCELED					
GLEN LAKE COMMUNITY SCHOOL 3375 W BURDICKVILLE RD MAPLE CITY MI 49664		2026 Est TCV 0 TCV/TFA: 0.00													
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L23 P403 PRT S 1/2 OF SE 1/4 BEG SE SEC COR TH W 208.7 FT TH N 208.7 FT TH E 208.7 FT TH S 208.7 FT TO POB SEC 1 T29N R14W 1 A.					<Site Value A> IRREGULAR SITE		200000		100						200,000
Comments/Influences					209 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =								200,000
TOURS AND HISTORICAL VISITS FOR SCHOOL CHILDREN AND PUBLIC															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					TPC 05/22/2023 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					TPC 08/12/2022 INSPECTED			2024	0	0	0			0	
		TPC 10/12/2017 INSPECTED			2023	0	0	0			0				
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family		Eavestrough		X	Gas	Oil	Elec.	1	Appliance Allow.		Interior 1 Story		193	WCP	(1 Story)	Year Built:				
	Mobile Home		Insulation			Wood	Coal	Steam		Cook Top		Interior 2 Story						Class: CD			
	Town Home		0 Front Overhang			Forced Air w/o Ducts				Dishwasher		2nd/Same Stack							Effec. Age: 45		
	Duplex		0 Other Overhang			Forced Air w/ Ducts				Garbage Disposal		Two Sided								Floor Area: 1,348	
	A-Frame					Forced Hot Water				Bath Heater		Exterior 1 Story									Total Base New : 203,360
Wood Frame		(4) Interior		Electric Baseboard			Vent Fan		Exterior 2 Story		Total Depr Cost: 55,923	E.C.F. X 2.000	Bsmnt Garage:								
		Drywall		Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story					Estimated T.C.V: 111,846		Carport Area:					
Building Style:		Paneled		Radiant (in-floor)			Unvented Hood		Prefab 2 Story		Roof:										
1 STORY				Electric Wall Heat			Vented Hood		Heat Circulator			Cls CD	Blt 1850								
Yr Built	Remodeled	Trim & Decoration		Space Heater			Intercom		Wood Stove		Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Ground Area = 1348 SF	Floor Area = 1348 SF.	Phy/Ab.Phy/Func/Econ/Comb. % Good=55/50/100/100/27.5	Building Areas	Stories	Exterior	Foundation	Size
1850	0	Ex		Ord		Min		Wall/Floor Furnace		Raised Hearth		175,569	48,280								
Condition: Average		Size of Closets		No./Qual. of Fixtures			Amps Service		Central Air		Class: CD			1	X	2.000	Total: 175,569	48,280			
		Lg		Ord		Small		Wood Furnace		Effec. Age: 45		1	1,209						332		
Room List		Doors		Solid		H.C.		(12) Electric		Floor Area: 1,348				1	4,473	1,230					
								0		Total Base New : 203,360		1	5,522				1,519				
Basement		(5) Floors		No. of Elec. Outlets			Average Fixture(s)		Central Vacuum		Total Depr Cost: 55,923			193	7,602	2,091					
1st Floor		Kitchen:		Many			3 Fixture Bath		Security System		Estimated T.C.V: 111,846		1				1,934	532			
2nd Floor		Other:		Ex.			2 Fixture Bath		Trash Compactor		Notes: HISTORICAL SCHOOL			1	7,051	1,939					
Bedrooms		Other:		Ord.			Softener, Auto		Central Vacuum		ECF (2201 COMMERCIAL) 2.000 => TCv:		1				7,051	1,939			
(1) Exterior				Min			Softener, Manual		Central Vacuum		Totals: 203,360			1	7,051	1,939					
Wood/Shingle		(6) Ceilings		No. of Elec. Outlets			No Plumbing		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Aluminum/Vinyl				Many			Extra Toilet		Central Vacuum		Totals: 203,360			1	7,051	1,939					
Brick				Ave.			Extra Sink		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Insulation				Few			Separate Shower		Central Vacuum		Totals: 203,360			1	7,051	1,939					
(2) Windows		(7) Excavation		(13) Plumbing			Ceramic Tile Floor		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Many		Basement: 0 S.F.		Average Fixture(s)			Ceramic Tile Wains		Central Vacuum		Totals: 203,360			1	7,051	1,939					
Avg.		Crawl: 1348 S.F.		3 Fixture Bath			Ceramic Tub Alcove		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Few		Slab: 0 S.F.		2 Fixture Bath			Vent Fan		Central Vacuum		Totals: 203,360			1	7,051	1,939					
Large		Height to Joists: 0.0		Softener, Auto			(14) Water/Sewer		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Avg.				Softener, Manual			Public Water		Central Vacuum		Totals: 203,360			1	7,051	1,939					
Small				Solar Water Heat			Public Sewer		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Wood Sash		(8) Basement		No Plumbing			Water Well		Central Vacuum		Totals: 203,360			1	7,051	1,939					
Metal Sash				Extra Toilet			1000 Gal Septic		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Vinyl Sash		Conc. Block		Extra Sink			2000 Gal Septic		Central Vacuum		Totals: 203,360			1	7,051	1,939					
Double Hung		Poured Conc.		Separate Shower			Lump Sum Items:		Central Vacuum		Totals: 203,360		1				7,051	1,939			
Horiz. Slide		Stone		Ceramic Tile Floor					Central Vacuum		Totals: 203,360			1	7,051	1,939					
Casement		Treated Wood		Ceramic Tile Wains					Central Vacuum		Totals: 203,360		1				7,051	1,939			
Double Glass		Concrete Floor		Vent Fan					Central Vacuum		Totals: 203,360			1	7,051	1,939					
Patio Doors		(9) Basement Finish		(10) Floor Support					Central Vacuum		Totals: 203,360		1				7,051	1,939			
Storms & Screens				Joists:					Central Vacuum		Totals: 203,360			1	7,051	1,939					
(3) Roof		Recreation SF		Unsupported Len:					Central Vacuum		Totals: 203,360		1				7,051	1,939			
Gable		Living SF		Cntr.Sup:					Central Vacuum		Totals: 203,360			1	7,051	1,939					
Hip		Walkout Doors (B)							Central Vacuum		Totals: 203,360		1				7,051	1,939			
Flat		No Floor SF							Central Vacuum		Totals: 203,360			1	7,051	1,939					
Asphalt Shingle		Walkout Doors (A)							Central Vacuum		Totals: 203,360		1				7,051	1,939			
Chimney:		(10) Floor Support							Central Vacuum		Totals: 203,360			1	7,051	1,939					
		Joists:							Central Vacuum		Totals: 203,360		1				7,051	1,939			
		Unsupported Len:							Central Vacuum		Totals: 203,360			1	7,051	1,939					
		Cntr.Sup:							Central Vacuum		Totals: 203,360		1				7,051	1,939			

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



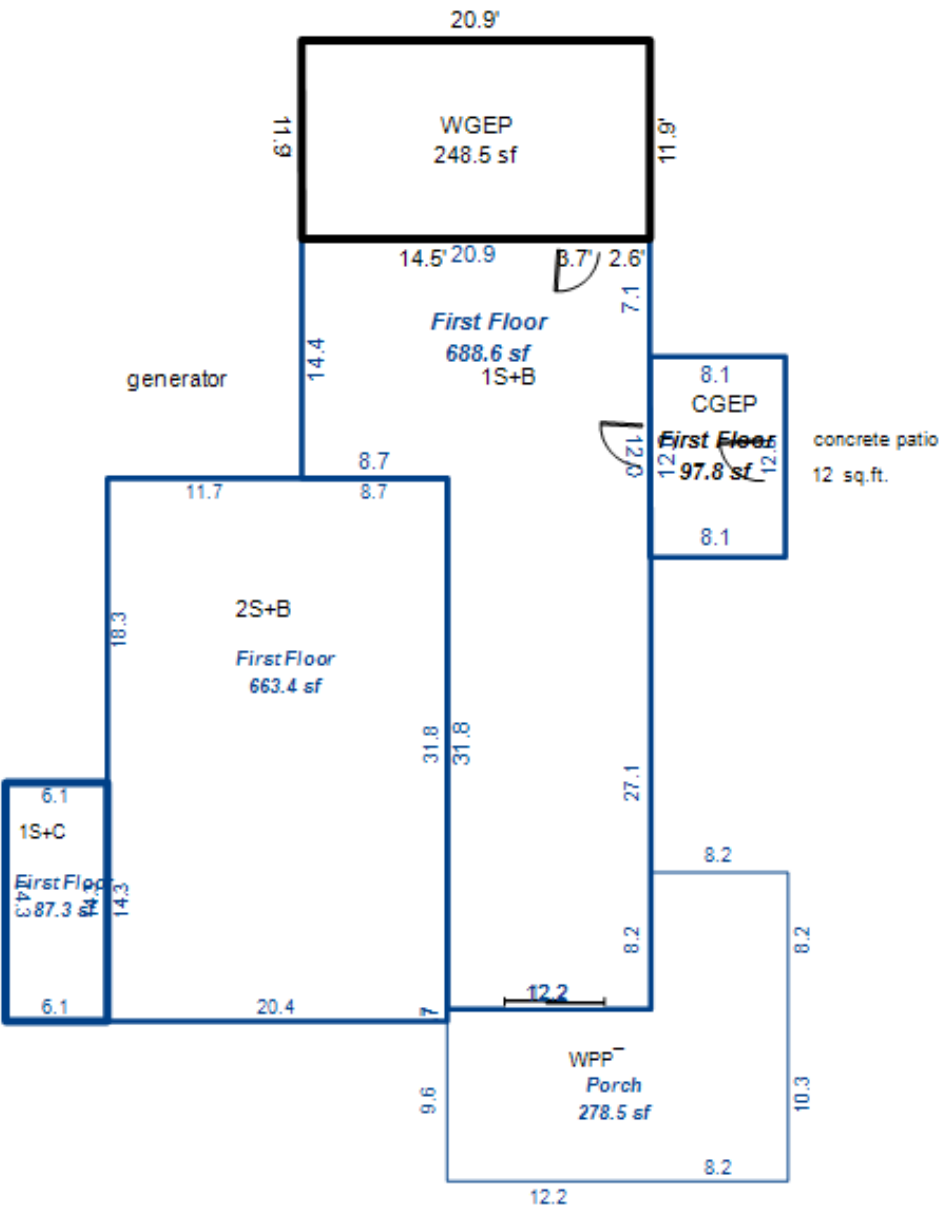
*** Information herein deemed reliable but not guaranteed***

A photograph of a two-story house with a grey exterior and a white roof, covered in snow. The house has a white front door and a large window. The yard is covered in snow, and there are bare trees in the background.

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 97 248 278	Type CGEP (1 Story) WSEP (1 Story) WPP	Year Built: 1920 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 460			
X	Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 2,101 Total Base New : 325,480 Total Depr Cost: 195,290 Estimated T.C.V: 429,637		E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.75 STORY			X	Drywall Paneled													Plaster Wood T&G			
Yr Built 1920 199			Trim & Decoration																	
Remodeled 2015	Ex	X	Ord		Min															
Condition: Average			Size of Closets			Central Air Wood Furnace														
			Lg	X	Ord												Small			
Room List			Doors				Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors			(10) Amps Service														
(1) Exterior			Kitchen: Other: Carpeted Other:			No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex.			X	Ord.		Min								
X	Insulation		X	Tile		No. of Elec. Outlets														
(2) Windows			(7) Excavation			Many			X	Ave.		Few								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1351 S.F. Crawl: 87 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof			(9) Basement Finish			(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Metal			Joists: 2X8X16 Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls CD Blt 1920 (11) Heating System: Forced Air w/o Ducts Ground Area = 1438 SF Floor Area = 2101 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 663 1 Story Siding Basement 688 1 Story Siding Crawl Space 87 Total: 247,501 148,501 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,209 725 Water/Sewer 1000 Gal Septic 1 4,473 2,684 Water Well, 100 Feet 1 5,522 3,313 Porches CGEP (1 Story) 97 7,165 4,299 WSEP (1 Story) 248 11,490 6,894 WPP 278 4,821 2,893 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 460 16,643 9,986 No Concrete Floor 460 -2,811 -1,687 Class: CD Exterior: Pole (Unfinished) Base Cost 1274 27,531 16,519 Built-Ins Appliance Allow. 1 1,934 1,160 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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status																		
S PORT ONEIDA RD		School: GLEN LAKE COMMUNITY SCH DIST																								
		P.R.E. 0%																								
Owner's Name/Address		MAP #: 8																								
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0																								
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN																					
		Public Improvements			* Factors *																					
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value													
L184 P810 8/76 SURVEY L8 P185 GOVT LOT 1					LK MI "A"	210001720.00	886.39	0.4861	1.1657	21000	50	PARK EXEMPT USE	10,232,929													
ALSO N 5 A OF LOT 2 SEC 1 T29N R14W. 71 A.					4085 ACRE TBL LK MI			37.180	Acres	42,000	100		1,561,560													
Comments/Influences					1720 Actual Front Feet,	72.18	Total Acres		Total Est. Land Value =	11,794,489																
		Topography of Site																								
		Level																								
		Rolling																								
		Low																								
		High			Landscaped			Swamp			Wooded			Pond			X Waterfront			Ravine			Wetland			Flood Plain
Who			When			What			2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT											
TPC 04/28/2017			INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT														
						2024	0	0	0			0														
						2023	0	0	0			0														

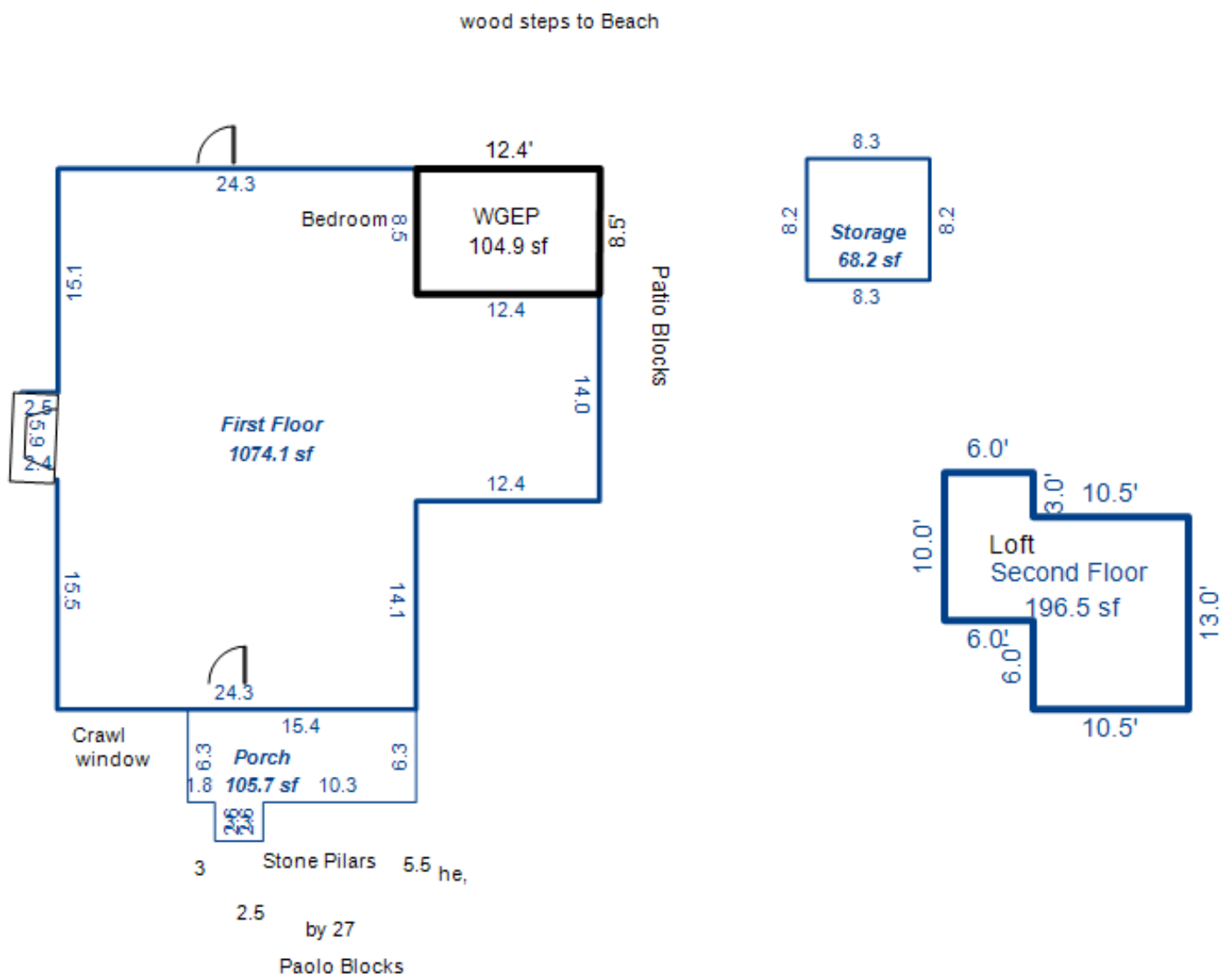
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County of Leelanau, Michigan

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 #: 11								
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCv 0								
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
		Public Improvements		* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
L180 P250/75 L212 P845/79 L197 P533/78	LK MI "A" 210002200.00 582.12 0.4570 1.0494 21000 50 PARK EXEMPT USE11,079,418									
L205 P416/78 L179 P439/75 L207 P739	2200 Actual Front Feet, 29.40 Total Acres Total Est. Land Value = 11,079,418									
ENTIRE GOVT LOT 1 SEC 11 EXC PRIVATELY OWNED LAND SEC 11 T29N R14W 29.40 A.										
Comments/Influences										
		Topography of Site								
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		2024	0	0	0		0			
		2023	0	0	0		0			

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		2026 Est TCv 0										
		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
		Public Improvements		* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				110.00	0.00	1.0000	1.0000	0	100			0
				4019 SEC 1 PRT OF>80	14000	92.64	Acres	14000	100			1,296,960
				110 Actual Front Feet, 92.64 Total Acres	Total Est. Land Value =			1,296,960				
Tax Description												
L212 P845/79 L191 P742/77 ENTIRE S 1/2 OF SEC 11 EXC PLAT OF SUNSET HAVEN SUBDIVISION ACREAGE INCLUDES SUNSET HAVEN EXCEPT LOT 31 & S 1/2 OF LOT 32 SEC 11 T29N R14W 92.64 A M/L.												
Comments/Influences												
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who When What		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		2024	0	0	0			0				
		2023	0	0	0			0				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CRANE MARY W	CRANE FRANK S III & MARY	0	09/13/2005	QC	09-FAMILY/RELATED ENTITY	875:295	OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*	Building Permit(s)		Date	Number	Status					
3576 S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST			Res. Add/Alter/Reair		10/27/2014	PB14-0393	100% FINIS					
		P.R.E. 100% 10/01/2014			COVERED PORCH		10/10/2014	2014-29	100% FINIS					
Owner's Name/Address		MAP #: 11												
CRANE FRANK S III & MARY W REVOC LIVING TRUST		2026 Est TCV 2,259,932 TCV/TFA: 1779.4												
600 COTTAGE LN #202		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
TRAVERSE CITY MI 49684		Public Improvements			* Factors *									
Tax Description		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	394.00	0.9898	0.9518	21000	100	1,978,567	
					100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 1,978,567									
L569 P578/01 L875 P295/05 PRT GOVT LOT 1 SEC 11 COM NE COR OF GOVT LOT 2 TH N 35 DEG E 275 FT FOR POB TH CONT N 35 DEG E 100 FT TH N 55 DEG W 400 FT TO SHR LAKE MICHIGAN TH S 35 DEG W 100 FT TH S 55 DEG E 400 FT TO POB SUBJECT TO TERMS & CONDITIONS WITH NATIONAL PARK SVC U.S. DEPT OF INTERIOR IN AGREEMENT DATED 12-1-77 SEC 11 T29N R14W. 0.90 A M/L		X			Land Improvement Cost Estimates									
					Description	Rate		Size % Good		Cash Value				
Comments/Influences		X			Wood Frame	27.76		68 50		944				
					Residential Local Cost Land Improvements									
		X			Description	Rate		Size % Good		Cash Value				
LAND IMPROVEMENTS 15 1,500.00 1 95 1,425														
					Total Estimated Land Improvements True Cash Value = 2,369									
		Topography of Site												
		X			Level									
					Rolling									
					Low									
					High									
					Landscaped									
		X			Swamp									
					Wooded									
					Pond									
					Waterfront									
Ravine														
			Wetland											
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2026	989,300	140,700	1,130,000			251,210C				
TPC 09/23/2015		INSPECTED	2025	942,200	135,200	1,077,400			244,606C					
WAS 06/02/2008		DATA ENTER	2024	848,000	132,900	980,900			237,252C					
WAS 02/09/2008		INSPECTED	2023	753,700	100,300	854,000			225,955C					
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 105 WCP (1 Story) 104 WGEF (1 Story)	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior	X	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1,270 Total Base New : 172,222 Total Depr Cost: 103,332 Estimated T.C.V: 278,996		E.C.F. X 2.700		Bsmnt Garage:						
Building Style: 1.25 STORY			Trim & Decoration																	
Yr Built 1930 201	Remodeled 0	Ex	X	Ord	Min															
Condition: Average			Size of Closets																	
Room List			Doors		Solid	X	H.C.	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Electric Baseboard Ground Area = 1074 SF Floor Area = 1270 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,074 1 Story Siding Overhang 196 Total: 135,618 81,370		Other Additions/Adjustments Exterior Stone Veneer 100 3,035 1,821 Plumbing Average Fixture(s) 1 1,007 604 3 Fixture Bath 1 3,190 1,914 Water/Sewer 1000 Gal Septic 1 4,191 2,515 Water Well, 100 Feet 1 5,252 3,151 Porches WCP (1 Story) 105 4,318 2,591 WGEF (1 Story) 104 9,002 5,401 Built-Ins Appliance Allow. 1 1,639 983 Fireplaces Exterior 1 Story 1 4,970 2,982 Totals: 172,222 103,332		Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 278,996					
(5) Floors			(12) Electric																	
Kitchen: Other: Carpeted Other:			100 Amps Service																	
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls D		Blt 1930							
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall			No. of Elec. Outlets			Ground Area = 1074 SF Floor Area = 1270 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Size		Cost New		Depr. Cost				
X	Insulation		(7) Excavation			(13) Plumbing			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
(2) Windows			(8) Basement			(14) Water/Sewer			2 3 Fixture Bath		1 Story		Siding		Overhang		196			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1074 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		100		3,035		1,821				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(15) Fireplaces			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
(3) Roof			(10) Floor Support			(16) Porches/Decks			2 3 Fixture Bath		1 Story		Siding		Overhang		196			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(17) Garage			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
X	Asphalt Shingle		(11) Heating/Cooling			(12) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
Chimney: Metal			(13) Plumbing			(14) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(15) Fireplaces			(16) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(17) Garage			(18) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(19) Basement			(20) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(21) Water/Sewer			(22) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(23) Floor Support			(24) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(25) Fireplaces			(26) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(27) Garage			(28) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(29) Basement			(30) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(31) Water/Sewer			(32) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(33) Floor Support			(34) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(35) Fireplaces			(36) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(37) Garage			(38) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(39) Basement			(40) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(41) Water/Sewer			(42) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(43) Floor Support			(44) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(45) Fireplaces			(46) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(47) Garage			(48) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(49) Basement			(50) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(51) Water/Sewer			(52) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(53) Floor Support			(54) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(55) Fireplaces			(56) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(57) Garage			(58) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(59) Basement			(60) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(61) Water/Sewer			(62) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(63) Floor Support			(64) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(65) Fireplaces			(66) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(67) Garage			(68) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(69) Basement			(70) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(71) Water/Sewer			(72) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(73) Floor Support			(74) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(75) Fireplaces			(76) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(77) Garage			(78) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(79) Basement			(80) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(81) Water/Sewer			(82) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(83) Floor Support			(84) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(85) Fireplaces			(86) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(87) Garage			(88) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(89) Basement			(90) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(91) Water/Sewer			(92) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(93) Floor Support			(94) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(95) Fireplaces			(96) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(97) Garage			(98) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(99) Basement			(100) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(101) Water/Sewer			(102) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(103) Floor Support			(104) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(105) Fireplaces			(106) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(107) Garage			(108) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(109) Basement			(110) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(111) Water/Sewer			(112) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(113) Floor Support			(114) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(115) Fireplaces			(116) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(117) Garage			(118) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(119) Basement			(120) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(121) Water/Sewer			(122) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(123) Floor Support			(124) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(125) Fireplaces			(126) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(127) Garage			(128) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(129) Basement			(130) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(131) Water/Sewer			(132) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(133) Floor Support			(134) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(135) Fireplaces			(136) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(137) Garage			(138) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(139) Basement			(140) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(141) Water/Sewer			(142) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(143) Floor Support			(144) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(145) Fireplaces			(146) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(147) Garage			(148) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(149) Basement			(150) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(151) Water/Sewer			(152) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(153) Floor Support			(154) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(155) Fireplaces			(156) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(157) Garage			(158) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(159) Basement			(160) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(161) Water/Sewer			(162) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(163) Floor Support			(164) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(165) Fireplaces			(166) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(167) Garage			(168) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(169) Basement			(170) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(171) Water/Sewer			(172) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(173) Floor Support			(174) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(175) Fireplaces			(176) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(177) Garage			(178) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(179) Basement			(180) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(181) Water/Sewer			(182) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(183) Floor Support			(184) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(185) Fireplaces			(186) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(187) Garage			(188) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(189) Basement			(190) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(191) Water/Sewer			(192) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(193) Floor Support			(194) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(195) Fireplaces			(196) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(197) Garage			(198) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(199) Basement			(200) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(201) Water/Sewer			(202) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(203) Floor Support			(204) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(205) Fireplaces			(206) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(207) Garage			(208) Excavation			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(209) Basement			(210) Floor Support			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(211) Water/Sewer			(212) Electric			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(213) Floor Support			(214) Water/Sewer			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(215) Fireplaces			(216) Porches/Decks			1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,074			
			(217) Garage			(218) Excavation			1 Average Fixture(s)											



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		0	12/31/1993	MLC	33-TO BE DETERMINED	378:927	OTHER	0.0						
ADAIR LEONE LOUISE	ARMBRECHT GARY D & ELEANO	0	08/27/1993	MLC	16-LC PAYOFF	369P391	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*	Building Permit(s)		Date	Number	Status					
3598 S SUNSET TRL		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		11/12/2009	PM09-0350						
		P.R.E. 100% 05/08/2024			Plumbing		09/17/2009	PP09-0126						
Owner's Name/Address		MAP #: 11			Mechanical		09/02/2009	PM09-0251						
ARMBRECHT GARY D & CHRISTINE B		2026 Est TCV 4,492,786 TCV/TFA: 1533.3			Mechanical		07/17/2009	PM09-0203						
3598 S SUNSET TRL		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
MAPLE CITY MI 49664-9680		Public Improvements			* Factors *									
Tax Description		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	150.00	400.00	0.8944	0.9554	21000	100	BLUFF	2,691,908
					4085 CONSE CE 1600/			20.30	Acres	1600	100			32,485
					150 Actual Front Feet, 21.68 Total Acres				Total Est. Land Value =		2,724,393			
					Land Improvement Cost Estimates									
					Description	Rate		Size % Good		Cash Value				
					D/W/P: Flagstone/Sand	29.98		320 0		0				
					D/W/P: Crushed Rock	2.67		180 0		0				
					Residential Local Cost Land Improvements									
					Description	Rate		Size % Good		Cash Value				
					LAND IMPROVEMENTS 75	7,500.00		1 97		7,275				
					Total Estimated Land Improvements True Cash Value =									7,275
		</												

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

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Grantor		Grantee		Sale Price		Sale Date		Inst. Type		Terms of Sale		Liber & Page		Verified By		Prcnt. Trans.			
MCARTHUR		TOUHEY		15,939		04/15/1994		MLC		33-TO BE DETERMINED		384:987		OTHER		0.0			
BASCH		MCARTHUR		30,000		04/26/1991		LC		16-LC PAYOFF		322:737		OTHER		0.0			
Property Address				Class: RESIDENTIAL-IMPRO				Zoning: NTL P		Building Permit(s)				Date		Number		Status	
W HARBOR HWY				School: GLEN LAKE COMMUNITY SCH DIST				Demolish				06/30/2004		PB04-0296					
				P.R.E. 0%															
Owner's Name/Address				MAP #: 13															
US GOVT NATL PARK								2026 Est TCV 0											
SLEEPING BEAR DUNES NATL LAKE SHR																			
9922 W FRONT ST																			
EMPIRE MI 49630																			

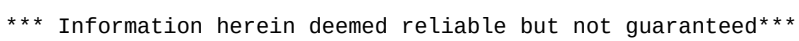
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SEITZ KATHLEEN W TRUST	SEITZ KATHLEEN W	0	02/14/2023	QC	09-FAMILY/RELATED ENTITY	2023000677	DEED	0.0		
SEITZ KATHLEEN W	SEITZ KEVIN L & KATHLEEN	0	02/14/2023	QC	09-FAMILY/RELATED ENTITY	2023000678	DEED	0.0		
ECKERT ROBERT G & ROBERTA	SEITZ KEVIN L & KATHLEEN	300,000	07/01/1991	WD	03-ARM'S LENGTH	325:690	OTHER	0.0		
ECKERT ROBERT & ROBERTA	UNITED STATES OF AMERICA	0	03/25/1977	OTH	13-GOVERNMENT	188P970	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*		Building Permit(s)		Date	Number	Status
4342 S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical			12/26/2007	PM07-0624	
		P.R.E. 100% 02/03/2000			Plumbing			12/26/2007	PP07-0322	
Owner's Name/Address		MAP #: 13			Mechanical			11/21/2007	PM07-0574	
SEITZ KEVIN L & KATHLEEN W 4342 S THORESON RD MAPLE CITY MI 49664		2026 Est TCV 2,237,872 TCV/TFA: 381.95			Res. Add/Alter/Repair			10/26/2007	PB07-0517	100% FINIS
		X Improved		Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG					
		Public Improvements			* Factors * LAKE MICHIGAN BLUFF					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					E 100' @ 3700/	80.181358.19	1.0223	1.1232	3700	100 340,658
					80 Actual Front Feet, 2.50 Total Acres			Total Est. Land Value = 340,658		
					Land Improvement Cost Estimates					
					Description				Rate	Size % Good Cash Value
					D/W/P: Asphalt Paving				3.68	5000 67 12,328
					Total Estimated Land Improvements			True Cash Value = 12,328		

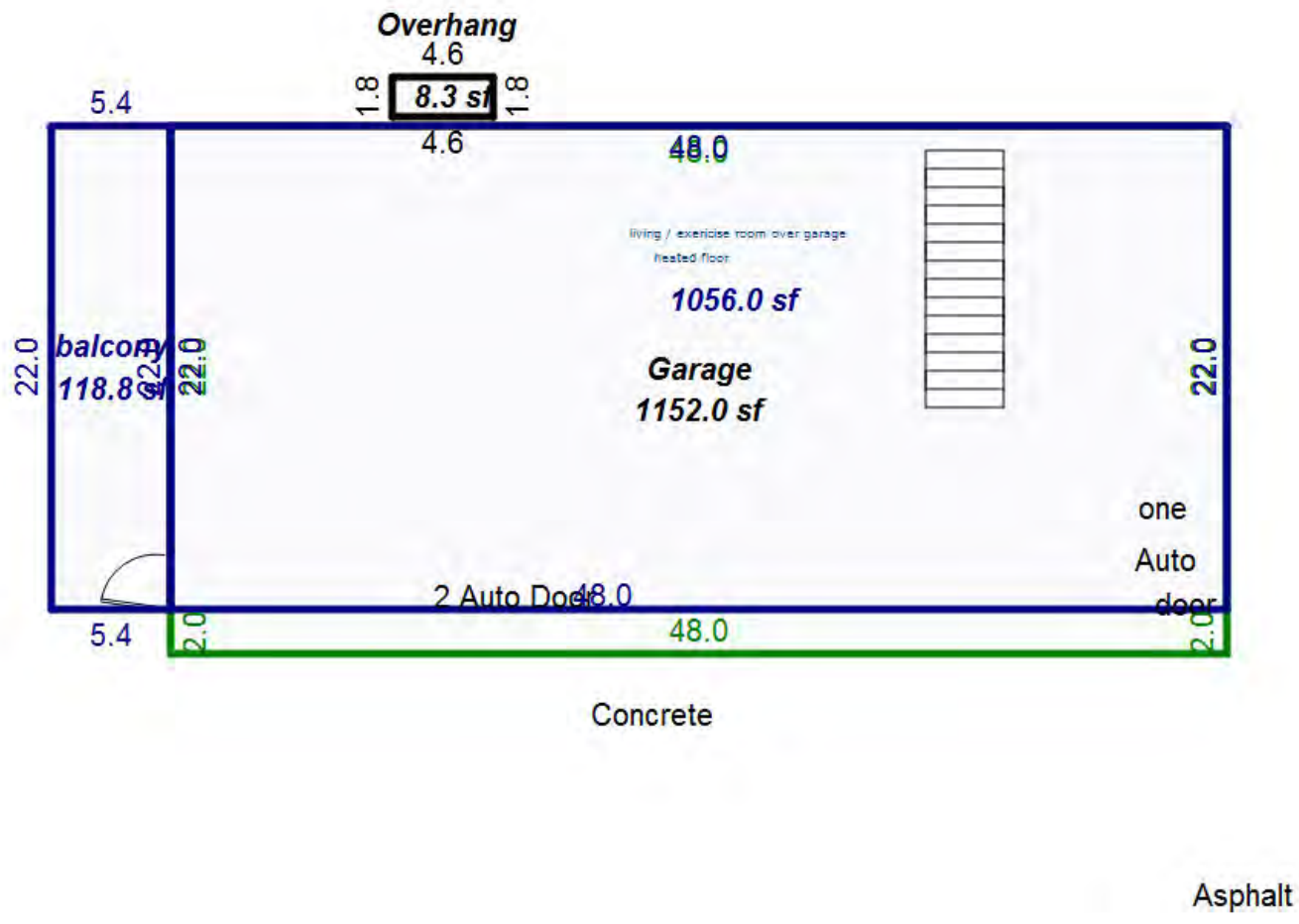
*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 192 CGEP (1 Story) 216 CCP (1 Story) 305 Treated Wood 118 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 4,803 Total Base New : 813,162 Total Depr Cost: 569,212 Estimated T.C.V: 1,536,872																
Building Style: 1.5 STORY			X Drywall Paneled									Plaster Wood T&G														
Yr Built 1970			Remodeled 0									Trim & Decoration														
Condition: Average			X Ex			Ord			Min			Size of Closets			X Lg			Ord			Small					
Room List			Doors			X Solid			H.C.			Central Air Wood Furnace			No./Qual. of Fixtures			X Ex			Ord			Min		
8 1st Floor 2nd Floor 4 Bedrooms			(5) Floors			(12) Electric			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 1970								
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			X Many			X Ave.			Few			Ground Area = 3304 SF			Floor Area = 4803 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick		X Drywall			(13) Plumbing			1 Average Fixture(s)			1 Story Siding			Foundation			Size			Cost New			Depr. Cost		
X	Insulation		(7) Excavation			3 3 Fixture Bath			2 Fixture Bath			1 Story Siding			Basement			1,617			380					
X	(2) Windows		Basement: 1687 S.F. Crawl: 1617 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Softener, Auto			Softener, Manual			2 Story Siding			Basement			443			1056					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			1 Separate Shower			Ceramic Tile Floor			1 Story Siding			Overhang			Total:			738,252			516,775		
X	Many Avg. Few		X Large Avg. Small			1 Extra Toilet			Extra Sink			Other Additions/Adjustments														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			1000 Gal Septic			Water Well, 100 Feet			Plumbing			Average Fixture(s)			1			2,136			1,495		
X	(3) Roof		Recreation SF			(14) Water/Sewer			Public Water			CGEP (1 Story)			192			17,130			11,991					
X	Gable Hip Flat		Living SF			Public Sewer			Water Well			CCP (1 Story)			216			7,828			5,480					
X	Asphalt Shingle		Walkout Doors (B) No Floor SF			1 1000 Gal Septic			Ceramic Tile Wains			Deck			Treated Wood			305			5,685			3,979		
X	Chimney: Metal		Walkout Doors (A)			2000 Gal Septic			Ceramic Tub Alcove			Built-Ins			Appliance Allow.			1			3,976			2,783		
			(10) Floor Support			Lump Sum Items:						Fireplaces			Interior 1 Story			1			6,917			4,842		
			Joists: 2X10X16 Unsupported Len: Cntr.Sup:									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough		X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			118	Wood Balcony	Year Built: 1970 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home		Insulation			Wood	Coal	Steam												
	Town Home		0 Front Overhang			Forced Air w/o Ducts														
	Duplex		0 Other Overhang			Forced Air w/ Ducts														
	A-Frame					Forced Hot Water														
Wood Frame			(4) Interior																	
Building Style: GARAGE			Drywall		Plaster															
			Paneled		Wood T&G															
Yr Built			Remodeled																	
1970			2008																	
Condition: Average			Ex		Ord		Min													
Room List			Lg		Ord		Small													
Basement			Doors		Solid		H.C.		Central Air											
1st Floor									Wood Furnace											
2nd Floor			(5) Floors																	
Bedrooms			Kitchen:																	
(1) Exterior			Other:																	
Wood/Shingle			Other:																	
Aluminum/Vinyl			(6) Ceilings																	
Brick																				
Insulation																				
(2) Windows			(7) Excavation																	
Many			Basement: 0 S.F.																	
Avg.			Crawl: 0 S.F.																	
Few			Slab: 0 S.F.																	
Wood Sash			Height to Joists: 0.0																	
Metal Sash			(8) Basement																	
Vinyl Sash																				
Double Hung			Conc. Block																	
Horiz. Slide			Poured Conc.																	
Casement			Stone																	
Double Glass			Treated Wood																	
Patio Doors			Concrete Floor																	
Storms & Screens			(9) Basement Finish																	
(3) Roof																				
Gable			Recreation SF																	
Hip			Living SF																	
Flat			Walkout Doors (B)																	
Asphalt Shingle			No Floor SF																	
Chimney:			Walkout Doors (A)																	
			(10) Floor Support																	
			Joists:																	
			Unsupported Len:																	
			Cntr.Sup:																	



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 14										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630				2026 Est TCv 0								
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				4085 ACRE TBL LK MI			640.000 Acres	42,000	25	TERRAIN - ROADS OFF LK MI6		
Tax Description				640.00 Total Acres Total Est. Land Value = 6,720,000								
L192 P140/77 L184 P198/76 L212 P845/79 L179 P252/75 L200 P102/78 L179 P250/75 L200 P107/78 L215 P961/80 L218 P223/80 L193 P800/77 ENTIRE SECTION 31 T29N R14W 640 A.												
Comments/Influences												
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who When What		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		2024	0	0	0			0				
		2023	0	0	0			0				

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 #: 15										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630				2026 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				4085 ACRE TBL LK MI			20.000 Acres	42,000	50	TERRAIN - ROADS OFF LK MI		
Tax Description				20.00 Total Acres Total Est. Land Value = 420,000								
L212 P845 11-7-79 E 1/2 OF NW 1/4 OF NE 1/4 SEC 14 T29N R14W 20 A M/L.												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 04/28/2017 INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan				2024	0	0	0			0		
				2023	0	0	0			0		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WAGNER BRUCE S & ELIZABET	WAGNER BRUCE S REVOCABLE	0	11/15/2006	WD	03-ARM'S LENGTH	936:958	OTHER	0.0						
WOODS KATHRYN A ET AL	WAGNER BRUCE S & ELIZABET	0	02/08/2005	QC	09-FAMILY/RELATED ENTITY	843:276	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
4270 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST			Electrical		08/05/2010	PE10-0240						
		P.R.E. 100% 04/30/2008			Mechanical		07/29/2005	PM05-0457						
Owner's Name/Address		MAP #: 15			Mechanical		03/10/2005	PM05-0153						
WAGNER BRUCE S REVOCABLE TRUST PO BOX 194 GLEN ARBOR MI 49636		2026 Est TCV 3,230,410 TCV/TFA: 879.50			Plumbing		03/10/2005	PP05-0069						
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	293.59	0.9770	0.8844	21000	100		1,814,516
					LK MI "A"	21000	5.34	293.59	0.9770	0.8844	21000	50	SURPLUS: ZOINING	100 ft
					105 Actual Front Feet, 0.71 Total Acres						Total Est. Land Value =		1,862,990	
					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
		Topography of Site												
		X	Level											
		X	Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	931,500	683,700	1,615,200			642,842C			
		TPC 12/07/2019	INSPECTED		2025	887,100	655,900	1,543,000			625,942C			
		TPC 06/29/2016	INSPECTED		2024	798,400	645,000	1,443,400			607,122C			
		TPC 09/23/2015	INSPECTED		2023	709,700	486,000	1,195,700			578,212C			

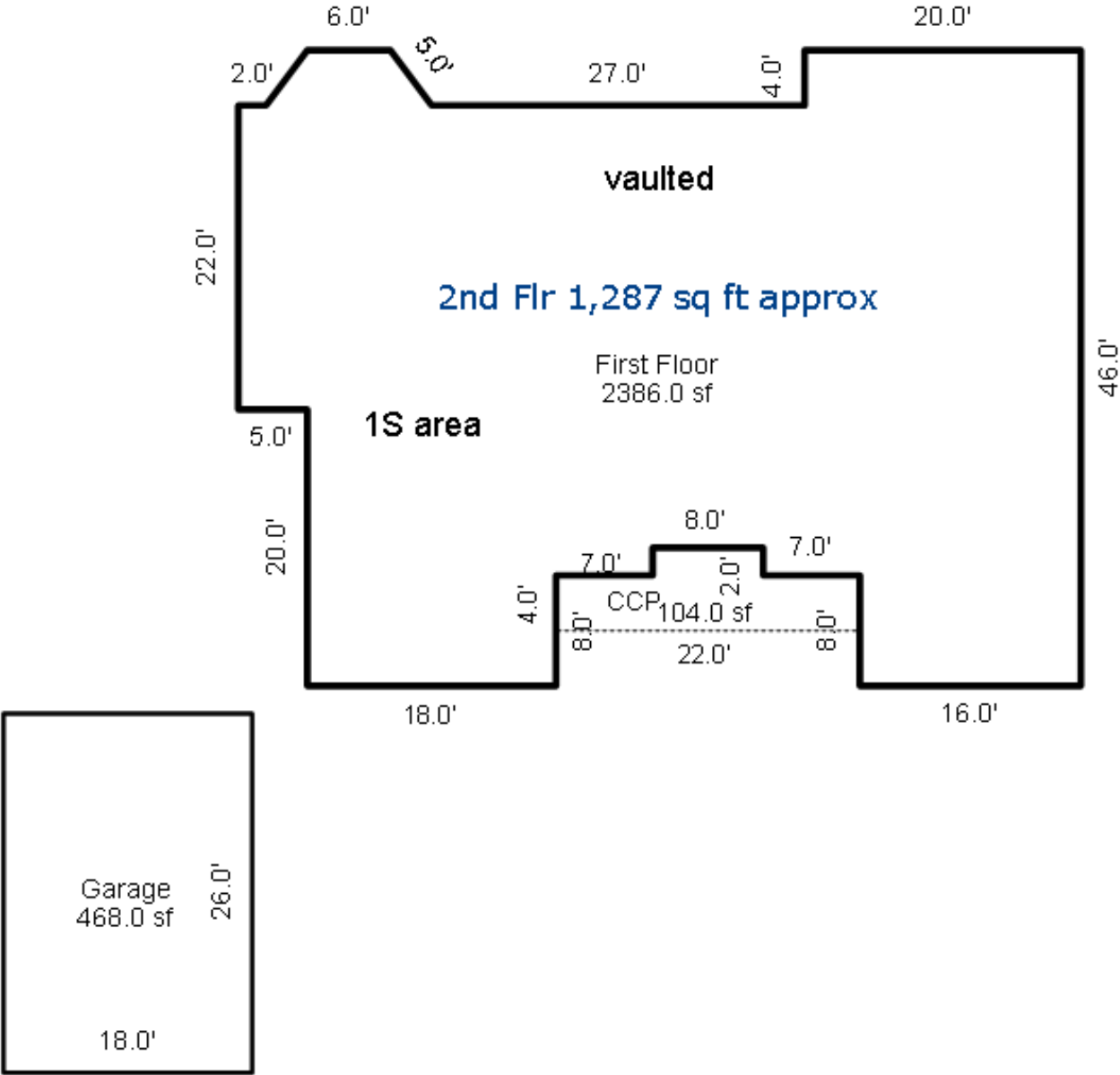
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 104	Type CCP (1 Story)	Year Built: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 468 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: BC Effec. Age: 17 Floor Area: 3,673 Total Base New : 606,836 Total Depr Cost: 503,674 Estimated T.C.V: 1,359,920			Bsmnt Garage: Carport Area: Roof:
Building Style: 1.5 STORY			Ex	X	Ord		Min						
Yr Built 2005	Remodeled 0	Size of Closets			Lg	X	Ord		Small				
Condition: Average		Doors	X	Solid			H.C.						
Room List		(5) Floors		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC		Blt 2005	
6	Basement	Kitchen: Hardwood		150		Ex.		(11) Heating System: Forced Heat & Cool					
1st Floor		Other: Carpeted		Amps Service		X		Ground Area = 2386 SF Floor Area = 3673 SF.					
2nd Floor		Other:		No. of Elec. Outlets		Many		Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83					
4	Bedrooms	(6) Ceilings		(13) Plumbing		X		Building Areas					
(1) Exterior		X		1		Average Fixture(s)		Stories		Exterior		Foundation	
X	Wood/Shingle	(7) Excavation		2		3 Fixture Bath		1.5 Story		Siding		Size	
	Aluminum/Vinyl	Basement: 0 S.F.		1		2 Fixture Bath		1 Story		Siding		2,386	
	Brick	Crawl: 2386 S.F.		1		Softener, Auto						94	
X	Insulation	Slab: 0 S.F.		1		Softener, Manual						Total:	
(2) Windows		Height to Joists: 0.0		1		Solar Water Heat						517,263	
X	Many Avg. Few	(8) Basement		1		No Plumbing		Other Additions/Adjustments				429,328	
	X Large Avg. Small	Conc. Block		1		Extra Toilet		Exterior					
X	Wood Sash	Poured Conc.		1		Extra Sink		Stone Veneer				282	
	Metal Sash	Treated Wood		1		Separate Shower		Plumbing				12,927	
	Vinyl Sash	Concrete Floor		1		No Plumbing		Average Fixture(s)				2,136	
	Double Hung	(9) Basement Finish		1		Extra Toilet		3 Fixture Bath				6,716	
	Horiz. Slide			1		Extra Sink		2 Fixture Bath				4,500	
X	Casement	(10) Floor Support		1		Separate Shower		Water/Sewer				5,541	
	Double Glass	Joists: 2X10X16		1		Ceramic Tile Floor		1000 Gal Septic				6,514	
	Patio Doors	Unsupported Len:		1		Ceramic Tile Wains		Water Well, 100 Feet				4,407	
	Storms & Screens	Cntr.Sup:		1		Ceramic Tub Alcove		Porches				104	
(3) Roof				1		Vent Fan		CCP (1 Story)				4,008	
X	Gable			1		(14) Water/Sewer		Garages				3,327	
	Hip			1		Public Water		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
	Flat			1		Public Sewer		Base Cost				468	
X	Asphalt Shingle			1		Water Well		Door Opener				1	
Chimney: Brick				1		1000 Gal Septic		Built-Ins				3,976	
				1		2000 Gal Septic		Appliance Allow.				1	
				1		Lump Sum Items:		Fireplaces				10,342	
				1				Exterior 2 Story				8,584	
				1								Totals:	
				1								606,836	
				1								503,674	
				1								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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



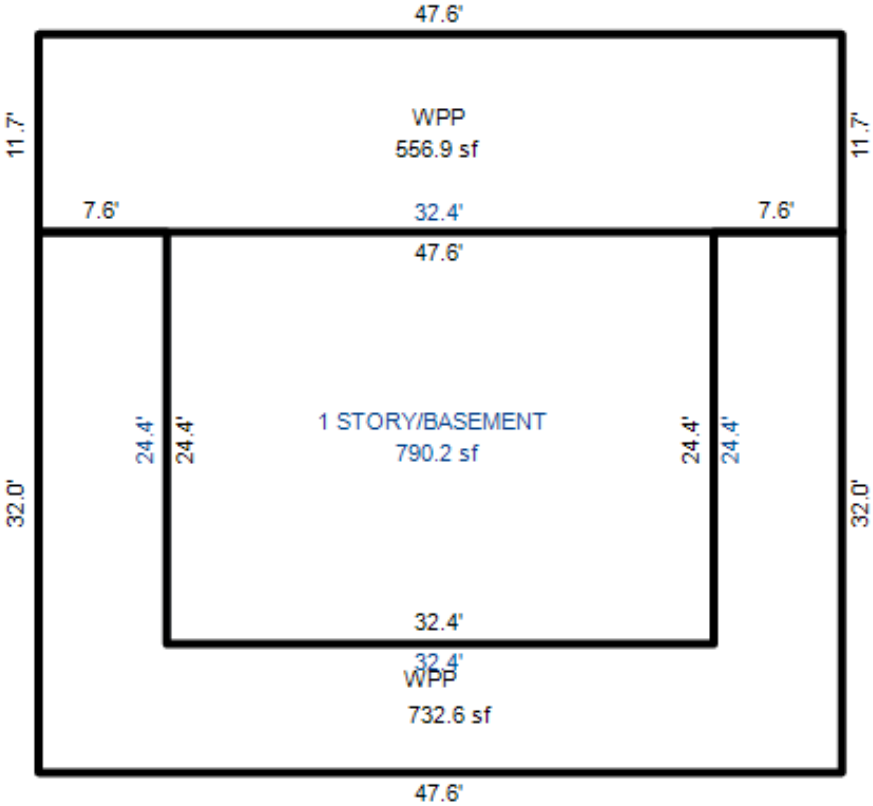
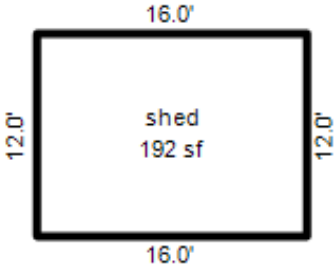
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SURF SONG LLC	GLEN ARBOR PROPERTY LLC	1,600,000	06/03/2016	WD	03-ARM'S LENGTH	1262P677	PROPERTY TRANSFER	100.0		
SANWALD GENEVE C REVOCABL	SURF SONG LLC	0	07/17/2012	WD	03-ARM'S LENGTH	1132P268	PROPERTY TRANSFER	100.0		
SANWALD GENEVE C	SANWALD GENEVE C REVOCABL	0	05/01/2011	AFF	07-DEATH CERTIFICATE	1132P256	PROPERTY TRANSFER	100.0		
SANWALD GENEVE C REVOCABL		0	06/12/2007	MLC	03-ARM'S LENGTH		DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status
4156 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		SHED		05/31/2024		LU24-15		100% FINIS
		P.R.E. 0%		Res. Porch/Deck		10/18/2021		PB20-0329		100% FINIS
Owner's Name/Address		MAP #: 15		DECK/PORCH		07/31/2020		LU20-15		100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE #400 BIRMINGHAM MI 48009		2026 Est TCV 2,241,170 TCV/TFA: 2836.9		Mechanical		05/21/2019		PM19-0354		100% FINIS
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
L251 P558 L255 P931 L403 P397/95 PRT GOVT LOT 1 SEC 14 COM N 1/4 COR TH N 86 DEG 12' 40" W ALG N SEC LN 371.53 FT TO TRAV LN ALG SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SD TRAV LN 277.54 FT TH E 20.01 FTTH S 14 DEG 30' W ALG TRAV LN 206.48 FT FOR POB TH E 272.82 FT TH S 04 DEG 47' 40" W 100.35 FT TH W 290.29 FT TO TRAV LN ALG SHR TH N 14 DEG 30' E ALG SD LN 103.29 FT TO POB SEC 14 T29N R14W.				LK MI "A" 21000 100.00 278.57 0.9842 0.8728 21000 100 1,803,968 LK MI "A" 21000 2.31 278.57 0.9842 0.8728 21000 50 SURPLUS: ZONING 100' 20, 102 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 1,824,804						
Comments/Influences				Land Improvement Cost Estimates						
				Description Rate Size % Good Cash Value						
				Wood Frame 25.45 192 50 2,443						
				Residential Local Cost Land Improvements						
				Description Rate Size % Good Cash Value						
				LAND IMPROVEMENTS 5 5,000.00 1 100 5,000						
				Total Estimated Land Improvements True Cash Value = 7,443						
		Topography of Site								
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2026	912,400	208,200	1,120,600			893,357C
				2025	869,000	200,000	1,069,000			869,871C
				2024	782,100	195,500	977,600			842,455C
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*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				Gas Wood Oil Coal X Elec. Steam				1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 1288		Type WPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame			(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																			
Building Style: 1 STORY				X Drywall Paneled				Plaster Wood T&G																			
Yr Built 1978		Remodeled 2017		Trim & Decoration																							
Condition: Average				Ex X Ord Min																							
Room List				Size of Closets																							
				Lg X Ord Small																							
				Doors Solid X H.C.				Central Air Wood Furnace																			
Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																			
(1) Exterior				Kitchen: Hardwood Other: Carpeted Other:				200 Amps Service																			
								No./Qual. of Fixtures																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				Ex X Ord Min																			
X Insulation				X Drywall				No. of Elec. Outlets																			
(2) Windows								Many X Ave. Few																			
								(13) Plumbing																			
								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:																			
																								</			

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



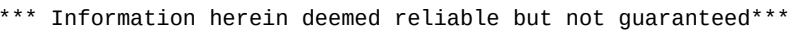
*** Information herein deemed reliable but not guaranteed***

A large, modern, multi-level house with a prominent arched window and a wide wooden deck, surrounded by trees and landscaping. The house features a mix of dark and light grey siding and a complex roofline with multiple gables. A large, arched window is a central feature on the front facade. The house is elevated on a wide wooden deck with a set of stairs leading down to the front yard. The landscaping includes a stone border along the front edge of the deck and various trees and shrubs in the background.

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 247 29 17 1728	Type WSEP (1 Story) CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1980 Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 907 % Good: 0 Storage Area: 442 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: B Effec. Age: 20 Floor Area: 3,288 Total Base New : 742,078 Total Depr Cost: 593,664 Estimated T.C.V: 1,602,893			Bsmnt Garage: Carport Area: Roof:
Building Style: 1.5 STORY			Ex	X	Ord		Min							
Yr Built 1995 197		Remodeled 2014		Size of Closets										
Condition: Average			Lg	X	Ord		Small							
Room List		Doors	X	Solid			H.C.		Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		200 Amps Service										
X		(6) Ceilings		No./Qual. of Fixtures										
X		X		Ex.	X	Ord.		Min						
X		No. of Elec. Outlets		Many		X	Ave.		Few					
X		(13) Plumbing		1		Average Fixture(s)								
(2) Windows		(7) Excavation		3		3 Fixture Bath								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2192 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Asphalt Shingle Wood Shake	(10) Floor Support		Lump Sum Items:										
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AUFFENBERG JOHN C & NANCY	AUFFENBERG JOHN QPRT & NA	0	03/28/2014	QC	11-FROM LENDING INSTITUT	1195P508-511	DEED	100.0				
DEUTSCHE BANK NATIONAL TR	AUFFENBERG JOHN C & NANCY	1,175,000	06/27/2011	CD	11-FROM LENDING INSTITUT	1092-947 CD	PROPERTY TRANSFER	100.0				
COLTON JEFFREY J & CYNTHI	DEUTSCHE BANK NATIONAL TR	1,050,787	10/15/2010	SD	10-FORECLOSURE	1065-562	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
4130 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST			MECHANICAL	11/15/2004	PM04-0797					
		P.R.E. 0%										
Owner's Name/Address		MAP #: 15										
AUFFENBERG JOHN QPRT & NANCY QPRT 229 RIVER LAND DEARBORN MI 48124		2026 Est TCV 2,913,401 TCV/TFA: 1202.8										
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L271 P710 L284 P79&80/88 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC COR TH N 86 DEG 12' 40" W ALG N SEC LN 371.53 FT TO A TRAV LN ALG SHR LK MICH TH S 14 DEG 30' W ALG SD TRAV LN 277.54 FT TH E 20.01 FT TH S 14 DEG 30' W 103.29 FT FOR POB TH E 255.34 FT TH S 04 DEG 47' 40" W 100.35 FT TH W 272.82 FT TH N 14 DEG 30'E ALG TRAV LN 103.29 FT TO POB SEC 14 T29N R14W.				LK MI "A" 21000	100.00	248.35	0.9678	0.8481	21000	100		1,723,603
				LK MI "A" 21000	9.45	248.35	0.9678	0.8481	21000	50	SURPLUS: ZONING 100 FT	
Comments/Influences		X	Electric	109 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 1,805,043								
		X	Gas									
		X	Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
				Who	When	What	2026	902,500	554,200	1,456,700		868,802C
		TPC 12/07/2019	INSPECTED		2025	859,500	532,600	1,392,100		845,962C		
		TPC 05/15/2017	INSPECTED		2024	773,600	523,700	1,297,300		820,526C		
		TPC 09/23/2015	INSPECTED		2023	687,600	394,500	1,082,100		781,454C		

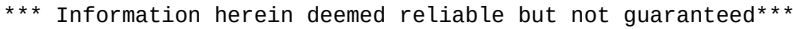


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*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough			X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1987 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 635 % Good: 0 Storage Area: 0 No Conc. Floor:0												
X				Insulation			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	54 253 60 129 274 19 217 62 200 510													WGEP (1 Story) WSEP (1 Story) WCP (1 Story) WPP WPP Treated Wood Treated Wood Treated Wood									
				Front Overhang																														
				Other Overhang																														
X	Wood Frame			(4) Interior				X	Central Air Wood Furnace			Class: BC Effec. Age: 30 Floor Area: 2,422 Total Base New : 610,153 Total Depr Cost: 408,651 Estimated T.C.V: 1,103,358			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:																
Building Style: 1.5 STORY				X	Drywall		Plaster														Trim & Decoration													
				Paneled		Wood T&G																												
Yr Built 1987				Remodeled 0		X	Ex																	Ord	Min									
Condition: Average				Size of Closets				X			Lg			Ord			Small			Doors			X			Solid			H.C.					
Room List				Doors																												X		
Basement 1st Floor 2nd Floor 5 Bedrooms				(5) Floors				(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1615 SF Floor Area = 2422 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,615 Total: 396,639 277,647 Other Additions/Adjustments Recreation Room 1500 41,010 10,252 Exterior Stone Veneer 200 9,168 6,418 Basement, Outside Entrance, Below Grade 1 3,888 2,722 Plumbing Average Fixture(s) 1 2,136 1,495 3 Fixture Bath 3 20,147 14,103 Separate Shower 1 2,720 1,904 Water/Sewer 1000 Gal Septic 1 5,541 3,879 Water Well, 200 Feet 1 12,175 8,522 Porches WGEP (1 Story) 54 8,247 5,773 WSEP (1 Story) 253 17,014 11,910 WCP (1 Story) 60 4,814 3,370 WPP 129 4,693 3,285 WPP 274 6,951 4,866 WPP 19 1,132 792 Deck Treated Wood 217 4,577 3,204 Treated Wood 62 2,075 1,452 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Cls BC			Blt 1987																	
				Kitchen: Hardwood																No./Qual. of Fixtures														
				Other: Carpeted																														
				Other: Tile																														
(1) Exterior				(6) Ceilings				No. of Elec. Outlets			X			Ex.			Ord.			Min														
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall																		X			Many			Ave.			Few		
X				Insulation																														
(2) Windows				(7) Excavation				1 4			(13) Plumbing			1 4			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1			1000 Gal Septic 2000 Gal Septic											
X	Many Avg. Few		X	Large Avg. Small		Basement: 1615 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																						1			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					
				(9) Basement Finish																														
				(3) Roof				1500	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
X	Gable Hip Flat		Gambrel Mansard Shed		1	(10) Floor Support			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1			1000 Gal Septic 2000 Gal Septic																
Chimney: Stone				Joists: 2X12X16 Unsupported Len: Cntr.Sup:																														

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



[illegible]

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-1 (	Building Permit(s)	Date	Number	Status
4220 S SUNSET SHORES DR	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/10/2025	PE25-0689	
	P.R.E. 0%		Mechanical	07/29/2020	PM20-0443	100% FINIS
Owner's Name/Address	MAP #: 15		Electrical	11/04/2019	PE19-0688	100% FINIS
CROWLEY CANDY ALT REV TRUST 5709 RIDGEFIELD RD	2026 Est TCV 2,872,984 TCV/TFA: 1053.9		Mechanical	10/23/2019	PM19-0830	100% FINIS

L151 P18 L316 P736 L467 P297/98 L901 P652/06 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC COR TH N 86 DEG 12'40" W 371.53 FT TH S 14 DEG 30' W 793.99 FT TO POB ON SHR LAKE MICHIGAN TH S 14 DEG 30' W ON SHR 103.29 FT TH E 362.73 FT TH N 4 DEG 47' 40" E 100.35 FT TH W 345.25 FT TO POB SEC 14 T29N R14W.		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
Tax Description			Public Improvements			* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						LK MI "A"	21000	100.00	379.36	0.9842	0.9429	21000	100		1,948,763
						LK MI "A"	21000	2.31	379.36	0.9842	0.9429	21000	50	SURPLUS: ZONING	22,508
						102 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =									1,971,271
L151 P18 L316 P736 L467 P297/98 L901 P652/06 PRT GOVT LOT 1 SEC 14 COM N 1/4 SEC COR TH N 86 DEG 12'40" W 371.53 FT TH S 14 DEG 30' W 793.99 FT TO POB ON SHR LAKE MICHIGAN TH S 14 DEG 30' W ON SHR 103.29 FT TH E 362.73 FT TH N 4 DEG 47' 40" E 100.35 FT TH W 345.25 FT TO POB SEC 14 T29N R14W.		X	Dirt Road			Land Improvement Cost Estimates									
			Gravel Road			Description					Rate		Size % Good	Cash Value	
			Paved Road			Residential Local Cost Land Improvements									
			Storm Sewer			Description					Rate		Size % Good	Cash Value	
		X	Sidewalk			LAND IMPROVEMENTS 25									
			Water								2,500.00		1 100	2,500	
		X	Sewer			Total Estimated Land Improvements True Cash Value =									2,500
		X	Electric												
		X	Gas												
			Curb												
			Street Lights												
Comments/Influences															

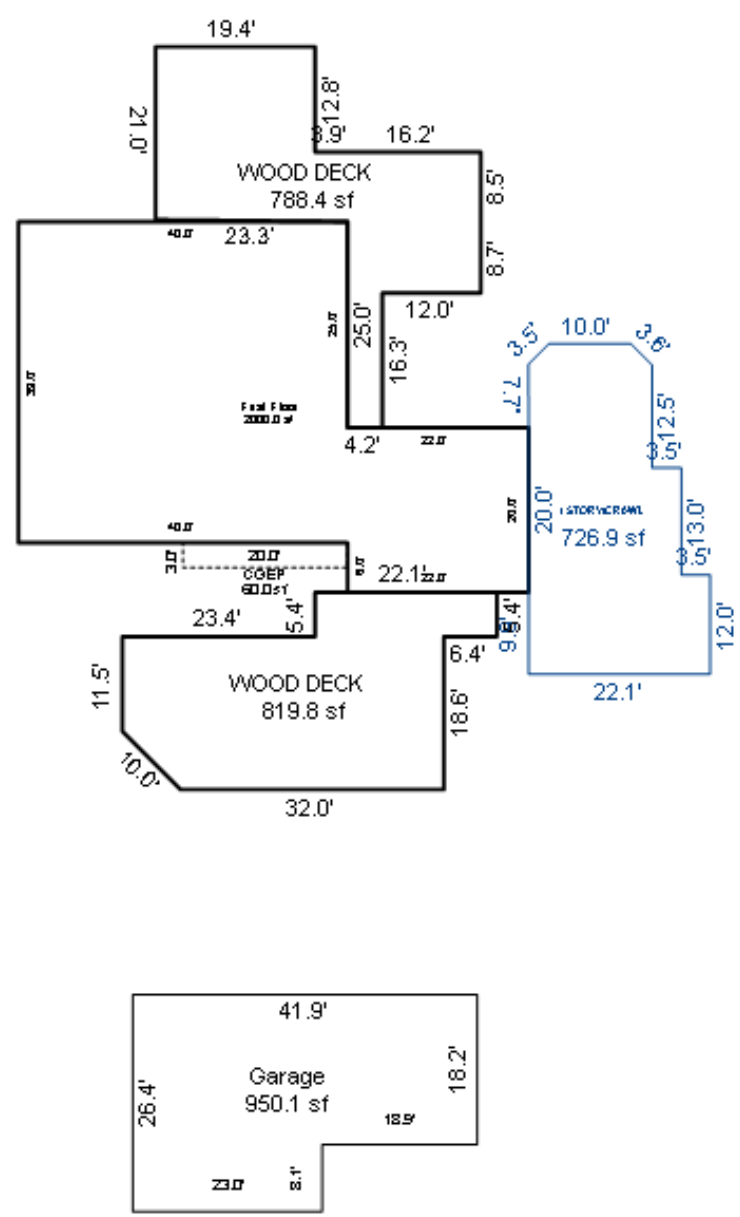
	Standard Utilities Underground Utils.										
	Topography of Site										
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								Year	Land Value
		Who	When	What	2026	985,600	450,900	1,436,500			777,852C
		TPC	11/05/2020	INSPECTED	2025	938,700	432,500	1,371,200			757,403C
		TPC	12/07/2019	INSPECTED	2024	844,800	425,300	1,270,100			734,630C
TPC 01/11/2019 INSPECTED			2023	751,000	320,100	1,071,100			699,648C		

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		60 788 819	CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor:0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 2,726 Total Base New : 475,752 Total Depr Cost: 333,042 Estimated T.C.V: 899,213		E.C.F. X 2.700			Bsmnt Garage:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Building Style: 1 STORY			X Drywall X Paneled															Plaster Wood T&G																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Remodeled 2020			Trim & Decoration															Size of Closets			X Lg			Ord			Small																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Condition: Average			X Lg			Ord			Small			Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Ex.			X Ord.			Min			No. of Elec. Outlets			Many			X Ave.			Few			(13) Plumbing			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Room List			Doors			X Solid			H.C.			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 10 Blt 1960																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												</		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SCHWEIKART KATHERINE	BEIA TERRY L & SHANNON C	1,600,000	12/21/2007	WD	03-ARM'S LENGTH	963:408	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status						
4202 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 15												
BEIA TERRY L & SHANNON PO BOX 376 GLEN ARBOR MI 49636		2026 Est TCV 2,728,603 TCV/TFA: 1157.1												
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L416 P711/96 DC L416 P709/96 PRT GOVT LOT 1 SEC 14 COM AT N 1/4 POST TH N 86 DEG 12' 40" W ALG N LN OF SEC 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 793.99 FT FOR POB TH E 345.25 FT TH N 4 DEG 47' 40" E 100 FT TH W 327.77 FT TH S 14 DEG 30' W 100 FT M/L TO POB SEC 14 T29N R14W.					LK MI "A" 21000 100.00 336.00 0.9898 0.9147 21000 100 100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 1,901,348									
					Land Improvement Cost Estimates									
					Description Rate Size % Good Cash Value									
Comments/Influences		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Residential Local Cost Land Improvements									
					Description Rate Size % Good Cash Value									
					LAND IMPROVEMENTS 75 7,500.00 1 100 7,500									
					Total Estimated Land Improvements True Cash Value = 7,500									
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2026	950,700	413,600	1,364,300			721,402C			
					2025	905,400	396,400	1,301,800			702,437C			
					2024	814,900	389,800	1,204,700			681,317C			
					2023	724,300	294,100	1,018,400			648,874C			
		Who	When	What	2026	950,700	413,600	1,364,300			721,402C			
		TPC 12/07/2019	INSPECTED		2025	905,400	396,400	1,301,800			702,437C			
		TPC 09/23/2015	INSPECTED		2024	814,900	389,800	1,204,700			681,317C			
		TPC 01/02/2014	INSPECTED		2023	724,300	294,100	1,018,400			648,874C			
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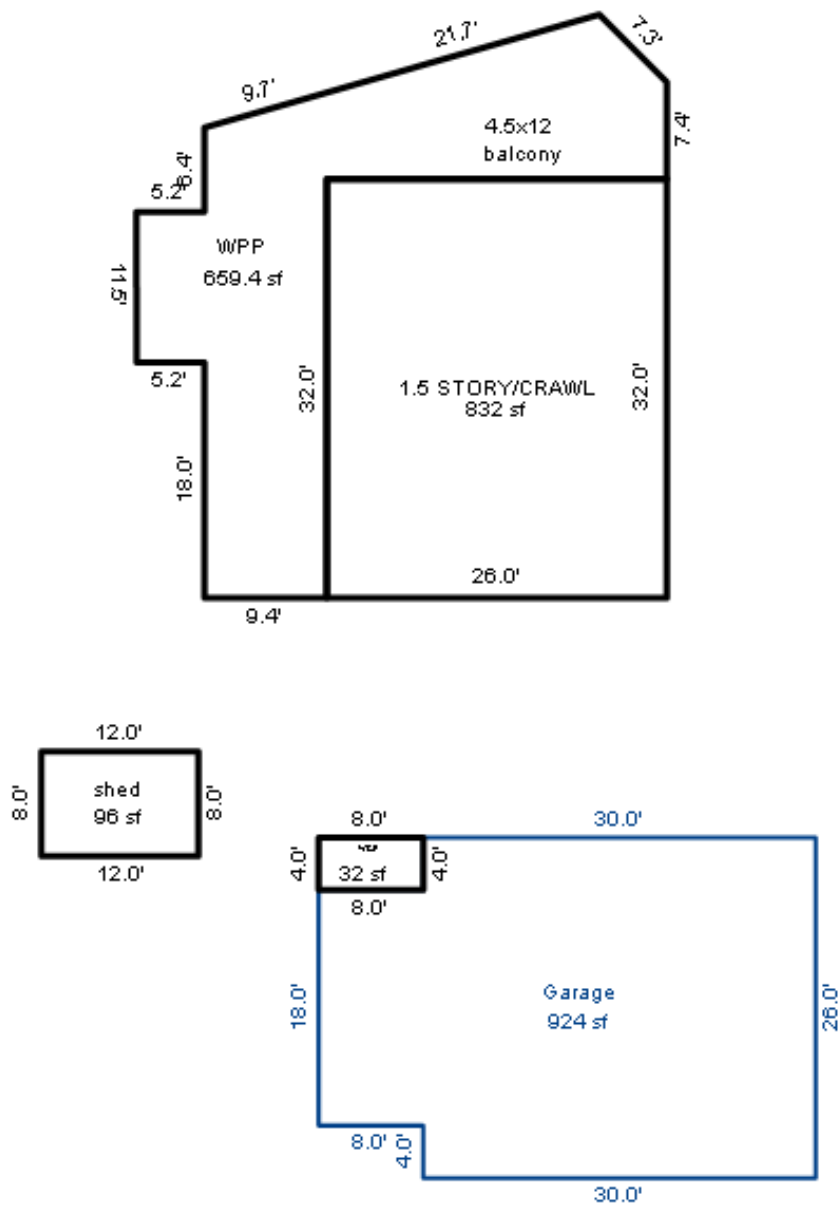
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 126 1209 41	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1			Class: BC Effec. Age: 25 Floor Area: 2,358 Total Base New : 404,820 Total Depr Cost: 303,613 Estimated T.C.V: 819,755			E.C.F. X 2.700		Bsmnt Garage:				
Building Style: 1.5 STORY				X	Drywall Paneled		Plaster Wood T&G															Trim & Decoration			
Yr Built 1982	Remodeled 2000	Ex	X	Ord		Min	Size of Closets																		
Condition: Average				Lg	X	Ord																Small			
Room List				Doors		Solid	X															H.C.	Central Air Wood Furnace		
	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1572 SF Floor Area = 2358 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,572 Total: 348,581 261,434			Cls BC Blt 1982										
(1) Exterior				Kitchen: Other: Carpeted Other:				200 Amps Service																	
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No./Qual. of Fixtures				Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Balcony Wood Balcony Built-Ins Appliance Allow. Fireplaces Prefab 2 Story Deck Treated Wood			Totals: 404,820 303,613			Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 819,755							
X	Insulation			X	Drywall			No. of Elec. Outlets																	
(2) Windows				(7) Excavation				Many X Ave. Few				(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic 2000 Gal Septic							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1572 S.F. Slab: 0 S.F. Height to Joists: 0.0				Ex. X Ord. Min																	
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				(14) Water/Sewer				1 Public Water Public Sewer Water Well			1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				No. of Elec. Outlets																	
(3) Roof				(9) Basement Finish				(10) Floor Support				1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Joists: 2X10X12 Unsupported Len: Cntr.Sup:																	
X	Asphalt Shingle			(10) Floor Support				(11) Heating/Cooling				1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
Chimney: Brick				Joists: 2X10X12 Unsupported Len: Cntr.Sup:				(12) Electric																	



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KING SUSAN A	KING SUSAN A	0	08/25/2021	QC	09-FAMILY/RELATED ENTITY	2021007259	PROPERTY TRANSFER	0.0		
KEYBANK NATIONAL ASSOCOCI	KING SUSAN A	1	06/24/2019	QC	09-FAMILY/RELATED ENTITY	1365P500	DEED	100.0		
HAWKINS	KEY TRUST CO	0	11/22/1995	WD	03-ARM'S LENGTH	426:314	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status
4252 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/10/2020		PM20-0771	100% FINIS	
		P.R.E. 0%		Plumbing		11/10/2020		PP20-0337	100% FINIS	
Owner's Name/Address		MAP #: 15		Res. Garage Detached		10/05/2020		PB20-0297	100% FINIS	
KING SUSAN A 7356 CARACOLE CT SYLVANIA OH 43560-2979		2026 Est TCV 2,544,890 TCV/TFA: 2039.1		Electrical		08/25/2020		PE20-0408	100% FINIS	
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *						
Tax Description				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
L426 P314/96 PRT OF GOVT LOT 1 SEC 14 COM N 1/4 POST SD SEC TH N 86 DEG 12'40" W 371.53 FT TO SHR LAKE MICHIGAN TH S 14 DEG 30' W ALG SHR 897.28 FT TO POB TH S 14 DEG 30' W ALG SHR 103.29 FT TH E 380.20 FT TH N 4 DEG 47'40" E 100.35 FT TH W 362.73 FT TO POB SEC 14 T29N R14W .9 A M/L.		X		LK MI "A" 21000 100.00 380.62 0.9826 0.9437 21000 100 1,947,111						
Comments/Influences		X		LK MI "A" 21000 3.00 380.62 0.9826 0.9437 21000 50 SURPLUS: ZONING 100 FT 2						
		X		103 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 1,976,318						
		X		Land Improvement Cost Estimates						
		X		Description Rate Size % Good Cash Value						
		X		D/W/P: 4in Ren. Conc. 8.33 90 0 0						
		X		Wood Frame 30.07 96 50 1,443						
				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 = 3,943						
		Topography of Site								
		X								

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 659 443 54 32	Type WPP Treated Wood Wood Balcony Wood Balcony	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 924 % Good: 0 Storage Area: 732 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: C +10 Effec. Age: 25 Floor Area: 1,248 Total Base New : 278,855 Total Depr Cost: 209,122 Estimated T.C.V: 564,629		E.C.F. X 2.700			Bsmnt Garage:			
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration															
Yr Built 1972 202	Remodeled 2021	Ex	Ord	Min	Size of Closets															
Condition: Average		Lg	Ord	Small	Doors															Solid
Room List			(5) Floors			(12) Electric														
	Basement 5 1st Floor 1 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			100 Amps Service														
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall		No. of Elec. Outlets														
Insulation						Many X Ave. Few														
(2) Windows			(7) Excavation			(13) Plumbing														
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof			(9) Basement Finish			(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Brick			Joists: 2X10X16 Unsupported Len: Cntr.Sup:																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				

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

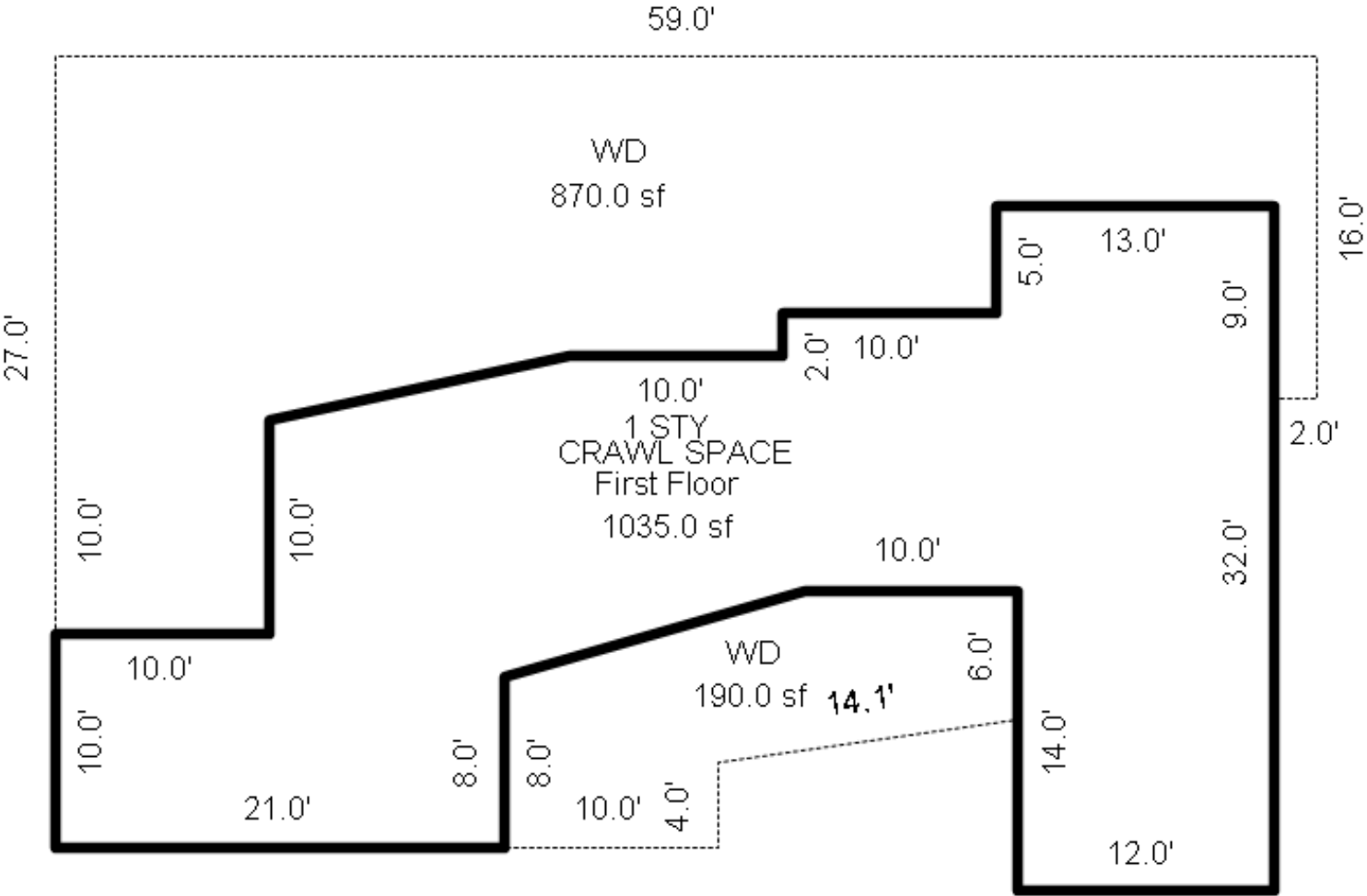


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MURPHY CHARLOTTE M	MURPHY PETER M ET AL	1	01/20/1999	QC	09-FAMILY/RELATED ENTITY	501P340	OTHER	76.6						
MURPHY CHARLOTTE M	MURPHY PETER M ET AL	1	12/18/1998	QC	09-FAMILY/RELATED ENTITY	498P161	OTHER	23.4						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
4182 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
		MAP #: 15												
MURPHY PETER M ET AL 79 LINDEN LANE SPRINGFIELD IL 62712		2026 Est TCV 2,345,234 TCV/TFA: 2244.2												
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	320.00	0.9826	0.9036	21000	100		1,864,468
					LK MI "A"	21000	3.00	320.00	0.9826	0.9036	21000	50	SURPLUS: ZONING 100 FT	2
					103 Actual Front Feet, 0.76 Total Acres						Total Est. Land Value =	1,892,435		
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					Residential Local Cost Land Improvements									
					Description					Rate	Size % Good		Cash Value	
					LAND IMPROVEMENTS 25				2,500.00		1 100		2,500	
					Total Estimated Land Improvements True Cash Value =									2,500
Comments/Influences														
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	946,200	226,400	1,172,600			658,500C			
		TPC	11/05/2020	INSPECTED	2025	901,200	217,800	1,119,000			641,188C			
		TPC	05/15/2017	INSPECTED	2024	811,000	214,300	1,025,300			621,909C			
		TPC	09/23/2015	INSPECTED	2023	720,900	161,400	882,300			592,295C			
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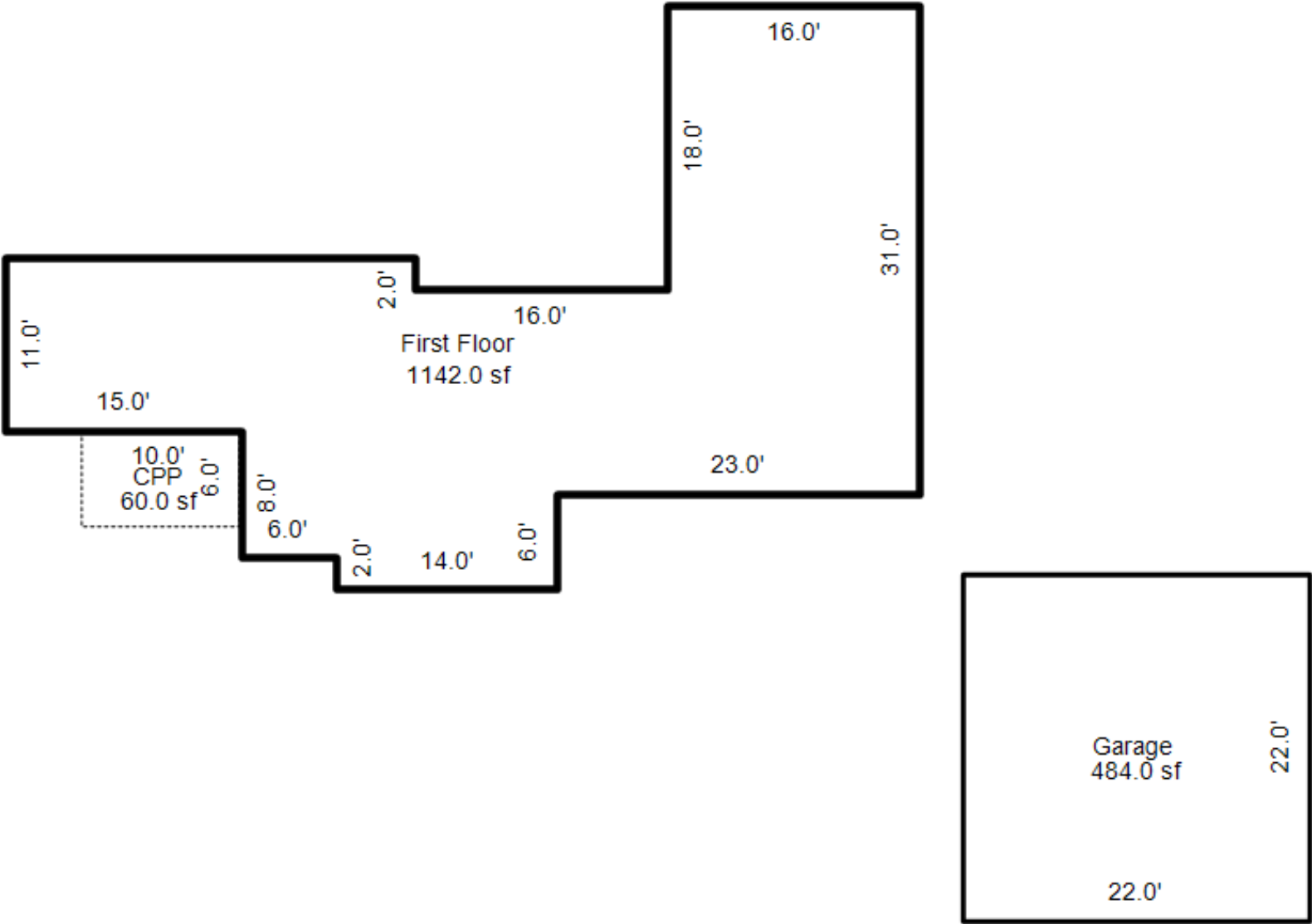
*** Information herein deemed reliable but not guaranteed***

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



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

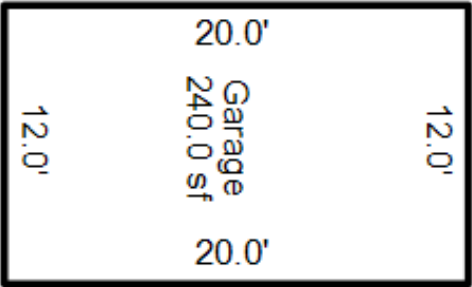
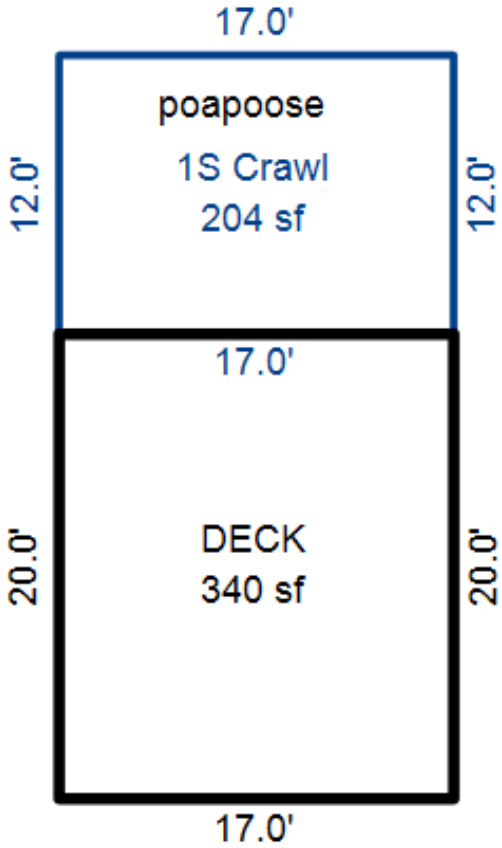
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GLEN ARBOR LLC	GLEN ARBOR PROPERTY LLC	0	03/04/2008	QC	33-TO BE DETERMINED	971/24	DEED	0.0		
ALIX JAY LIVING TRUST	GLEN ARBOR LLC	0	10/31/2007	WD	21-NOT USED/OTHER	958:141	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status
4300 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Res. Foundation Only		03/17/2022		PB22-0062		100% FINIS
		P.R.E. 0%		FOUNDATION		12/22/2021		LU21-55		100% FINIS
Owner's Name/Address		MAP #: 15		Mechanical		04/15/2019		PM19-0263		100% FINIS
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009		2026 Est TCV 2,541,306 TCV/TFA: 2227.2		Electrical		03/19/2019		PE19-0112		100% FINIS
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				LK MI "A"	21000	100.00	258.70	0.8825	0.8568	21000 100 1,587,895
				LK MI "A"	21000	58.28	258.70	0.8825	0.8568	21000 50 SURPLUS: ZONING 100 FT 46
				158 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 2,050,584						
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				D/W/P: Brick on Sand	18.35		400 0		0	
				D/W/P: Patio Blocks	15.89		300 0		0	
				Residential Local Cost Land Improvements						
				Description	Rate		Size % Good		Cash Value	
				LAND IMPROVEMENTS 75	7,500.00		1 100		7,500	
				Total Estimated Land Improvements True Cash Value = 7,500						
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X	Waterfront							
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	1,025,300	245,400	1,270,700		486,909C
		TPC 05/13/2022 INSPECTED			2025	976,500	238,400	1,214,900		474,109C
		TPC 05/15/2017 INSPECTED			2024	878,800	234,600	1,113,400		459,854C
		TPC 09/23/2015 INSPECTED			2023	781,200	177,300	958,500		437,957C



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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 200 Total Base New : 67,481 Total Depr Cost: 43,863 Estimated T.C.V: 118,430		340		Treated Wood	E.C.F. X 2.700		Bsmnt Garage:																								
Building Style: 1 STORY			Drywall Paneled				Plaster Wood T&G			Trim & Decoration		Size of Closets		Lg		X	Ord	Small																							
Yr Built 1963 198	Remodeled 2022	Condition: Average			Ex			X	Ord	Min	Doors			Solid	X	H.C.																									
Room List			(5) Floors				(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			X	Ord.	Min																				
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:				0			No. of Elec. Outlets			Many			X	Ave.	Few	(13) Plumbing																						
(1) Exterior			(6) Ceilings			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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Notes:																							
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Basement: 0 S.F. Crawl: 200 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																				
Insulation			(2) Windows			Many Avg. Few			X	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof			Gable Hip Flat			Gambrel Mansard Shed	Asphalt Shingle			Chimney: Brick																	
Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 1963			(11) Heating System: Wall/Floor Furnace			Ground Area = 200 SF			Floor Area = 200 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			200			Total:			33,256			21,617			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,451			943					
Separate Shower			1			1,336			868			Water/Sewer			1000 Gal Septic			1			4,782			3,108			Water Well, 100 Feet			1			5,847			3,801					
Deck			Treated Wood			340			5,766			3,748			Garages			Class: C Exterior: Siding			Foundation: 18 Inch (Unfinished)			Base Cost			240			12,276			7,979								
Built-Ins			Appliance Allow.			1			2,767			1,799			Totals:			67,481			43,863			ECF (4085 LAKE MICHIGAN) 2.700 => TCV:			118,430														

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



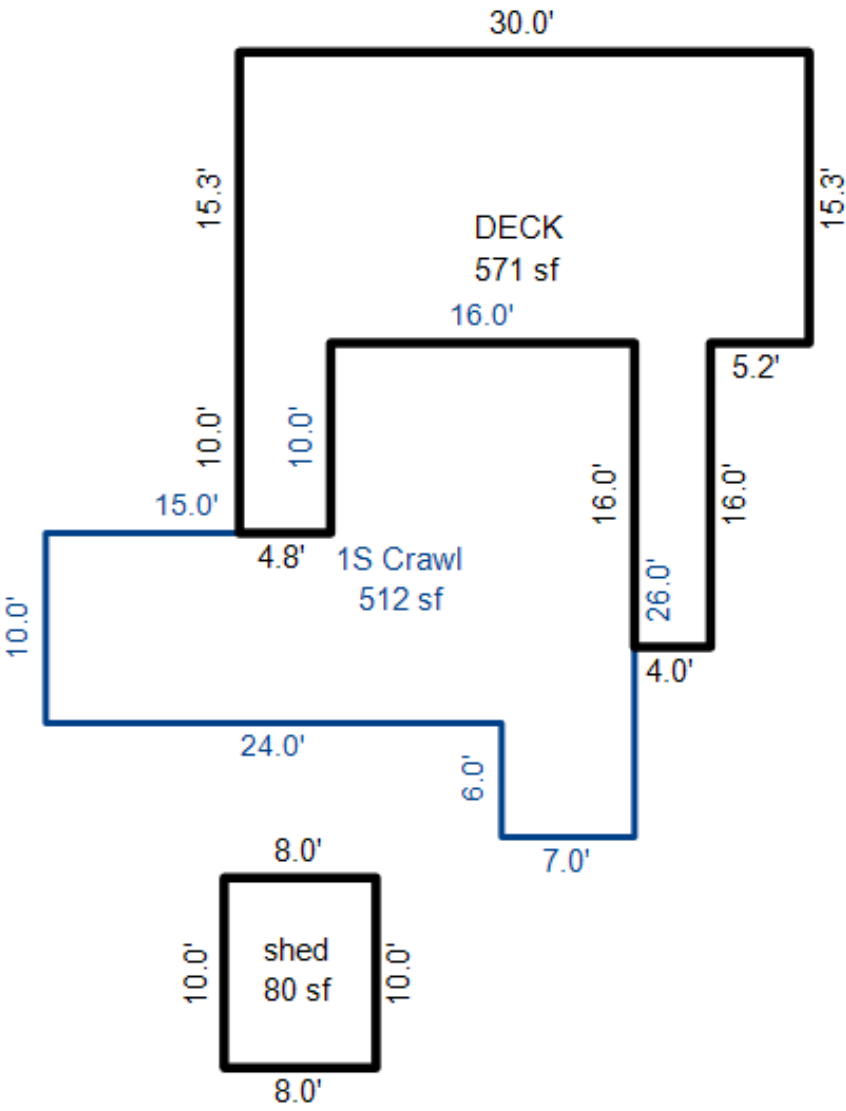
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CHURCH MARY S TRUST	GLEN ARBOR PROPERTY LLC	2,272,426	08/27/2019	WD	03-ARM'S LENGTH	2019004771	PROPERTY TRANSFER	100.0				
CHURCH MARY SUSAN	CHURCH MARY S TRUST	1	02/08/2013	QC	09-FAMILY/RELATED ENTITY	1154P547	DEED	0.0				
CHURCH ROY TRUST	CHURCH MARY SUSAN	1	10/10/2012	QC	09-FAMILY/RELATED ENTITY	1133P31	DEED	0.0				
CHURCH ROY	CHURCH ROY TRUST	0	01/19/2012	AFF	07-DEATH CERTIFICATE		DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status			
4358 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		02/28/2022	PP22-0055	100% FINIS				
		P.R.E. 0%		Mechanical		02/22/2022	PM22-0162	100% FINIS				
Owner's Name/Address		MAP #: 15		Mechanical		09/22/2021	PM21-0791	100% FINIS				
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD STE 400 BIRMINGHAM MI 48009		2026 Est TCV 4,632,654 TCV/TFA: 1316.4		ADDITION/ALTERATION		08/28/2021	LU21-31	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LK MI "A"	21000	100.00	687.00	0.9898	1.0938	21000	100	2,273,610
				100 Actual Front Feet, 1.58 Total Acres					Total Est. Land Value =		2,273,610	
				Land Improvement Cost Estimates								
				Description	Rate		Size % Good		Cash Value			
				D/W/P: Brick on Sand	24.41		500 95		11,595			
				D/W/P: Crushed Rock	2.67		500 95		1,268			
				Total Estimated Land Improvements True Cash Value =					12,863			
		Topography of Site										
				Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
		X	Waterfront									
				Ravine								
				Wetland								
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	1,136,800	1,179,500	2,316,300			1,921,120C	
		TPC 05/24/2023 INSPECTED			2025	1,082,700	1,125,800	2,208,500			1,870,614C	
		TPC 12/08/2022 INSPECTED			2024	974,400	1,107,200	2,081,600			1,814,369C	
		TPC 05/13/2022 INSPECTED			2023	866,100	637,400	1,503,500			1,483,685C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 1314 751 155 339 381 WPP WPP WCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame			(4) Interior	X	Drywall Paneled			Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 10 Floor Area: 2,641 Total Base New : 725,809 Total Depr Cost: 653,227 Estimated T.C.V: 1,763,713			E.C.F. X 2.700								
Building Style: 1 STORY				Trim & Decoration					Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls B		Blt 1968								
Yr Built 1968 198	Remodeled 2023			X	Ex		Ord			Min	No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool			Ground Area = 2641 SF Floor Area = 2641 SF.								
Condition: Average				Size of Closets					No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas										
Room List				X	Lg		Ord			Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost											
	Basement 1st Floor 2nd Floor 4 Bedrooms			(5) Floors					(12) Electric			1 Story Siding Crawl Space 1,842													
				Kitchen: Tile Other: Hardwood Other: Carpeted					200 Amps Service			1 Story Siding Basement 799			Total:		536,340		482,706						
(1) Exterior									X Ex. Ord. Min			Other Additions/Adjustments			Basement Living Area 799			46,526		41,873					
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings					No. of Elec. Outlets			Exterior			Stone Veneer 100			5,083		4,575					
X	Insulation			X Drywall				Many X Ave. Few			Basement, Outside Entrance, Above Grade 1			2,910		2,619									
(2) Windows				(7) Excavation				1 Average Fixture(s)			Plumbing			Average Fixture(s) 1			3,257		2,931						
X	Many Avg. Few	X	Large Avg. Small	Basement: 799 S.F. Crawl: 1842 S.F. Slab: 0 S.F. Height to Joists: 0.0				3 3 Fixture Bath			Other Additions/Adjustments			Basement Living Area 799			46,526		41,873						
	Wood Sash Metal Sash Vinyl Sash			(8) Basement				2 Fixture Bath			Exterior			Stone Veneer 100			5,083		4,575						
X	Double Hung			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Softener, Auto			Basement, Outside Entrance, Above Grade 1			2,910		2,619									
X	Casement							Extra Toilet			Plumbing			Average Fixture(s) 1			3,257		2,931						
	Double Glass							Extra Sink			Water/Sewer			3 Fixture Bath 2			20,550		18,495						
	Patio Doors							Separate Shower			2000 Gal Septic 1			Water Well, 150 Feet 1			11,719		10,547						
Storms & Screens				(9) Basement Finish				Ceramic Tile Floor			Porches			WCP (1 Story) 155			10,466		9,419						
(3) Roof				799 Recreation SF				(14) Water/Sewer			WPP 339			8,984		8,086									
X	Gable		Gambrel	Living SF				Public Water			WPP 1314			30,616		27,554									
	Hip		Mansard	Walkout Doors (B)				Public Sewer			WPP 751			17,498		15,748									
	Flat		Shed	No Floor SF				1 Water Well			Deck			Treated Wood 381			6,866		6,179						
X	Asphalt Shingle			1 Walkout Doors (A)				1 1000 Gal Septic			Built-Ins			Appliance Allow. 1			6,850		6,165						
Chimney: Brick				(10) Floor Support				Lump Sum Items:			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
				Joists: Unsupported Len: Cntr.Sup:																					

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

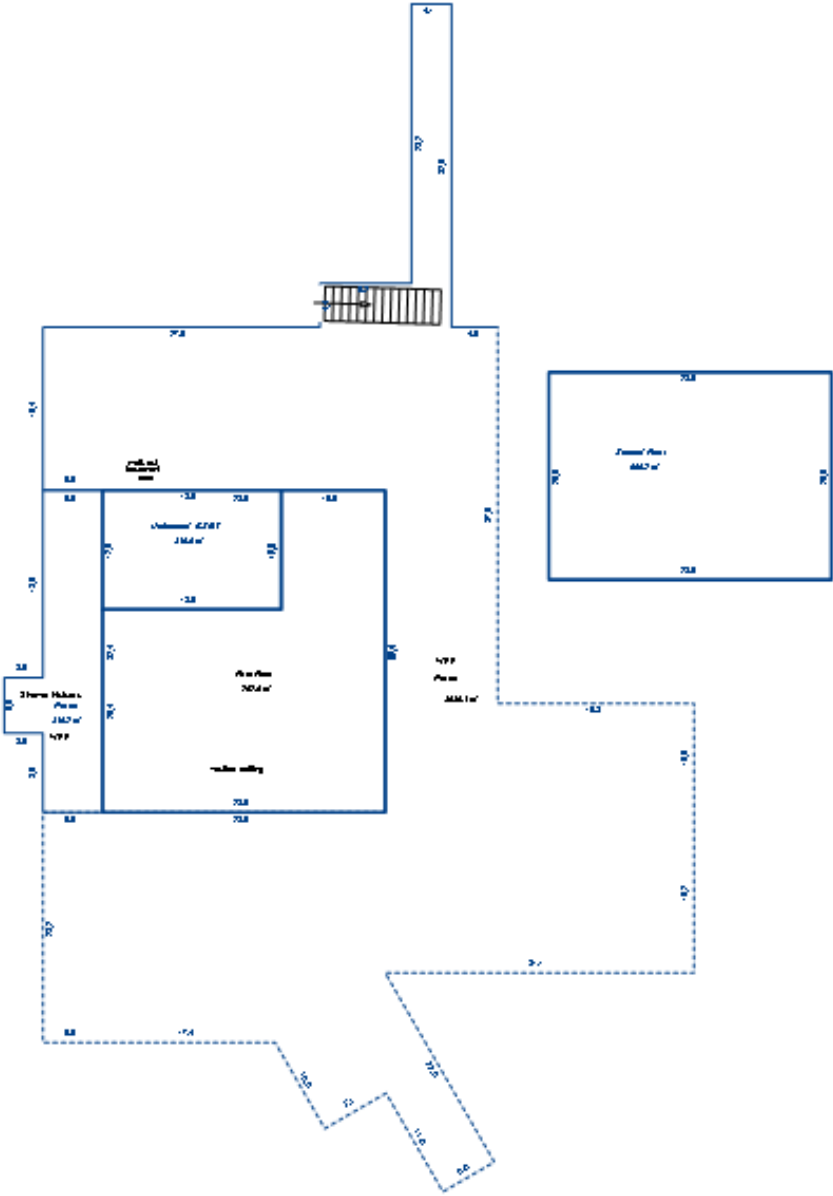


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 571 Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace										
Yr Built 1963 198	Remodeled 2022	Ex	X		Ord	Min	No./Qual. of Fixtures Ex. Ord. X Min									
Condition: Average		Size of Closets			Lg	X	Ord							Small	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 512 SF Floor Area = 512 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 512 Total: 83,893 62,915	
Room List		Doors	Solid	X	H.C.	(12) Electric			Cls C 10 Blt 1963							
3	Basement	(5) Floors			60			Other Additions/Adjustments								
	1st Floor	Kitchen:			Amps Service			Plumbing								
1	2nd Floor	Other:			No. of Elec. Outlets			Average Fixture(s)								
	Bedrooms	Other:			Many Ave. X Few			3 Fixture Bath								
(1) Exterior		(6) Ceilings			(13) Plumbing			Softener, Auto								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			1 Average Fixture(s)			Softener, Manual						
Insulation		(7) Excavation			1			3 Fixture Bath			Solar Water Heat					
(2) Windows		Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			No Plumbing			Extra Toilet					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Extra Sink						
	Conc. Block Poured Conc. Stone			1			Separate Shower									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			1			1000 Gal Septic			Water Well, 100 Feet					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2000 Gal Septic			Deck					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Treated Wood							
Asphalt Shingle Wood Shingle			Joists: Unsupported Len: Cntr.Sup:						Built-Ins							
Chimney: Brick											Appliance Allow.					
											Fireplaces					
											Wood Stove					
											Local Cost Items					
											GENERATOR					
											Totals: 109,390 82,037					
											Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 221,500					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KINGS GATE LLC	GLEN ARBOR PROPERTY LLC	1,650,000	04/15/2008	WD	03-ARM'S LENGTH	975/812	PROPERTY TRANSFER	100.0						
BRIGMAN ROY E LIVING TRUS	KINGS GATE LLC	1,500,000	02/09/2005	WD	03-ARM'S LENGTH	842:617	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
4278 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST				Mechanical		05/21/2019	PM19-0355	100% FINIS				
		P.R.E. 0%				Electrical		03/19/2019	PE19-0114	100% FINIS				
Owner's Name/Address		MAP #: 15				WELL/SEPTIC		10/19/2009	L09-154	100% FINIS				
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009		2026 Est TCV 2,361,348 TCV/TFA: 1908.9				Electrical		06/04/2009	PE09-0130					
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	250.80	0.9821	0.8502	21000	100		1,753,433
					LK MI "A"	21000	3.20	250.80	0.9821	0.8502	21000	50	SURPLUS: ZONING 100'	28,
					103 Actual Front Feet, 0.59 Total Acres						Total Est. Land Value =		1,781,488	
Tax Description														
L217 P663 L308 P283 L308 P285 L482 P145/98 L842 P617/05 2005 INTEREST REVISED 2006 INTEREST COMBINED PRT GOVT LOT 1 SEC 14 COM AT N 1/4 COR SD SEC TH S 1 DEG 22'13" W 1047.55 FT (RECORDED AS 1047.47 FT) ALG N-S 1/4 LN SD SEC TH S 86 DEG 53'30" W 314.45 FT TO POB TH CONT S 86 DEG 53'30" W 248.72 FT TO SHR LAKE MICHIGAN TH S 14 DEG 18" W ALG SD SHR 103.20 FT TH E 296.56 FT TH N 10 DEG 00' W 101.54 FT TO POB SEC 14 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer											
		X	Electric											
		X	Gas											
		X	Curb											
		X	Street Lights											
		X	Standard Utilities											
		X	Underground Utils.											
Comments/Influences														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2026	890,700	290,000	1,180,700			694,034C
					TPC 12/07/2019	INSPECTED		2025	848,300	277,500	1,125,800			675,788C
					TPC 05/15/2017	INSPECTED		2024	763,500	272,900	1,036,400			655,469C
					TPC 09/23/2015	INSPECTED		2023	678,700	206,100	884,800			624,257C
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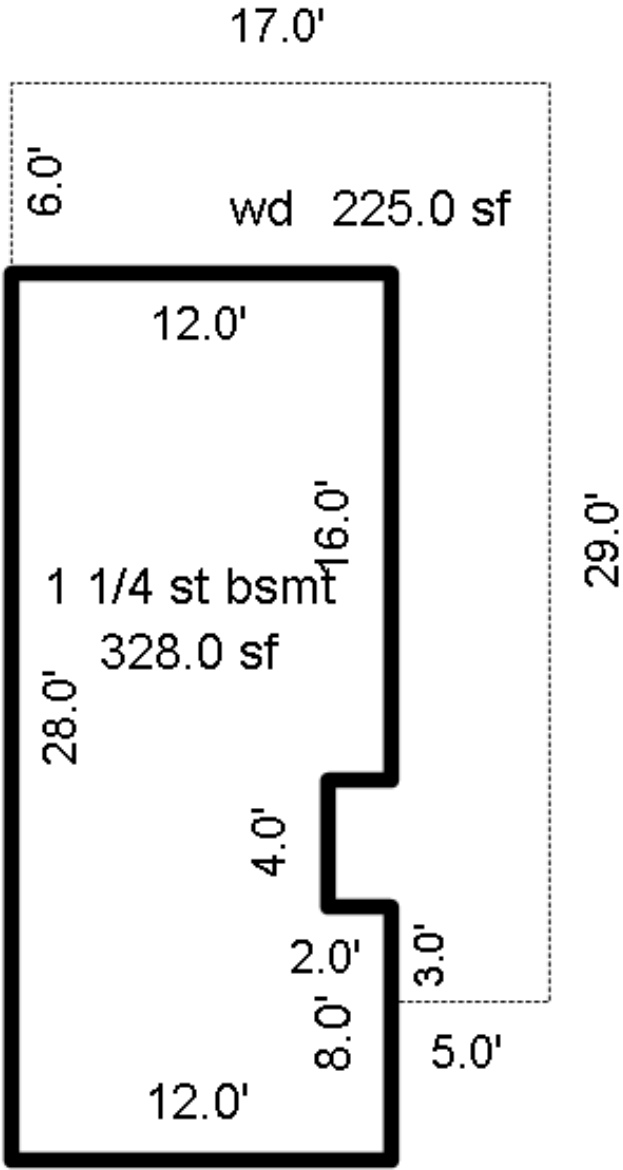
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood	Oil Coal	X	Elec. Steam		1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 2960 216	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: C +10 Effec. Age: 20 Floor Area: 1,237 Total Base New : 264,960 Total Depr Cost: 211,985 Estimated T.C.V: 572,360		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1.75 STORY		X	Drywall Paneled		Plaster Wood T&G														Trim & Decoration						
Yr Built 1968	Remodeled 2010		Ex	X	Ord															Min	Size of Closets				
Condition: Average			Lg	X	Ord															Small	Doors			Solid	X
Room List			Doors				Solid		X	H.C.		Central Air Wood Furnace		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls C 10 Blt 1968					
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric					120 Amps Service		No./Qual. of Fixtures			Ground Area = 707 SF Floor Area = 1237 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
(1) Exterior			(6) Ceilings			No. of Elec. Outlets					Ex.		X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick		X	Suspende			Many		X	Ave.			Few		(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Insulation		(7) Excavation			1 Average Fixture(s)					2 3 Fixture Bath		1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1.75 Story Siding Basement 707			Total: 186,369 149,109			
(2) Windows			Basement: 707 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath					Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Separate Shower			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,781 2,225					
X	Many Avg. Few	X	Large Avg. Small		(8) Basement			1 Separate Shower					Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)			1 1,451 1,161			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(14) Water/Sewer					Public Water Public Sewer Water Well		1 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Average Fixture(s)			1 4,567 3,654			
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Separate Shower					Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WPP 216 5,087 4,070 WPP 2960 46,916 37,533			Built-Ins			Appliance Allow. 1 2,767 2,214		
X	Gable Hip Flat	Gambrel Mansard Shed	1			1					1			Local Cost Items GENERATOR			1			1 1			Totals: 264,960 211,985		
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:					Notes:			ECF (4085 LAKE MICHIGAN) 2.700 => TCV:			572,360								
Chimney: Brick			Joists: 2X10X16 Unsupported Len: Cntr.Sup:																						



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BRIGMAN TRUST & WOODS TRU	GLEN ARBOR PROPERTY LLC	650,000	06/14/2013	WD	03-ARM'S LENGTH	1170P267	PROPERTY TRANSFER	100.0				
BRIGMAN MARY ELLEN		0	01/17/2010	OTH	33-TO BE DETERMINED	2010 1039-77	DEED	0.0				
BRIGMAN MARY ELLEN & WOOD	WOODS RICHARD & KATHY	0	01/04/2010	QC	09-FAMILY/RELATED ENTITY	2010 1037-527Q	DEED	0.0				
BRIGMAN MARY ELLEN	BRIGMAN MARY ELLEN TRUST	0	01/04/2010	QC	09-FAMILY/RELATED ENTITY	2010 1037-530Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status		
4282 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/04/2022		PM22-0970		100% FINIS		
		P.R.E. 0%		Mechanical		04/15/2019		PM19-0262		100% FINIS		
Owner's Name/Address		MAP #: 15		Electrical		03/19/2019		PE19-0113		100% FINIS		
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009		2026 Est TCV 1,574,545 TCV/TFA: 3840.3		Mechanical		08/12/2015		PM15-0382		100% FINIS		
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value							
2010 SPLIT - PARCEL' A'-LIBER 10/PG245 PART OF GOV LOT 1 SECTION 14 TOWN 29 NORTH RANGE 14 WEST: COMMENCING AT NORTH 1/4 SECTION 14; THENCE SOUTH 01°22'13' WEST, 1,047.47 FT, ALONG NORTH-SOUTH 1/4 LINE SECTION 14 TO POB; THENCE CONTINUING SOUTH 01°22'13" WEST, 184.83 FT, ALONG SOLD NORTH-SOUTH 1/4 LINE; THENCE SOUTH 86°53'30" WEST, 284.25 FT; THENCE NORTH 03°01'14" WEST, 50.35 FT; THENCE SOUTH 86°53' 30" WEST, 300.26 FT, TO A POINT ON A SHORELINE TRAVERSE ALONG EASTERLY SHORE OF LK MICHIGAN; THENCE NORTH 10°09'36'					LK MI "A" 21000 33.461926.74 1.3015 1.4155 21000 100 1,294,426							
					33 Actual Front Feet, 1.48 Total Acres Total Est. Land Value = 1,294,426							
					Land Improvement Cost Estimates							
					Description Rate Size % Good Cash Value							
		Residential Local Cost Land Improvements										
		Description Rate Size % Good Cash Value										
		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000										
		Total Estimated Land Improvements True Cash Value = 5,000										
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who When What			2026	647,200	140,100	787,300			297,546C
			TPC 12/09/2022 INSPECTED			2025	616,400	135,000	751,400			289,724C
			TPC 05/15/2017 INSPECTED			2024	554,800	132,800	687,600			281,013C
			TPC 09/23/2015 INSPECTED			2023	493,100	100,500	593,600			267,632C
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*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
BRIGMAN MARY ELLEN	GLEN ARBOR PROPERTY LLC	650,000		06/14/2013	WD	03-ARM'S LENGTH		1170P276	PROPERTY TRANSFER	100.0				
BRIGMAN MARY ELLEN		0		01/17/2010	OTH	33-TO BE DETERMINED		2010 1039-77	DEED	0.0				
BRIGMAN MARY ELLEN & WOOD	BRIGMAN MARY ELLEN & WOOD	0		01/04/2010	QC	03-ARM'S LENGTH		2009 1037-518T	DEED	0.0				
BRIGMAN MARY ELLEN	BRIGMAN MARY ELLEN TRUST	0		01/04/2010	QC	09-FAMILY/RELATED ENTITY		2010 1037-533Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN			Zoning: R-1 (		Building Permit(s)		Date	Number	Status			
S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
		MAP #: 15												
GLEN ARBOR PROPERTY LLC 151 S OLD WOODWARD AVE STE 400 BIRMINGHAM MI 48009		2026 Est TCV 250,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors * PARCEL B									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					<Site Value A> IRREGULAR SITE			200000			100			200,000
					<Site Value A> IRREGULAR SITE			200000			25			SURPLUS: ZONING 100' MIN TER
					314 Actual Front Feet, 2.05 Total Acres			Total Est. Land Value =			250,000			
Tax Description		Topography of Site												
PARCEL B - REMAINDER OF PARENT - SPLIT 10/2009 L10/PG245 REMAINDER OF PARENT PARCEL PORT OF GOVERNMENT LOTS 1 AND 2, SEC 14 TWN 29 N RNG 14 W: COMMENCING AT NORTH 1/4 SECTION 14; THENCE SOUTH 01°22'13' WEST, 1,232.30 FT, ALONG NORTH-SOUTH 1/4 LINE SECTION 14 TO POB; THENCE CONTINUING SOUTH 01°22'13" WEST, 314.10 FT, ALONG SAID NORTH-SOUTH 1/4 LINE; THENCE SOUTH 89°05'00" WEST, 332.59 FT; THENCE NORTH 25°05'08" EAST, 105.71 FT; THENCE NORTH 14°46'05" EAST, 73.19 FT; THENCE NORTH 03°01'14' WEST, 137.60 FT; THENCE NORTH 86°53' 30" EAST, 284.25 FT, TO A POINT ON SAID NORTH-SOUTH 1/4 LINE AND POB SAID PARCEL CONTAINS 2.04 ACRES MORE OR LESS SUBJECT TO ANY OTHER		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			
					2026	125,000	0	125,000			51,972C			
					2025	125,000	0	125,000			50,606C			
					2024	100,900	0	100,900			49,085C			
		Who When What			2023	63,100	0	63,100			46,748C			
		TPC 05/05/2021 INSPECTED			2025	125,000	0	125,000			50,606C			
		PSC 12/14/2013 INSPECTED			2024	100,900	0	100,900			49,085C			
		WAS 01/01/2010 INSPECTED			2023	63,100	0	63,100			46,748C			
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)		Date	Number	Status		
S HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		03/24/2011	L10-202	100% FINIS		
		P.R.E. 0%		SHED		09/22/2008	LU-2154	100% FINIS		
Owner's Name/Address		MAP #: 16 & 21								
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636		2026 Est TCV 0 TCV/TFA: 0.00								
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				LK MI "A" 21000 500.002178.00 0.6620 1.4595 21000 100 10,144,222						
Tax Description				500 Actual Front Feet, 25.00 Total Acres Total Est. Land Value = 10,144,222						
PRT SE 1/4 & PRT GOVT LOT 4 BEG S 1/4 COR SD SEC TH S 88 DEG 56' 00" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94 FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.49 FT TH N 01 DEG 28' 58" W 85.43 FT TH N 07 DEG 10' 54" W 79.54 FT TH N 17 DEG 13' 31" E 35 FT M/L TH N 65 DEG 40' 25" W 190 FT M/L TH S 89 DEG 25' 10"W 169.38 FT TH N 30 DEG 11' 35" W 246.28FT TH N 86 DEG 57' 10" W 734.71 FT TO SHR LK MICH TH ALG SHR S 23 DEG 10' 05" W 500 FT TH N 89 DEG 20' 05" E 203.14 FTTH S 78 DEG 25' 10" E 216.47 FT ON RIVER S 6 DEG 05' 4 TO S SEC EXC PRT 6 TH W 740. 13 DEG 51 348.38 FT ***BALANC		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
Comments/				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 09/21/2016 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2024	0	0	0		0
					2023	0	0	0		0
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Desc. of Bldg/Section: Calculator Occupancy: Schools - Classrooms										<<<<< Calculator Cost Computations >>>>>									
Class: C										Class: C Quality: Average									
Floor Area: 10,000										Stories: 1 Story Height: 10 Perimeter: 400									
Gross Bldg Area: 10,000										Base Rate for Upper Floors = 150.32									
Stories Above Grd: 1										(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 34.85 100%									
Average Sty Hght : 10										Adjusted Square Foot Cost for Upper Floors = 185.17									
Bsmnt Wall Hght										Total Floor Area: 10,000 Base Cost New of Upper Floors = 1,851,700									
Depr. Table : 2%										Reproduction/Replacement Cost = 1,851,700									
Effective Age : 30										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0									
Physical %Good: 55										Total Depreciated Cost = 1,018,435									
Func. %Good : 100										<<<<< Segregated Cost Computations >>>>>									
Economic %Good: 100										Costs taken from Segregated Cost Section 2: Multiples & Motels									
2014 Year Built										Cost # or Height Storys									
Remodeled										Item Description Col. Rate SqFt Adj. Adj. Cost									
Overall Bldg Height										Total Cost New = 0									
Comments:										Architectural Multiplier: 0.00									
										Reproduction/Replacement Cost = 0									
										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0									
										Total Depreciated Cost = 0									
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

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		Class: COMMERCIAL-VACANT		Zoning: RESOR	Building Permit(s)		Date	Number	Status	
5285 FIREFLY RIDGE		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		07/08/2005	PM05-0413		
		P.R.E. 0%			Mechanical		07/06/2005	PM05-0400		
Owner's Name/Address		MAP #: 21			Mechanical		07/06/2005	PM05-0401		
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 369,705 TCV/TFA: 0.00			Plumbing		05/31/2005	PP05-0165		
		X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD					
		Public Improvements			* Factors *					
Tax Description		X			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
L308 P46-49/90 PRT SW 1/4 OF SE 1/4 SEC 14 COM S 1/4 COR SD SEC TH ALG S LN SD SEC S 88 DEG 56' 09" E 318.79 FT TH N 51 DEG 27' 36" W 269.22 FT TH N 75 DEG 23' 46" W 109.94FT TH N 45 DEG 23' 20" W 211.33 FT TH N 20 DEG 27' 58" W 179.48 FT TH N 01 DEG 29' 07" W 85.44 FT TH N 07 DEG 10' 52" W 79.54 FT TH N 17 DEG 13' 31" E 63.94 FT TO SLY R/W LN HOMESTEAD RD TH ALG SD R/WLN S 54 DEG 49' 39" E 20.21 FT ON ARC OFCURVE TO LEFT 210.30 FT CH-S 85 DEG 34' 28" E 200.35 FT TO POB TH S 14 DFG 55' 24" F 114.99 FT TH S 03 DFG 34'					HOMESTEAD	\$1.50/PSF	176929 SqFt	1.50000	100	REDUCTION FOR POND AREA 2
					HOMESTEAD	\$0.40/PSF RURAL	40000 SqFt	0.40000	100	16,000
					4.98 Total Acres Total Est. Land Value = 281,393					

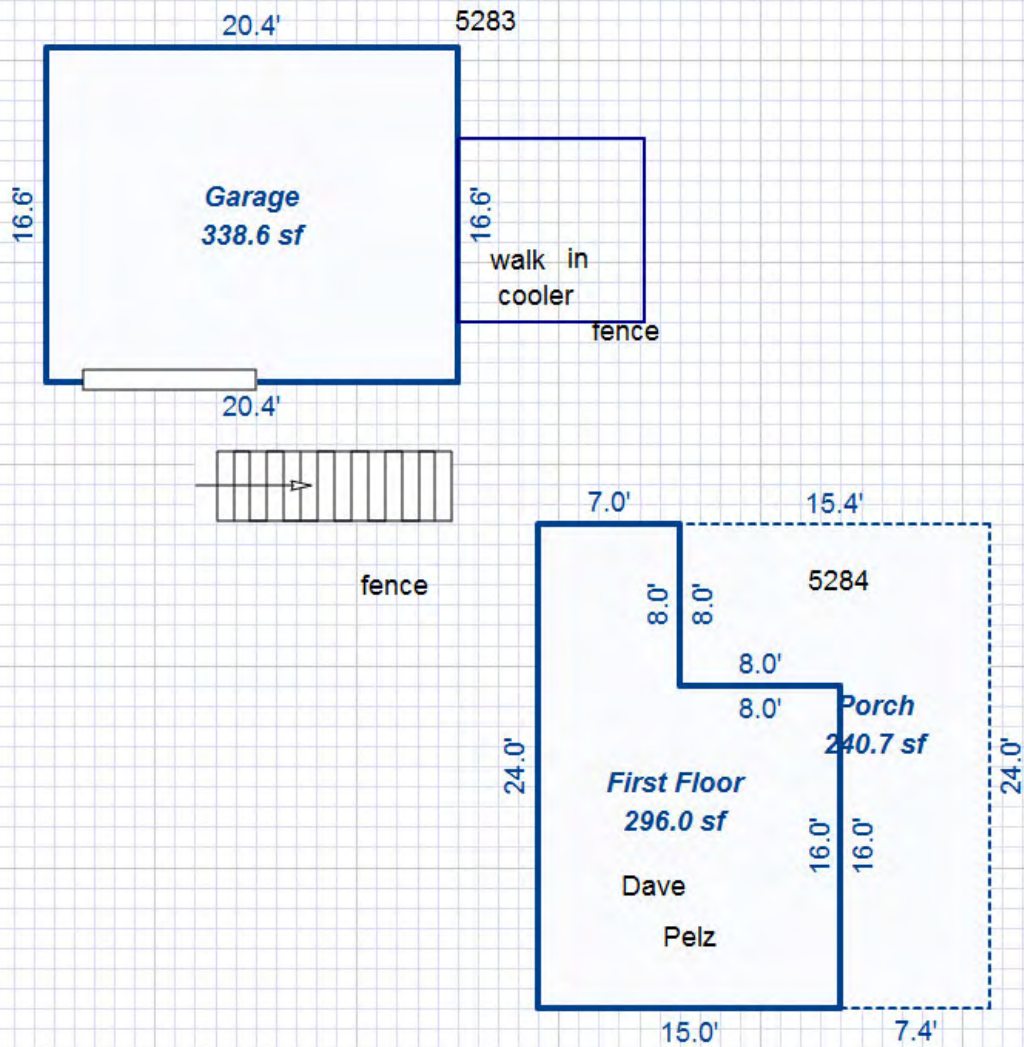
Desc. of Bldg/Section: PART OF GOLF COURSE Calculator Occupancy: 0										<<<<<< Segregated Cost Computations >>>>>>									
Class: C Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100 2014 Year Built Remodeled Overall Bldg Height Comments:					Construction Cost					Costs taken from Segregated Cost Section 2: Multiples & Motels									
					High		Above Ave.		Ave.		X		Low		Cost # or Height Storys				
					** ** Calculator Cost Data ** **					Item Description					Col. Rate SqFt Adj. Adj. Cost				
					Quality: Average					Architectural Multiplier: 0.00					Total Cost New = 0				
					Heat#1: No Heating or Cooling 0%					Reproduction/Replacement Cost = 0					Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0				
Heat#2: No Heating or Cooling 0%					Ave. SqFt/Story					Total Depreciated Cost = 0									
Ave. Perimeter					Unit in Place Items					Rate Quantity Arch %Good Depr.Cost									
Has Elevators:					85					61327.50 1 1.00 90 55,195									
*** Basement Info ***					ECF (2202-H COMMERCIAL HOMESTEAD)					1.600 => TCV of Bldg: 1 = 88,312									
Area:																			
Perimeter:																			
Type:																			
Heat: Hot Water, Radiant Floor																			
* Mezzanine Info *																			
Area #1:																			
Type #1:																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type: Average																			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BAYBERRY GROUP INC	TAML LLC	1	12/30/2025	WD	21-NOT USED/OTHER	2025006165	DEED	0.0					
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: RESOR	Building Permit(s)		Date	Number	Status				
1 PELZ SCORING GAME SCHOOL		School: GLEN LAKE COMMUNITY SCH DIST			Electrical		09/25/2012	PE12-0391					
		P.R.E. 0%			Plumbing		09/14/2012	PP12-0148					
Owner's Name/Address		MAP #: 21			Electrical		04/19/2012	PE12-0127					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 1,394,996 TCV/TFA: 336.87			Mechanical		04/19/2012	PM12-0119					
		X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					HOMESTEAD	\$1.50/PSF		270072	SqFt	1.50000	100		405,108
					6.20 Total Acres Total Est. Land Value = 405,108								
Tax Description		</											

Desc. of Bldg/Section: 5283 NEXT TO DAVE PELZ Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 338 Gross Bldg Area: 4,141 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght										Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 74 Overall Building Height: 8									
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 42.70 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.78 100% Adjusted Square Foot Cost for Upper Floors = 47.48									
2004 Year Built Remodeled										Total Floor Area: 338 Base Cost New of Upper Floors = 16,048									
8 Overall Bldg Height										Reproduction/Replacement Cost = 16,048 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 10,592									
Comments:										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 16,947 Replacement Cost/Floor Area= 47.48 Est. TCV/Floor Area= 50.14									
Construction Cost																			
High Above Ave. Ave. X Low																			
** ** Calculator Cost Data ** **																			
Quality: Average																			
Heat#1: Space Heaters, Gas with Fan 100																			
Heat#2: Package Heating & Cooling 0%																			
Ave. SqFt/Story: 338																			
Ave. Perimeter: 74																			
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:																			

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

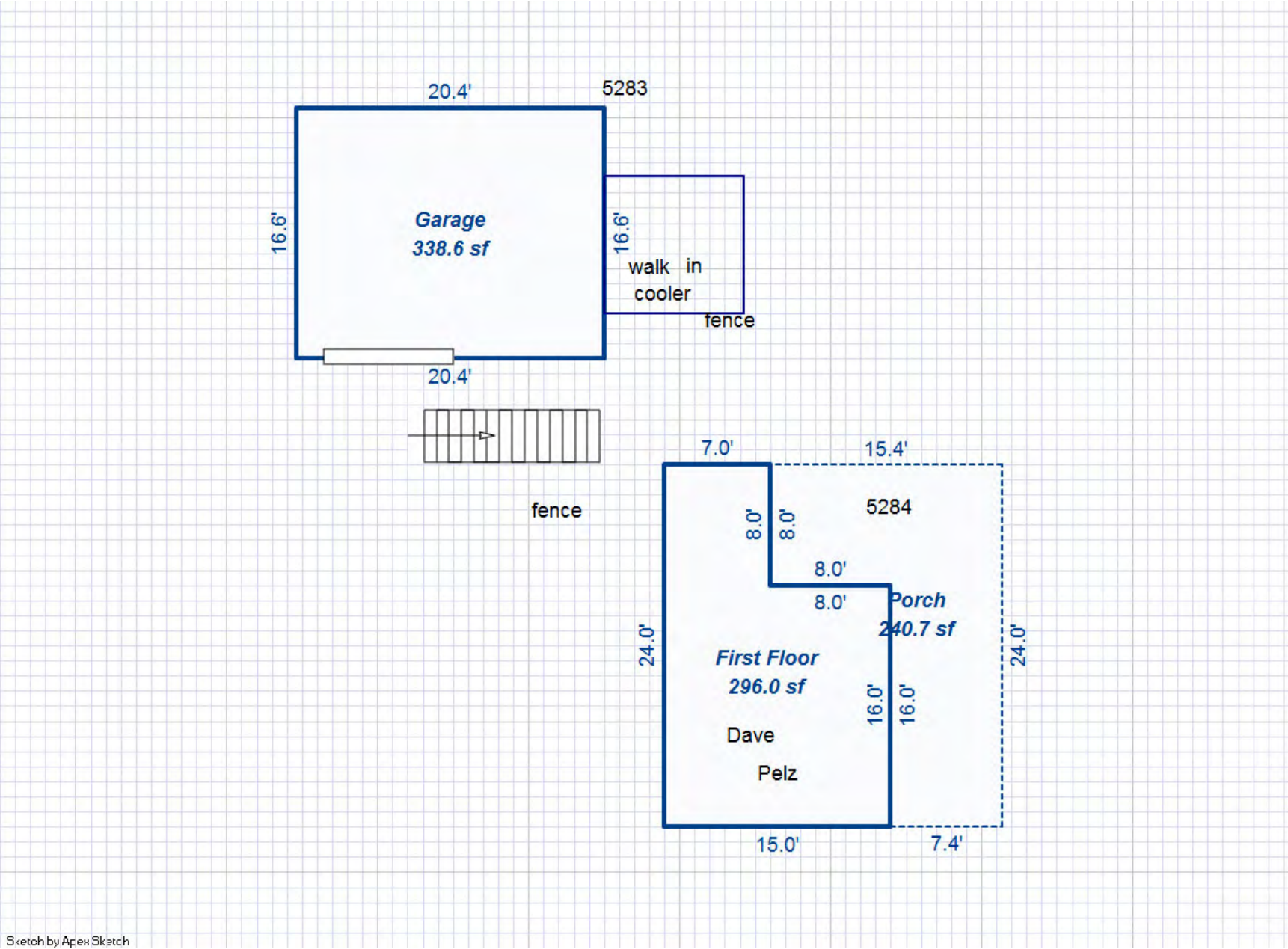


Sketch by Apex Sketch

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

Desc. of Bldg/Section: 5284 DAVE PELZ &COVERED TEEOFF Calculator Occupancy: Office Buildings										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 296 Gross Bldg Area: 4,141 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght										Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 77 Overall Building Height: 8									
Depr. Table : 2.25% Effective Age : 10 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 188.52									
2004 Year Built Remodeled										(10) Heating system: Package Heating & Cooling Cost/SqFt: 38.48 100% Adjusted Square Foot Cost for Upper Floors = 227.00									
8 Overall Bldg Height										Total Floor Area: 296 Base Cost New of Upper Floors = 67,192									
Comments:										Reproduction/Replacement Cost = 67,192 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Total Depreciated Cost = 53,754									
										Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI17/GOLC/SHOC/LIGDRAFCSA 4029.88 1 1.00 100 4,030									
										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 92,454 Replacement Cost/Floor Area= 240.61 Est. TCV/Floor Area= 312.34									

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

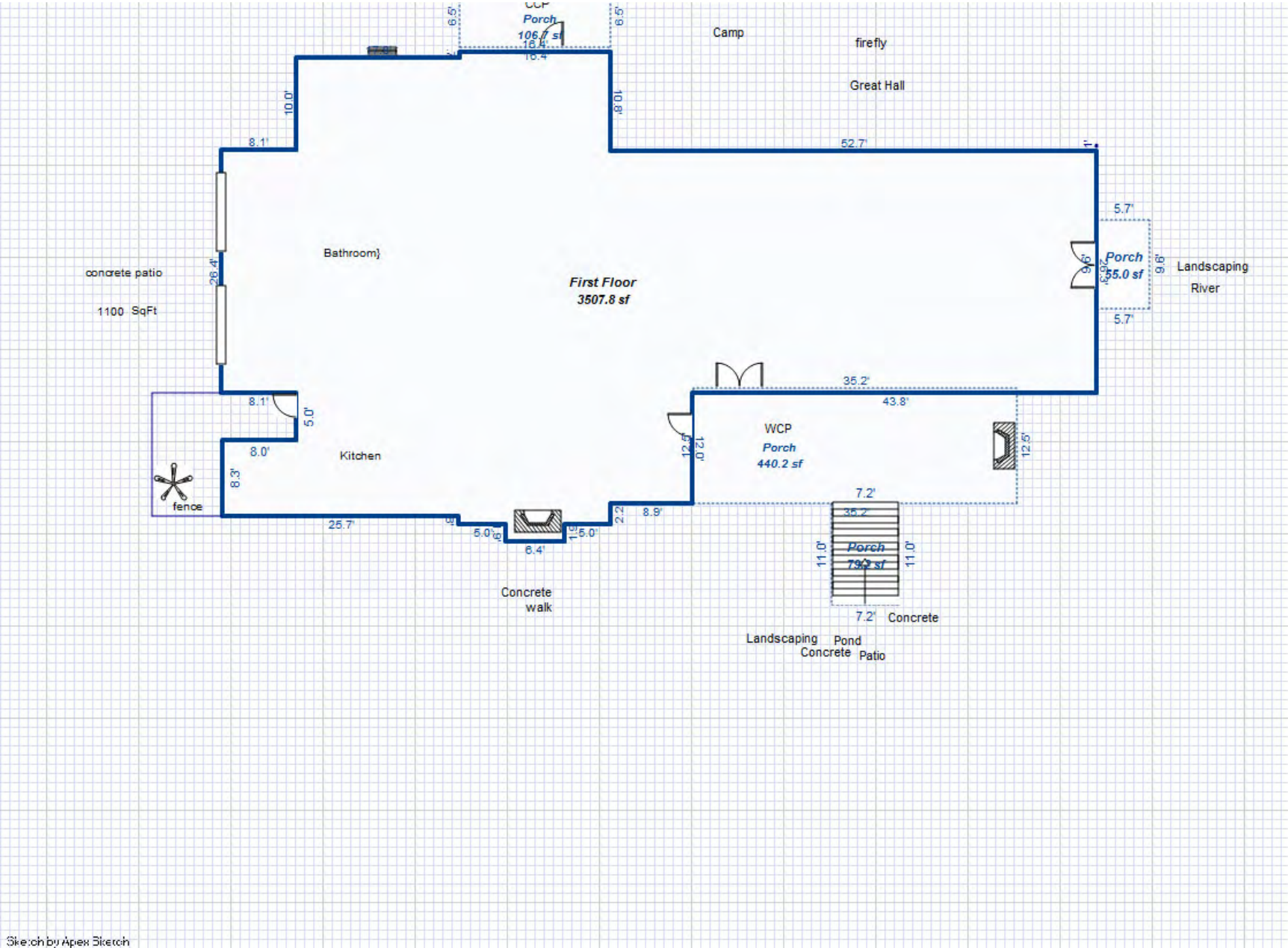


Sketch by Apex Sketch

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

Desc. of Bldg/Section: 5285 GREATHALL & RANGE Calculator Occupancy: Clubhouses										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 3,507 Gross Bldg Area: 4,141 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 312 Overall Building Height: 10									
Depr. Table : 3% Effective Age : 7 Physical %Good: 81 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 134.83									
2004 Year Built 2012 Remodeled										(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.75 100% Adjusted Square Foot Cost for Upper Floors = 158.58									
10 Overall Bldg Height										Total Floor Area: 3,507 Base Cost New of Upper Floors = 556,140									
Comments:										3,507 Sq.Ft. of Sprinklers @ 6.25, Cost New = 21,919									
										Reproduction/Replacement Cost = 578,059 Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0 Total Depreciated Cost = 468,228									
										Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI17/GOLC/COSR/CLAIA 129265.00 1 1.00 50 64,633									
										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 852,577 Replacement Cost/Floor Area= 201.69 Est. TCV/Floor Area= 243.11									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LEELANAU SCHOOLS & LIBRAR		0	09/08/2010	OTH	33-TO BE DETERMINED	2010 1060-558	DEED	0.0						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: RESOR	Building Permit(s)		Date	Number	Status					
S HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST			ACCESSORY BLDG		01/31/2023	LU23-02	100% FINIS					
		P.R.E. 0%			ELECTRICAL		11/25/2002	PE02-0772						
Owner's Name/Address		MAP #: 16												
LEELANAU SCHOOLS & LIBRARY FOUNDATI LIBRARY		2026 Est TCV 0 TCV/TFA: 0.00												
ONE OLD HOMESTEAD RD		X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD									
GLEN ARBOR MI 49636		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					HOMESTEAD	\$3.75/PSF		47916	SqFt	3.75	000	100		179,685
					1.10 Total Acres Total Est. Land Value = 179,685									
Tax Description														
PRT GOVT LOT 4 SEC 14 COM S 1/4 SEC COR TH W 740.21 FT TO C/L CO RD TH ON C/L N 13DEG 51' W 326.66 FT & N 6DEG 51' W 348.38 FT TO POB TH ON C/L N 4DEG 16' W 111.25 FT & N 0DEG 01' E 141.45 FT TH N 80DEG 09' E 167.9 FT TH S 20DEG 26' E 254.32 FT TH S 80DEG 09' W 249.51 FT TO POB SEC 14 T29N R14W 1.1 A M/L.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
					Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					TPC 11/01/2023 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
								2024	0	0	0			0
								2023	0	0	0			0
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan														

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

Desc. of Bldg/Section: LEELANAU LIBRARY										<<<<<<Calculator Cost Computations>>>>>>									
Calculator Occupancy: Schools - Bookstore										Class: CQuality: Average									
Class: C										Stories: 1Story Height: 8Perimeter: 304									
Floor Area: 5,376										Base Rate for Upper Floors = 111.46									
Gross Bldg Area: 5,376										(10) Heating system: Package Heating & CoolingCost/SqFt: 21.99100%									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 133.45									
Average Sty Hght : 8										Total Floor Area: 5,376Base Cost New of Upper Floors = 717,427									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 717,427									
Depr. Table : 2%										Eff.Age:18Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0									
Effective Age : 18										Total Depreciated Cost = 495,025									
Physical %Good: 69										ECF (2201 COMMERCIAL)1.750 => TCV of Bldg: 1 = 866,293									
Func. %Good : 100										Replacement Cost/Floor Area= 133.45Est. TCV/Floor Area= 161.14									
Economic %Good: 100																			
Year Built																			
Remodeled																			
Overall Bldg Height																			
Comments:																			

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

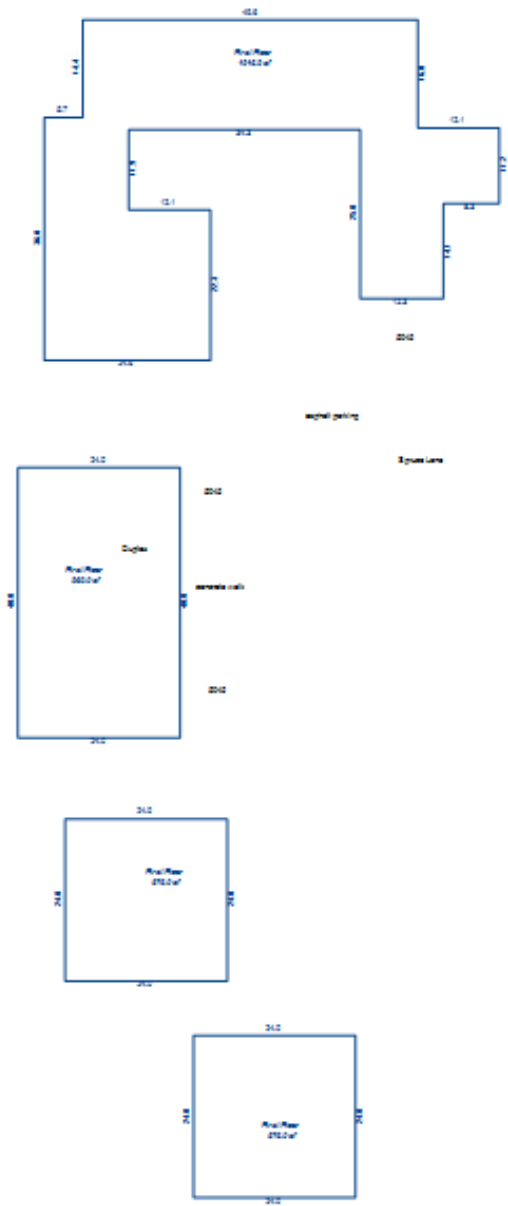
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 18										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L250 P23 L197 P981/78 L220 P914/80 L212 P845/79 SURVEY L8 P193 NE 1/4 OF SE 1/4 & SE 1/4 OF SE 1/4 EXC SKIPPERS WOOD ACREAGE INCLUDES LOTS 23 THRU 30 OF SKIPPERS WOOD SEC 14 T29N R14W 79.113 A M/L.					4019 SEC 1 PRT OF>80 14000		79.11 Acres	14000	100			1,107,582
Comments/Influences					79.11 Total Acres		Total Est. Land Value =		1,107,582			
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who When What		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		2024	0	0	0			0				
		2023	0	0	0			0				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SOUTH VILLAGE ASSOCIATION	BAYBERRY GROUP INC	1	03/22/1997	QC	09-FAMILY/RELATED ENTITY	441P227	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: NONE		Building Permit(s)		Date	Number	Status			
5065 SPRUCE PARK		School: GLEN LAKE COMMUNITY SCH DIST		COMMERCIAL ADD/ALT		05/16/2014		PB14-0097		100% FINIS			
Owner's Name/Address		P.R.E. 0%		COMMERCIAL ADD/ALT		05/16/2014		PB14-0098		100% FINIS			
BAYBERRY GROUP INC		MAP #:		COMMERCIAL ADD/ALT		05/16/2014		PB14-0099		100% FINIS			
5000 S WOODRIDGE RD		2026 Est TCV 756,243 TCV/TFA: 187.75		ADDITION/ALTERATION		05/16/2014		PB14-0100		100% FINIS			
GLEN ARBOR MI 49636		X	Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
Tax Description		Public Improvements		* Factors * ROAD ROW ON PARCEL									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
				HOMESTEAD \$0.40/PSF RURAL 178596 SqFt 0.40000 100 SHAPE LOCATION - TOPOGRAPHY									
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates								
		Description D/W/P: Asphalt Paving Rate 2.95 Size 2240 % Good 50 Cash Value 3,304											
		Total Estimated Land Improvements True Cash Value = 3,304											
		X	Topography of Site										
		X			Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		X											
		X											
							Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
						2026	35,700	342,400	378,100				44,347C
				2025	35,700	307,700	343,400				43,182C		
				2024	8,900	277,400	286,300				41,884C		
				2023	26,800	232,100	258,900				39,890C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan													

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Mobile Home	Insulation			Wood	Coal	Steam							
	Town Home	0 Front Overhang			Forced Air w/o Ducts									
	Duplex	0 Other Overhang			Forced Air w/ Ducts									
	A-Frame				Forced Hot Water									
Wood Frame		(4) Interior		Electric Baseboard										
Building Style: 1 STORY		Drywall		Plaster		Elec. Ceil. Radiant								
		Paneled	Wood T&G		Radiant (in-floor)									
Yr Built 1984		Remodeled 2014		Trim & Decoration		Electric Wall Heat								
				Ex		Ord	Min	Space Heater						
Condition: Average		Size of Closets		Wall/Floor Furnace										
		Lg	Ord	Small	Forced Heat & Cool									
Room List		Doors	Solid	H.C.	Central Air									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Wood Furnace										
		Kitchen:		(12) Electric										
(1) Exterior		Other:		0 Amps Service										
		Other:		No./Qual. of Fixtures										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex.			Ord.	Min						
				No. of Elec. Outlets										
Insulation				Many			Ave.	Few						
				(13) Plumbing										
(2) Windows		(7) Excavation		1 Average Fixture(s)										
Many Avg. Few		Large Avg. Small		2 3 Fixture Bath										
				2 Fixture Bath										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F.		Softener, Auto										
		Crawl: 1916 S.F.		Softener, Manual										
		Slab: 0 S.F.		Solar Water Heat										
		Height to Joists: 0.0		No Plumbing										
		(8) Basement		Extra Toilet										
		Conc. Block		Extra Sink										
		Poured Conc.		Separate Shower										
		Stone		Ceramic Tile Floor										
		Treated Wood		Ceramic Tile Wains										
		Concrete Floor		Ceramic Tub Alcove										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
Gable Hip Flat		Gambrel Mansard Shed		1 Public Water										
				1 Public Sewer										
Asphalt Shingle		Walkout Doors (B)			Water Well									
		No Floor			1000 Gal Septic									
Chimney:		Walkout Doors (A)			2000 Gal Septic									
		(10) Floor Support			Lump Sum Items:									
		Joists:												
		Unsupported Len:												
		Cntr.Sup:												

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



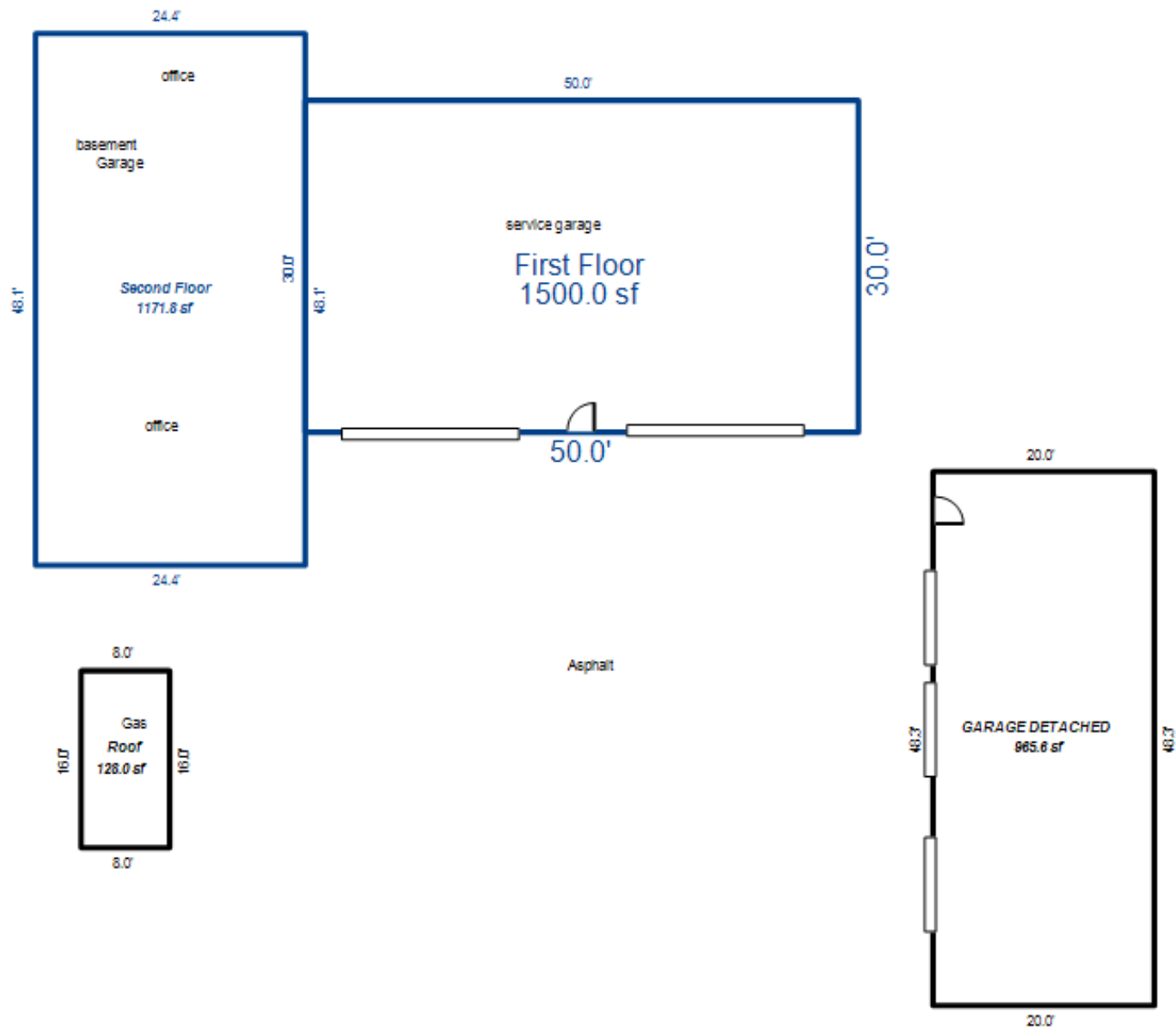
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		X	Gas	Oil	Elec.	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Mobile Home	Insulation			Wood	Coal	Steam							
	Town Home	0 Front Overhang			Forced Air w/o Ducts									
	Duplex	0 Other Overhang			Forced Air w/ Ducts									
	A-Frame				Forced Hot Water									
Wood Frame		(4) Interior		Electric Baseboard			Class: CD		Effec. Age: 30				E.C.F. X 1.800	Bsmnt Garage:
		Drywall		Elec. Ceil. Radiant			Floor Area: 960		Total Base New : 132,121					
Building Style:		Paneled		Radiant (in-floor)			Total Depr Cost: 92,484		Estimated T.C.V: 166,471					
1 STORY				Electric Wall Heat										
Yr Built		Ex		Space Heater										
Remodeled		Ord		Wall/Floor Furnace										
1984		Min		Forced Heat & Cool										
Condition: Average		Size of Closets		Heat Pump										
		Lg		No Heating/Cooling										
Room List		Doors		Central Air										
		Solid		Wood Furnace										
Basement		(5) Floors		(12) Electric										
1st Floor		Kitchen:		0 Amps Service										
2nd Floor		Other:		No./Qual. of Fixtures										
Bedrooms		Other:		Ex.			Ord.			Min				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets										
				Many			Ave.			Few				
Wood/Shingle				(13) Plumbing										
Aluminum/Vinyl				1 Average Fixture(s)										
Brick				2 3 Fixture Bath										
Insulation				2 Fixture Bath										
(2) Windows		(7) Excavation		Softener, Auto										
		Basement: 0 S.F.		Softener, Manual										
Many		Crawl: 960 S.F.		Solar Water Heat										
Avg.		Slab: 0 S.F.		No Plumbing										
Few		Height to Joists: 0.0		Extra Toilet										
Large		(8) Basement		Extra Sink										
Avg.				Separate Shower										
Small		Conc. Block		Ceramic Tile Floor										
Wood Sash		Poured Conc.		Ceramic Tile Wains										
Metal Sash		Stone		Ceramic Tub Alcove										
Vinyl Sash		Treated Wood		Vent Fan										
Double Hung		Concrete Floor		(14) Water/Sewer										
Horiz. Slide		(9) Basement Finish		1 Public Water										
Casement				1 Public Sewer										
Double Glass				Water Well										
Patio Doors				1000 Gal Septic										
Storms & Screens				2000 Gal Septic										
(3) Roof				Lump Sum Items:										
Gable														
Hip														
Flat														
Gambrel														
Mansard														
Shed														
Asphalt Shingle		(10) Floor Support												
Chimney:														

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough		X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Mobile Home	Insulation			Wood	Coal	Steam									
	Town Home	0 Front Overhang			Forced Air w/o Ducts											
	Duplex	0 Other Overhang			Forced Air w/ Ducts											
	A-Frame				Forced Hot Water											
Wood Frame		(4) Interior		Electric Baseboard			Class: CD		Effec. Age: 30				E.C.F. X 1.800	Bsmnt Garage:		
		Drywall		Elec. Ceil. Radiant			Floor Area: 576		Total Base New : 82,727							
Building Style:		Paneled		Radiant (in-floor)			Total Depr Cost: 57,908		Estimated T.C.V: 104,234							
1 STORY				Electric Wall Heat												
		Trim & Decoration		Space Heater												
Yr Built	Remodeled	Ex		Ord	Min	Wall/Floor Furnace										
1984	2014					Forced Heat & Cool										
Condition: Average		Size of Closets		No Heating/Cooling												
		Lg		Ord	Small	Central Air										
Room List		Doors		Solid	H.C.	Wood Furnace										
	Basement	(5) Floors		(12) Electric												
	1st Floor	Kitchen:		0 Amps Service												
	2nd Floor	Other:		No./Qual. of Fixtures												
Bedrooms		Other:		Ex.			Ord.	Min								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets												
Wood/Shingle			Many			Ave.	Few									
	Aluminum/Vinyl			(13) Plumbing												
Brick			1			Average Fixture(s)										
Insulation			1			3 Fixture Bath										
(2) Windows		(7) Excavation		2 Fixture Bath												
Many		Basement: 0 S.F.		Softener, Auto												
Avg.		Crawl: 576 S.F.		Softener, Manual												
Few		Slab: 0 S.F.		Solar Water Heat												
Wood Sash			Height to Joists: 0.0		No Plumbing											
	Metal Sash			(8) Basement												
	Vinyl Sash			Conc. Block												
Double Hung			Poured Conc.													
Horiz. Slide			Stone													
Casement			Treated Wood													
Double Glass			Concrete Floor													
Patio Doors			(9) Basement Finish		(14) Water/Sewer											
Storms & Screens			1			Public Water										
(3) Roof				1			Public Sewer									
Gable		Recreation SF		1			Water Well									
Hip		Living SF		1			1000 Gal Septic									
Flat		Walkout Doors (B)		1			2000 Gal Septic									
Asphalt Shingle			No Floor SF			Lump Sum Items:										
			Walkout Doors (A)													
			(10) Floor Support													
Chimney:		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Wood			Coal	Steam									
	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
	Central Air Wood Furnace													
Wood Frame		(4) Interior												
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G										
Yr Built 1984		Remodeled 2014		Trim & Decoration										
Condition: Average		Ex		Ord		Min								
Room List		Size of Closets												
		Lg		Ord		Small								
Basement		Doors		Solid		H.C.								
1st Floor		(5) Floors					(12) Electric							
2nd Floor		Kitchen:					0 Amps Service							
Bedrooms		Other:												
(1) Exterior		Other:					No./Qual. of Fixtures							
Wood/Shingle		(6) Ceilings					Ex.		Ord.		Min			
Aluminum/Vinyl							No. of Elec. Outlets							
Brick							Many		Ave.		Few			
Insulation							(13) Plumbing							
(2) Windows		(7) Excavation					1 Average Fixture(s)							
Many		Basement: 576 S.F.					1 3 Fixture Bath							
Avg.		Crawl: 0 S.F.					2 Fixture Bath							
Few		Slab: 0 S.F.					Softener, Auto							
Large		Height to Joists: 0.0					Softener, Manual							
Small		(8) Basement					Solar Water Heat							
Wood Sash		Conc. Block					No Plumbing							
Metal Sash		Poured Conc.					Extra Toilet							
Vinyl Sash		Stone					Extra Sink							
Double Hung		Treated Wood					Separate Shower							
Horiz. Slide		Concrete Floor					Ceramic Tile Floor							
Casement		(9) Basement Finish					Ceramic Tile Wains							
Double Glass							Ceramic Tub Alcove							
Patio Doors							Vent Fan							
Storms & Screens							(14) Water/Sewer							
(3) Roof		Recreation SF					1 Public Water							
Gable		Living SF					1 Public Sewer							
Hip		Walkout Doors (B)					Water Well							
Flat		No Floor SF					1000 Gal Septic							
Asphalt Shingle		Walkout Doors (A)					2000 Gal Septic							
Chimney:		(10) Floor Support					Lump Sum Items:							
		Joists:												
		Unsupported Len:												
		Cntr.Sup:												

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			
5035 S WOODRIDGE RD MAINTENANCE		School: GLEN LAKE COMMUNITY SCH DIST	Mechanical		04/14/2021	PM21-0290	100% FINIS				
		P.R.E. 0%									
Owner's Name/Address		MAP #: 15/19									
SAML LLC HOMESTEAD 1 WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCv 813,310 TCv/TFA: 223.68									
		X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
				HOMESTEAD SKI AREA 77711 SqFt 3.50000 100 SKI AREA - SHAPE IRREG 27 1.78 Total Acres Total Est. Land Value = 271,989							
Tax Description				Land Improvement Cost Estimates							
2010 UDATED DESCRIPTION - PARCEL SOUTH OF THE HOMESTEAD LAGOON PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWESTERLY MOST CORNER OF PARCEL "A", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE N40°05'18"W 171.60 FT TO SOUTHERLY BOUNDARY OF PARCEL "B" OF SAID "CHIMNEY RIDGE"; THENCE ALONG SAID BOUNDARY N79°38'48"E 194.07 FT; THENCE HENCE S89°02'09"E '46"W 155.07 FT SAID PARCEL "A", ALONG SAID LLOWING NINE (9) .48 FT; THENCE .83 FT ALONG ARC VE TO LEFT, CHORD N ON FILE***				Description Rate Size % Good Cash Value							
				D/W/P: Asphalt Paving 3.16 15000 50 23,700							
				Wood Frame 28.17 128 50 1,803							
				Total Estimated Land Improvements True Cash Value = 25,503							
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2026	136,000	270,700	406,700			98,402C
		TPC	10/22/2018	INSPECTED	2025	136,000	240,600	376,600			95,815C
		TPC	06/11/2015	INSPECTED	2024	139,900	213,600	353,500			92,935C
		TPC	10/31/2013	INSPECTED	2023	233,100	149,600	382,700			88,510C



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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage										<<<<< Calculator Cost Computations >>>>>									
Class: D										Class: D Quality: Average									
Floor Area: 1,500										Stories: 1 Story Height: 14 Perimeter: 160									
Gross Bldg Area: 3,636										Base Rate for Upper Floors = 90.23									
Stories Above Grd: 1										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.76 100%									
Average Sty Hght : 14										Adjusted Square Foot Cost for Upper Floors = 96.99									
Bsmnt Wall Hght										Total Floor Area: 1,500 Base Cost New of Upper Floors = 145,485									
Depr. Table : 3%										Reproduction/Replacement Cost = 145,485									
Effective Age : 8										Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0									
Physical %Good: 78										Total Depreciated Cost = 113,478									
Func. %Good : 100										<<<<< Segregated Cost Computations >>>>>									
Economic %Good: 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
2013 Year Built										Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost									
Remodeled										Total Cost New = 0									
Overall Bldg Height										Architectural Multiplier: 0.00									
Comments:										Reproduction/Replacement Cost = 0									
										Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0									
										Total Depreciated Cost = 0									
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage										<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 136 Base Rate for Upper Floors = 92.67 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.95 100% Adjusted Square Foot Cost for Upper Floors = 99.62 Total Floor Area: 965 Base Cost New of Upper Floors = 96,134 Reproduction/Replacement Cost = 96,134 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 74,985									
Class: D Floor Area: 965 Gross Bldg Area: 3,636 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					*** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 965 Ave. Perimeter: 136 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:									
					High Above Ave. Ave. X Low														
Depr. Table : 3% Effective Age : 8 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100										<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Reproduction/Replacement Cost = 0 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 0									
2013 Year Built Remodeled										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Overall Bldg Height																			
Comments:																			

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

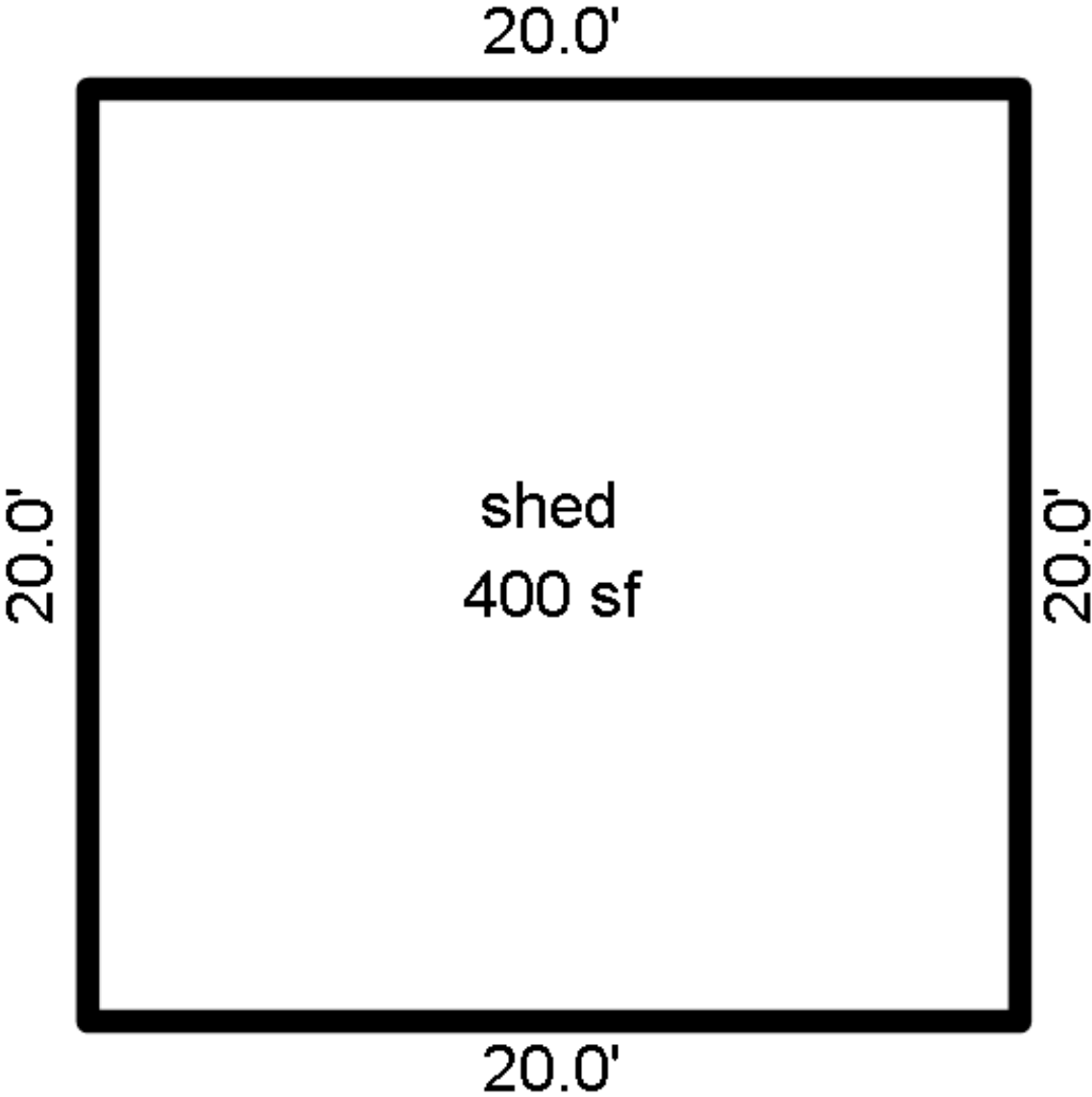
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KURAS PROPERTIES	CONTINENTAL REAL ESTATE E	0	12/31/1983	QC	09-FAMILY/RELATED ENTITY	243P904	DEED	0.0						
Property Address		Class: COMMERCIAL-VACANT		Zoning: NONE		Building Permit(s)		Date	Number	Status				
S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
CONTINENTAL REAL ESTATE EQUITIES IN 5000 S WOODRIGE RD GLEN ARBOR MI 49636		2026 Est TCV 39,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					HOMESTEAD	\$1.50/PSF		26000	SqFt	1.50000	100	BACK INTERIOR SITE	39,00	
					0.60 Total Acres				Total Est. Land Value =		39,000			
Tax Description														
SEE TITLE OPINION PART OF L243P904 EXCEPT PARTS SUBSEQUENTLY CONVEYED BY CONTINENTAL REAL ESTATE EQUITIES INC														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2026	19,500	0	19,500			8,670C
					TPC 05/30/2021 INSPECTED	2025	16,900	0	16,900			8,443C		
					PSC 12/08/2020 NEW PARCEL	2024	10,400	0	10,400			8,190C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		WAS 01/13/2013 NEW PARCEL	2023	7,800	0	7,800			7,800S					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
	BAYBERRY GROUP INC	0	12/31/1996	WD	09-FAMILY/RELATED ENTITY		DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: NONE	Building Permit(s)		Date	Number	Status				
CHIMNEY RDG		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 15,660 TCV/TFA: 39.15										
		X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					HOMESTEAD	\$1.50/PSF		1000 SqFt	1.50000	100		
					0.02 Total Acres				Total Est. Land Value =		1,500	
Tax Description		SEE TITLE OPINION PART OF L436P635 EXCEPT THAT PART CONVEYED AT L437P784 PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PARCEL "B", "CHIMNEY RIDGE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 51", AS RECORDED IN LIBER 392, PAGES 625-666; THENCE ALONG THE NORTH BOUNDARY OF SAID CONDOMINIUM S89°43'04"W 61.88 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID										
RY: S89°43'04"W 45.07 FEET; AND 0 THE SOUTHERLY, "HAWK'S NEST", IUM SUBDIVISION D IN LIBER 258, ONG SAID 7'58"E 110.09 N ON FILE***												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2026	800	7,000	7,800				5,719C
		TPC 05/30/2021 INSPECTED			2025	700	6,100	6,800				5,569C
		PSC 12/08/2020 NEW PARCEL			2024	100	6,300	6,400				5,402C
		WAS 01/13/2013 NEW PARCEL			2023	300	5,200	5,500				5,145C

Desc. of Bldg/Section: BOOSTER BUILDING										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Shed - Utility Light Commercial Building										Class: D Quality: Low Cost									
Class: D										Stories: 1 Story Height: 8 Perimeter: 80									
Floor Area: 400										Base Rate for Upper Floors = 26.11									
Gross Bldg Area: 400										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.62 100%									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 30.73									
Average Sty Hght : 8										Total Floor Area: 400 Base Cost New of Upper Floors = 12,292									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 12,292									
Depr. Table : 4%										Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0									
Effective Age : 8										Total Depreciated Cost = 8,850									
Physical %Good: 72										<<<<<< Segregated Cost Computations >>>>>>									
Func. %Good : 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Economic %Good: 100										Item Description Col. Rate SqFt Adj. Adj. Cost									
2014 Year Built										Total Cost New = 0									
Remodeled										Reproduction/Replacement Cost = 0									
Overall Bldg Height										Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0									
Comments:										Total Depreciated Cost = 0									
										<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status				
FIDDLERS POND 1 TO 21		School: GLEN LAKE COMMUNITY SCH DIST			Commercial, Add/Alter/Repa		04/13/2017	PB17-0110	100% FINIS				
		P.R.E. 0%			Mechanical		11/04/2005	PM05-0750					
Owner's Name/Address		MAP #: 21			Mechanical		11/04/2005	PM05-0751					
BAYBERRY GROUP INC FIDDLERS POND RESTAURANT 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 2,902,466 TCV/TFA: 184.79			Mechanical		11/04/2005	PM05-0752					
		X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						171.00	150.00	1.0000	0.0000	0	100*	0	
					HOMESTEAD	\$7.75/PSF		32234	SqFt	7.75000	100	249,817	
					* denotes lines that do not contribute to the total acreage calculation.								
Tax Description					171 Actual Front Feet,0.74 Total Acres Total Est. Land Value = 249,817								
PARCEL A- PRT OF W 1/2 OF SE 1/4 SEC 14 COM SE COR TH N 88 DEG 56'00" W 945.85 FT TH N 508.66 FT TO SE COR LOT 30 SKIPPERS WOOD & N R/W LN HOMESTEAD RD TH ALG SD N LN BY FOLLOWING 5 COURSES: 71 FT ALG CURVE TO RIGHT CHORD BEARS N 57 DEG 52'10" W 70.97 FT N 54 DEG 54'41" W 398.77 FT 183.35 FT ALG CURVE TO LEFT CHORD BEARS N 58 DEG 42'09" W 183.21 FT N 62 DEG 29'36" W 29.08 FT 211.07 FT ALG CURVE TO LEFT CHORD BEARS N 76 DEG 48'00" W 209.52 FT TH N 03 DEG 26'10" E 91.30 FT TH N 27 DEG 26'42" W 29.92 FT FOR POB TH					Land Improvement Cost Estimates								
		Topography of Site			Ad-Hoc Unit-In-Place Items								
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Rate	Size	% Good	Cash Value				
					/CI16/YARI/RESP/LARPL	59.00	5000	100	295,000				
					Total Estimated Land Improvements True Cash Value = 410,110								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	124,900	1,326,300	1,451,200			418,050C		
		TPC 11/14/2017 INSPECTED			2025	124,900	1,066,500	1,191,400			407,060C		
		WAS 02/06/2009 INSPECTED			2024	58,000	1,056,100	1,114,100			394,821C		
		WAS 11/27/2007 INSPECTED			2023	96,700	913,100	1,009,800			376,020C		
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*** Information herein deemed reliable but not guaranteed***

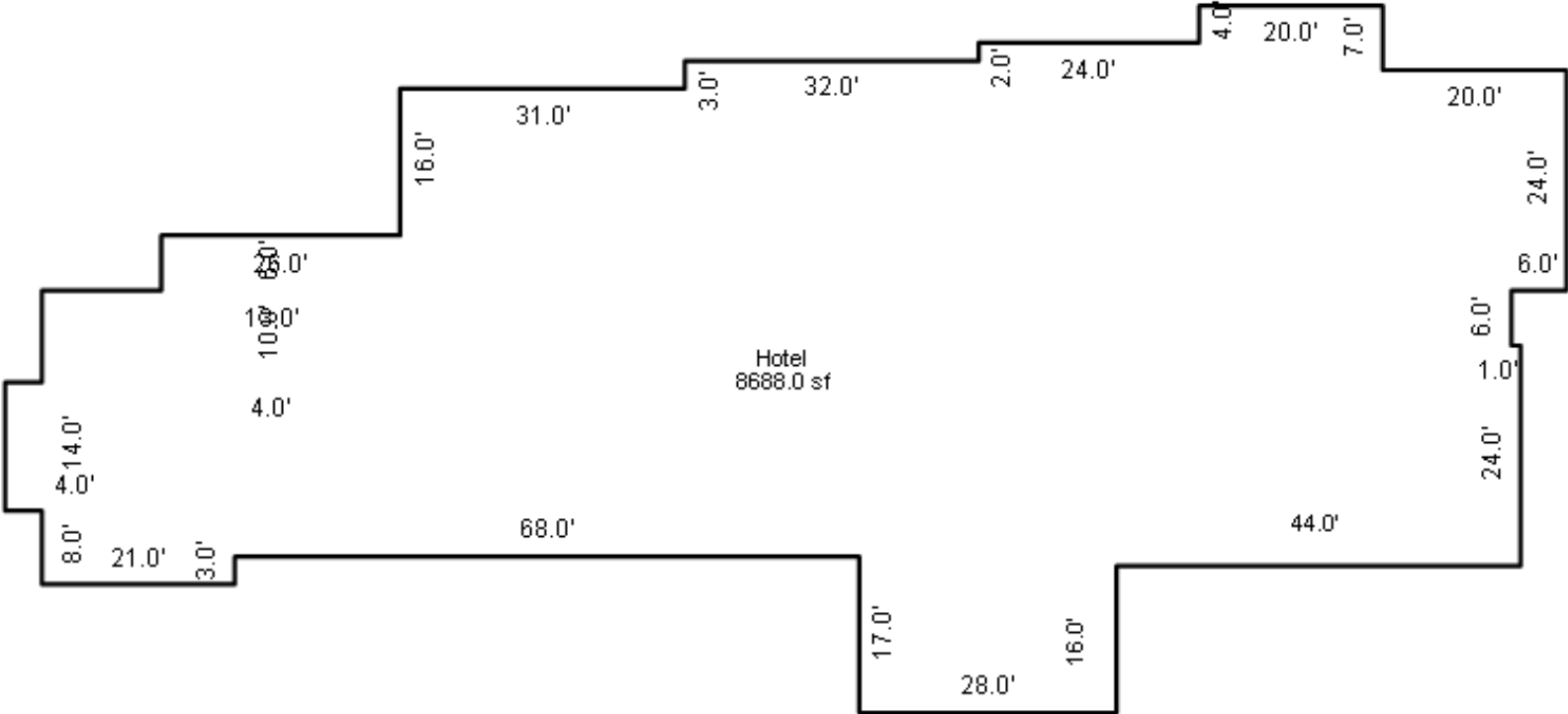
*** Information herein deemed reliable but not guaranteed***

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

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

Desc. of Bldg/Section: Calculator Occupancy: Motels										<<<<<< Calculator Cost Computations >>>>>>									
Class: D										Class: D Quality: Average									
Floor Area: 26,064										Total Floor Area: 26064 # of Units: 13									
Gross Bldg Area: 26,064										Base Rate for Upper Floors = 107.20									
Stories Above Grd: 3										Finished Basement Basement, Base Rate for Basement = 69.76									
Average Sty Hght : 9										(Basement Fireproofing Rate = 0.00)									
Bsmnt Wall Hght : 8										(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%									
Depr. Table : 3%										(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%									
Effective Age : 18										Combined Heating System adjustment: 34.44 100%									
Physical %Good: 58										Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.56									
Func. %Good : 100										Adjusted Square Foot Cost for Upper Floors = 141.64									
Economic %Good: 100										Adjusted Square Foot Cost for Basement = 78.32									
Year Built										Total Floor Area: 26,064 Base Cost New of Upper Floors = 3,691,705									
1986 Remodeled										Basement Area: 8,211 Base Cost New of Basement = 643,085									
Overall Bldg Height										Reproduction/Replacement Cost = 4,334,790									
Comments: 10/2014 VALUATION REVIEWED BY SALES COMPARISON APPROACH ANALYSIS ON PER UNIT/PER SQ FOOT BASIS - AS INDIVIDUAL UNITS AND BLDLG AS WHOLE -										Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 58 /100/100/100/58.0 Total Depreciated Cost = 2,514,178									
Area: 8211										Unit in Place Items Rate Quantity Arch %Good Depr.Cost									
Perimeter: 485										WD TW 6.08 288 1.00 50 876									
Type: Finished Basement										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 4,024,087									
Heat: Forced Air Furnace										Replacement Cost/Floor Area= 166.38 Est. TCV/Floor Area= 154.39									
*** Basement Info ***																			
Area: 8211																			
Perimeter: 485																			
Type: Finished Basement																			
Heat: Forced Air Furnace																			
* Mezzanine Info *																			
Area #1:																			
Type #1:																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type:																			

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



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

Desc. of Bldg/Section: SEWAGE LAGOON SITE										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Shed - Utility Light Commercial Building										Class: D Quality: Average									
Class: D										Stories: 1 Story Height: 10 Perimeter: 118									
Floor Area: 714										Base Rate for Upper Floors = 34.90									
Gross Bldg Area: 714										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.38 100%									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 39.28									
Average Sty Hght : 10										Total Floor Area: 714 Base Cost New of Upper Floors = 28,045									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 28,045									
Depr. Table : 4%										Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0									
Effective Age : 16										Total Depreciated Cost = 14,583									
Physical %Good: 52										<<<<<< Segregated Cost Computations >>>>>>									
Func. %Good : 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Economic %Good: 100										Item Description Cost Col. Rate # or Height SqFt Adj. Adj. Cost									
Year Built										Total Cost New = 0									
Remodeled										Architectural Multiplier: 1.06									
Overall Bldg Height										Reproduction/Replacement Cost = 0									
Comments:										Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0									
										Total Depreciated Cost = 0									
										<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									

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



Sketch by Apex Medina™

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

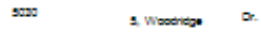
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FINDLAN PATRICK D & SANDR	BAYBERRY GROUP INC	25,000	07/10/2012	WD	03-ARM'S LENGTH	1130P279	PROPERTY TRANSFER	100.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status			
FIDDLERS POND & LTL BELLE 22-63 & 1-14		School: GLEN LAKE COMMUNITY SCH DIST				DEMOLITION		05/25/2011	110090	100% FINIS			
		P.R.E. 0%				COMMERCIAL NEW		03/12/2008	2008-2129	100% FINIS			
Owner's Name/Address		MAP #: 19				RETAIL STORE		07/01/2006	PB06-0244	INSPECTED			
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 6,618,385 TCV/TFA: 156.23											
		X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						51.15	102.00	1.0000	0.0000	0	100*	0	
					HOMESTEAD	\$7.75/PSF		78103	SqFt	7.75000	100	RESORT MAIN CENTER	605,3
					* denotes lines that do not contribute to the total acreage calculation.								
Tax Description					51 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 605,300								
FIDDLER'S POND PARCEL PART OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 31, "SKIPPERS WOOD NO. 2", RECORDED IN LIBER 8 OF PLATS, PAGES 8 THRU 10; THENCE ALONG THE EAST LINE OF SAID PLAT N27°01'10"E 65.13 FEET; THENCE N69°30'00"E 35.24 FEET; THENCE N26°01'55"E 24.04 FEET; THENCE N50°45'58"E 79.00 FEET; THENCE N14°30'00"E 27.83 FEET TO THE WESTERLY		REPLAT NO. 2, U COUNTY PLAN NO. 34", AS AGES 677-693; RY LINE S83°40'30"E 43.75 .80 FEET; THENCE THENCE N ON FILE***											
		Topography of Site			Land Improvement Cost Estimates								
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Rate		Size % Good		Cash Value			
					D/W/P: Patio Blocks			15.89	3000 50		23,835		
					Commercial Local Cost Land Improvements								
					Description	Rate		Size % Good Arch Mult		Cash Value			
					CITY WATER & SEWER			0.00	1 94 100		0		
		Ad-Hoc Unit-In-Place Items											
		Description			Rate		Size % Good		Cash Value				
		/CI16/YARI/RESP/LARPL			1.50	140000 100		210,000					
		Total Estimated Land Improvements True Cash Value =			233,835								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	302,700	3,006,500	3,309,200			336,644C		
		TPC 11/26/2019	INSPECTED		2025	302,700	2,648,300	2,951,000			327,794C		
		TPC 11/14/2017	INSPECTED		2024	31,200	2,701,600	2,732,800			317,938C		
		WAS 12/18/2009	INSPECTED		2023	234,300	2,672,400	2,906,700			302,799C		
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*** Information herein deemed reliable but not guaranteed***

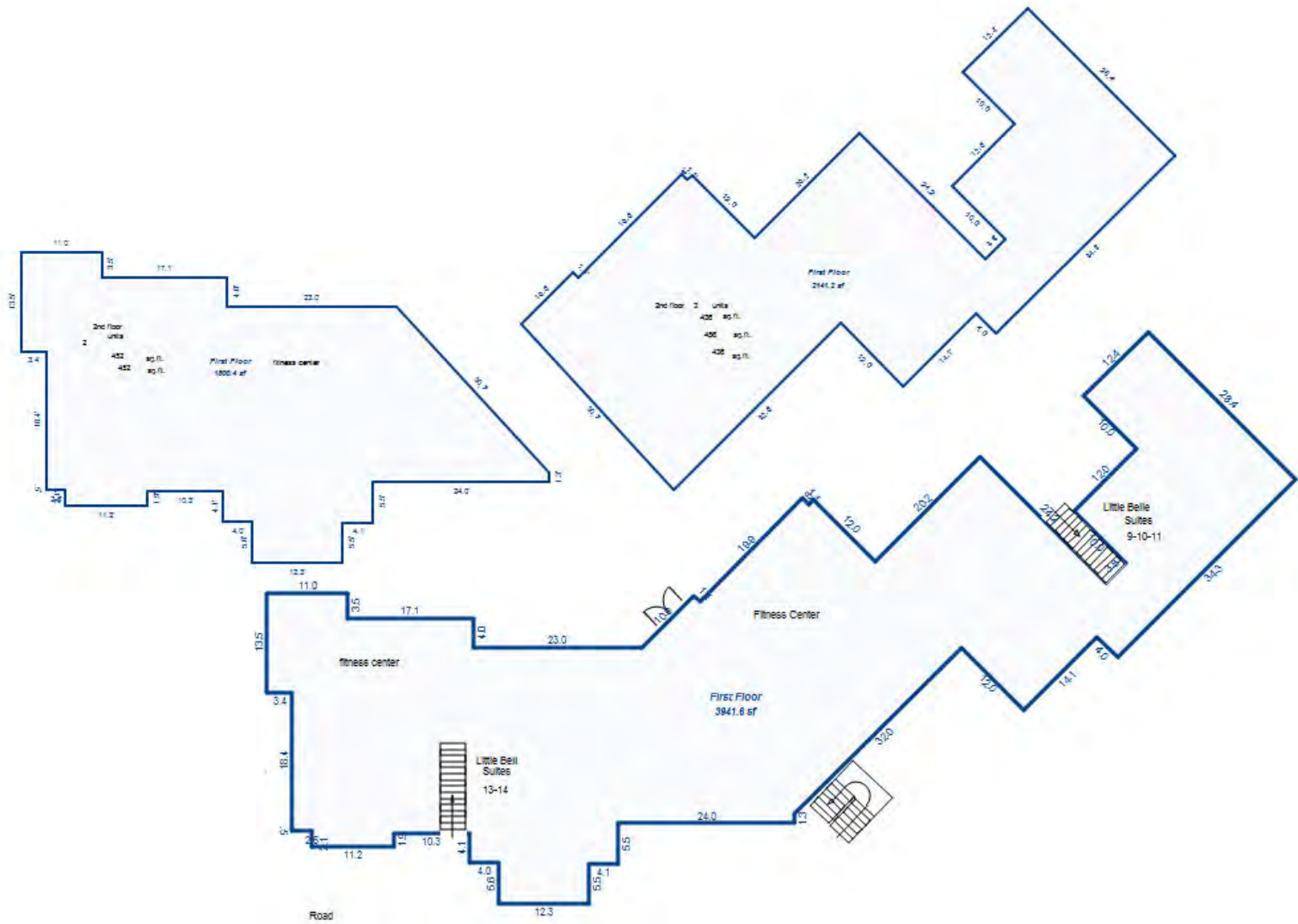
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LTLBELLE13,14&FITNESSCNTR										Calculator Cost Computations									
Calculator Occupancy: Motels										<<<<<>>>>>									
Class: D Floor Area: 2,704 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average									
					High		Above Ave.	X	Ave.		Low	Total Floor Area: 2704 # of Units: 3							
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 107.20									
					Quality: Average					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%									
					Heat#1: Zoned A.C. Warm & Cooled Air 100					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%									
					Heat#2: Zoned A.C. Warm & Cooled Air 100					Combined Heating System adjustment: 34.44 100%									
Ave. SqFt/Story: 1352					Total # Units: 3					Adjusted Square Foot Cost for Upper Floors = 141.64									
Total # Units: 3					Has Elevators:					Total Floor Area: 2,704 Base Cost New of Upper Floors = 382,995									
1982 Year Built					Area:					Reproduction/Replacement Cost = 382,995									
2009 Remodeled					Perimeter:					Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0									
Overall Bldg Height					Type:					Total Depreciated Cost = 229,797									
					Heat: Hot Water, Radiant Floor					ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 367,675									
Comments: SUITES 13 & 14 WITH FITNESS CNTR BELOW					* Mezzanine Info *					Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97									
					Area #1:														
					Type #1:														
					Area #2:														
Type #2:																			
					* Sprinkler Info *														
					Area:														
					Type: Average														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:									
(2) Foundation:					(8) Plumbing:					(39) Miscellaneous:									
X	Poured Conc		Brick/Stone		Block	Many Above Ave.		Average Typical		Few None	Outlets:	Fixtures:							
						Total Fixtures		Urinals		Few Average		Few Average							
(3) Frame:						3-Piece Baths		Wash Bowls		Many Unfinished		Many Unfinished							
						2-Piece Baths		Water Heaters		Typical		Typical							
						Shower Stalls		Wash Fountains											
						Toilets		Water Softeners											
(4) Floor Structure:																			
						(9) Sprinklers:					(40) Exterior Wall:								
(5) Floor Cover:																			
						(10) Heating and Cooling:													
						Gas Oil		Coal Stoker		Hand Fired Boiler	(13) Roof Structure: Slope=0								
(6) Ceiling:											(14) Roof Cover:								

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



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



Sketch by Apex Sketch

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

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

Desc. of Bldg/Section: BLDG F 32-38										Calculator Cost Computations									
Calculator Occupancy: Motels										Class: D Quality: Average									
Class: D										Total Floor Area: 5145 # of Units: 7									
Floor Area: 5,145										Base Rate for Upper Floors = 107.20									
Gross Bldg Area: 42,364										(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%									
Stories Above Grd: 2										(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100%									
Average Sty Hght : 9										Combined Heating System adjustment: 34.44 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 141.64									
Depr. Table : 3%										Total Floor Area: 5,145 Base Cost New of Upper Floors = 728,738									
Effective Age : 17										Reproduction/Replacement Cost = 728,738									
Physical %Good: 60										Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0									
Func. %Good : 100										Total Depreciated Cost = 437,243									
Economic %Good: 100										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 7 = 699,588									
1983 Year Built										Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97									
2004 Remodeled																			
Overall Bldg Height																			
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.																			

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

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

Desc. of Bldg/Section: BLDG G #39-43 Calculator Occupancy: Motels										<<<<<< Calculator Cost Computations >>>>>>																			
Class: D Floor Area: 3,447 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average Total Floor Area: 3447 # of Units: 5																			
					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 107.20																			
					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 1724 Total # Units: 5 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					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100% Combined Heating System adjustment: 34.44 100% Adjusted Square Foot Cost for Upper Floors = 141.64 Total Floor Area: 3,447 Base Cost New of Upper Floors = 488,233 Reproduction/Replacement Cost = 488,233 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 292,940 ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 8 = 468,704 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97																			
1983 Year Built 2004 Remodeled					Overall Bldg Height					ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 8 = 468,704 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97																			
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.																													
(1) Excavation/Site Prep:										(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:										(8) Plumbing:					Outlets:					Fixtures:									
X Poured Conc Brick/Stone Block										Many Above Ave. Average Typical Few None					Few Average Many Unfinished Typical					Few Average Many Unfinished Typical									
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:										(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
(5) Floor Cover:										(10) Heating and Cooling:					(14) Roof Cover:					Thickness Bsmnt Insul.									
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler																			

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

Desc. of Bldg/Section: BLDG H #44-49 Calculator Occupancy: Motels										<<<<<<Calculator Cost Computations>>>>>>												
Class: D Floor Area: 4,766 Gross Bldg Area: 42,364 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average Total Floor Area: 4766 # of Units: 6												
					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>						High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 107.20				
	High		Above Ave.		Ave.	X	Low															
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Zoned A.C. Warm & Cooled Air 100 Ave. SqFt/Story: 2383 Total # Units: 6 Has Elevators:					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100% (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 17.22 100% Combined Heating System adjustment: 34.44 100%												
										Adjusted Square Foot Cost for Upper Floors = 141.64												
1982 Year Built 2004 Remodeled					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					Total Floor Area: 4,766 Base Cost New of Upper Floors = 675,057												
										Reproduction/Replacement Cost = 675,057 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 405,034												
Overall Bldg Height					*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Average					ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 9 = 648,055 Replacement Cost/Floor Area= 141.64 Est. TCV/Floor Area= 135.97												
Comments: \$1.2 REMO REMODEL ON FP WAS COMPLETED IN THE SUMMER OF 2004.																						

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

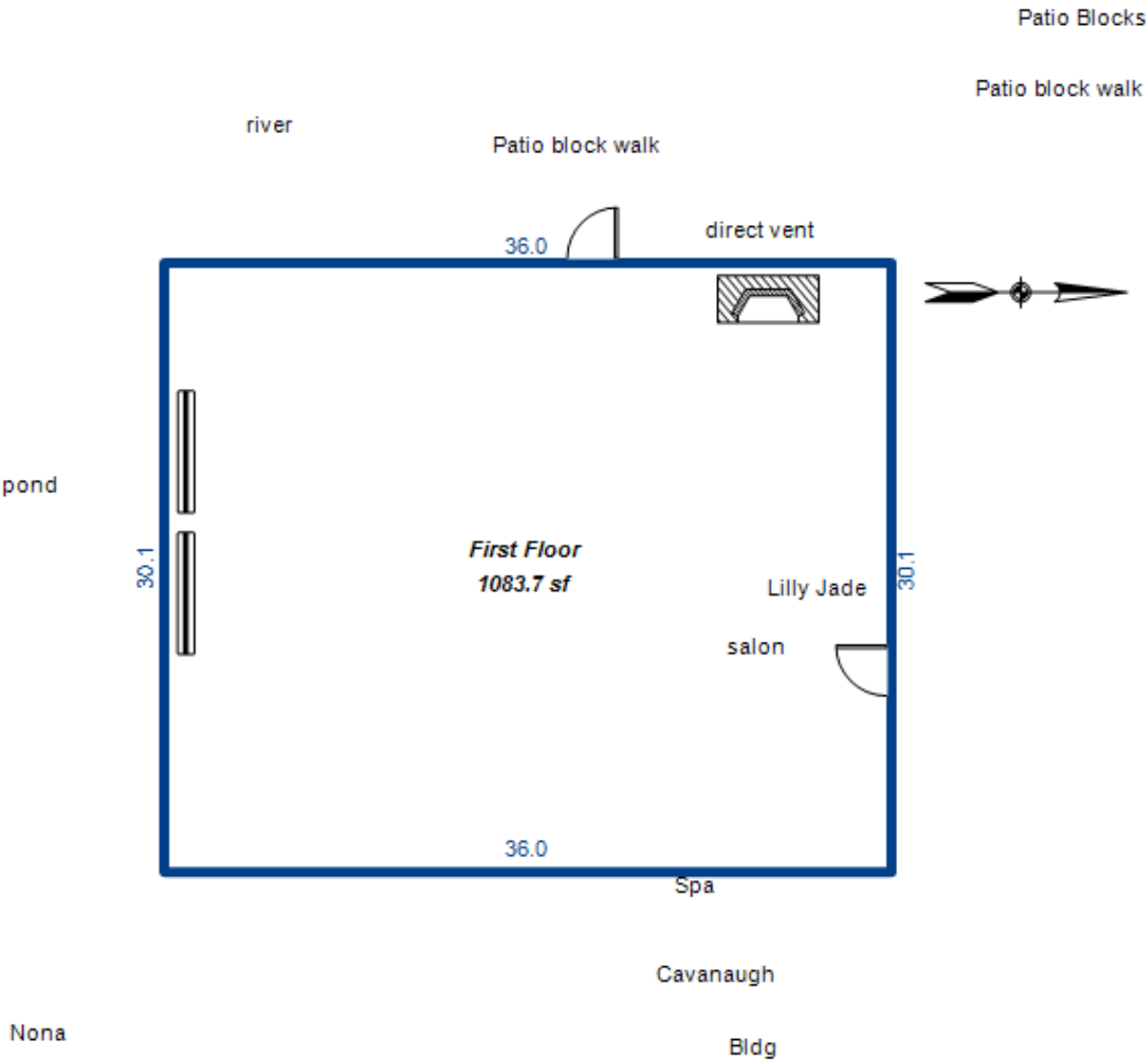
*** Information herein deemed reliable but not guaranteed***

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

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

Desc. of Bldg/Section: LILLY JADE SPA Calculator Occupancy: Stores - Retail										<<<<<< Calculator Cost Computations >>>>>>																																				
Class: D Floor Area: 1,083 Gross Bldg Area: 42,364 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 132																																				
					High Above Ave. X Ave. Low					Base Rate for Upper Floors = 128.17																																				
					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1083 Ave. Perimeter: 132 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					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 31.58 100% Adjusted Square Foot Cost for Upper Floors = 159.75 Total Floor Area: 1,083 Base Cost New of Upper Floors = 173,009 Reproduction/Replacement Cost = 173,009 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 103,805																																				
1982 Year Built		2011 Remodeled			Comments: 1982 SALES PAVILLION THEN, FIT AS A FIDDLE, 2011 LILLY JADE SPA 2011 ON AT 114-016-40 AS CLUBHOUSE \$60K EST TCV					<<<<<< Segregated Cost Computations >>>>>>																																				
Overall Bldg Height										Costs taken from Segregated Cost Section 3: Stores & Commercial <table><tr><td>Item Description</td><td>Cost Col.</td><td>Rate</td><td># or SqFt</td><td>or Height</td><td>Storys Adj.</td><td>Adj.</td><td>Cost</td></tr><tr><td>(7) Interior: Frame, Barber Shop</td><td>1 Up</td><td>10.66</td><td>1083</td><td>1.000</td><td>1.000</td><td></td><td>11,545</td></tr><tr><td>(8) Plumbing: Typical, Barber Shop</td><td>1 Up</td><td>6.38</td><td>1083</td><td>1.000</td><td>1.000</td><td></td><td>6,910</td></tr><tr><td>(39) Miscellaneous</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>										Item Description	Cost Col.	Rate	# or SqFt	or Height	Storys Adj.	Adj.	Cost	(7) Interior: Frame, Barber Shop	1 Up	10.66	1083	1.000	1.000		11,545	(8) Plumbing: Typical, Barber Shop	1 Up	6.38	1083	1.000	1.000		6,910	(39) Miscellaneous		
Item Description	Cost Col.	Rate	# or SqFt	or Height	Storys Adj.	Adj.	Cost																																							
(7) Interior: Frame, Barber Shop	1 Up	10.66	1083	1.000	1.000		11,545																																							
(8) Plumbing: Typical, Barber Shop	1 Up	6.38	1083	1.000	1.000		6,910																																							
(39) Miscellaneous																																														
(1) Excavation/Site Prep:					(7) Interior: 1083 SqFt, Frame, Barber Shop					(11) Electric and Lighting:					(39) Miscellaneous:																															
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:					1 Sound System, Base Cost																										
X	Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Many Average		Unfinished Typical																													
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer																													
(4) Floor Structure:					1083 SqFt, Typical, Barber Shop										(13) Roof Structure: Slope=0					(40) Exterior Wall:																										
(5) Floor Cover:					(9) Sprinklers:															Thickness Bsmnt Insul.																										
					(10) Heating and Cooling:																																									
					X	Gas Oil		Coal Stoker		Hand Fired Boiler																																				
(6) Ceiling:															(14) Roof Cover:																															

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



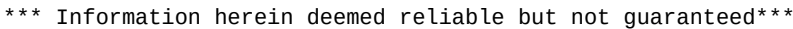
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
4070 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST				Electrical		07/03/2019	PE19-0361	100% FINIS				
		P.R.E. 100% 05/10/1994				Mechanical		07/02/2019	PM19-0454	100% FINIS				
Owner's Name/Address		MAP #: 15				Electrical		09/29/2010	PE10-0316	100% FINIS				
WINKELMAN ERIC D TRUST PO BOX 451 GLEN ARBOR MI 49636-0451		2026 Est TCV 2,805,643 TCV/TFA: 1572.6				Res. Add/Alter/Repair		09/08/2010	PB10-0263	100% FINIS				
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	321.55	0.9023	0.9047	21000	100	1,714,286	
					LK MI "A"	21000	44.82	321.55	0.9023	0.9047	21000	50	SURPLUS: ZONING 100 FT 38	
					145 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =		2,098,432	
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					D/W/P: Flagstone/Sand					21.39	150 0		0	
					D/W/P: 4in Ren. Conc.					8.33	720 0		0	
					Wood Frame					36.96	57 50		1,053	
					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 =									6,053
		Topography of Site												
		X	Level											
		X	Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	1,049,200	353,600	1,402,800			515,066C			
		TPC 12/09/2022	INSPECTED		2025	999,300	341,900	1,341,200			501,525C			
		TPC 09/23/2015	INSPECTED		2024	899,300	336,300	1,235,600			486,446C			
		TPC 01/08/2011	INSPECTED		2023	799,400	253,600	1,053,000			463,282C			

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County of Leelanau, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 3 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story 1 Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 689 1165 250 160 89	Type WPP Treated Wood Treated Wood Treated Wood Wood Balcony	Year Built: 1978 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: 699 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: BI-LEVEL		X	Ex	Ord	Min								
Yr Built 1978	Remodeled 1986	Size of Closets		X	Lg	Ord	Small						
Condition: Average		Doors	X	Solid		H.C.							
Room List		(5) Floors		(12) Electric									
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Carpeted Other: Hardwood Other:		200	Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		X	Ex.	Ord.	Min				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets		X	Many	Ave.	Few				
X	Insulation	(7) Excavation		(13) Plumbing		1	Average Fixture(s)						
(2) Windows		Basement: 1277 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2	3 Fixture Bath	1	2 Fixture Bath						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1	Public Water						
X	Gable Hip Flat	Gambrel Mansard Shed	1	Walkout Doors (B) No Floor Walkout Doors (A)	1	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: 2X14X16 Unsupported Len: 12 Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1277 SF Floor Area = 1784 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 1,277
0.5 Story Siding Overhang 55
1 Story Siding Overhang 479
Total: 265,837 172,782
Other Additions/Adjustments
Recreation Room 1277 24,697 16,053
Basement, Outside Entrance, Below Grade 1 2,781 1,808
Plumbing
Average Fixture(s) 1 1,451 943
3 Fixture Bath 1 4,567 2,969
2 Fixture Bath 1 3,056 1,986
Separate Shower 1 1,336 868
Water/Sewer
1000 Gal Septic 1 4,782 3,108
Water Well, 100 Feet 1 5,847 3,801
Porches
WPP 689 12,409 8,066
Deck
Treated Wood 250 4,708 3,060
Treated Wood 160 3,515 2,285
Treated Wood 1165 15,133 9,836
Balcony
Wood Balcony 89 3,965 2,577
Garages
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status			
W TIMBER CREST		School: GLEN LAKE COMMUNITY SCH DIST				ELECTRICAL		05/02/2002	PE02-0219				
Owner's Name/Address		P.R.E. 0%											
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 19											
		2026 Est TCV 182,442											
		Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements			* Factors *								
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
						177.36	161.00	1.0000	0.0000	0 100*	PARKING LOT	0	
					HOMESTEAD	\$7.75/PSF		14273	SqFt	7.75000	100	RESORT MAIN AREA ADD PARKING	
					HOMESTEAD	\$3.75/PSF		14273	SqFt	3.75000	100		53,522
					* denotes lines that do not contribute to the total acreage calculation.								
					177 Actual Front Feet,		0.66 Total Acres		Total Est. Land Value =		164,135		
					Land Improvement Cost Estimates								
					Description		Rate		Size % Good		Cash Value		
					D/W/P: Asphalt Paving		3.16		11587 50		18,307		
					Total Estimated Land Improvements		True		Cash Value =		18,307		
		Topography of Site											
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2026	82,100	9,100	91,200			56,966C		
					2025	82,100	9,000	91,100			55,469C		
					2024	71,400	10,500	81,900			53,802C		
					2023	71,400	9,800	81,200			51,240C		
		Who	When	What	2026	82,100	9,100	91,200			56,966C		
		PSC 03/10/2021	INSPECTED		2025	82,100	9,000	91,100			55,469C		
		PSC 08/19/2017	INSPECTED		2024	71,400	10,500	81,900			53,802C		
		TPC 10/26/2011	INSPECTED		2023	71,400	9,800	81,200			51,240C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY GROUP INC	GENTLE WINDS CONDO ASSOCI	40,000	11/04/1998	WD	03-ARM'S LENGTH	494:886	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: RESOR	Building Permit(s)	Date	Number	Status
S HOMESTEAD RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
GENTLE WINDS CONDO ASSOCIATION PO BOX 7332 TRAVERSE CITY MI 49696	2026 Est TCV 106,958 TCV/TFA: 59.42					
	X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD			
	Public Improvements		* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		300.00	138.00	1.0000	0.0000	0	100*		0
	HOMESTEAD	\$1.50/PSF		41382	SqFt	1.50000	100	RES AREA LOCATION	62,073
	* denotes lines that do not contribute to the total acreage calculation.								
		300	Actual Front Feet,	0.95	Total Acres			Total Est. Land Value =	62,073

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: Asphalt Paving		2.75	4956	50	6,814
Total Estimated Land Improvements				True Cash Value =	6,814

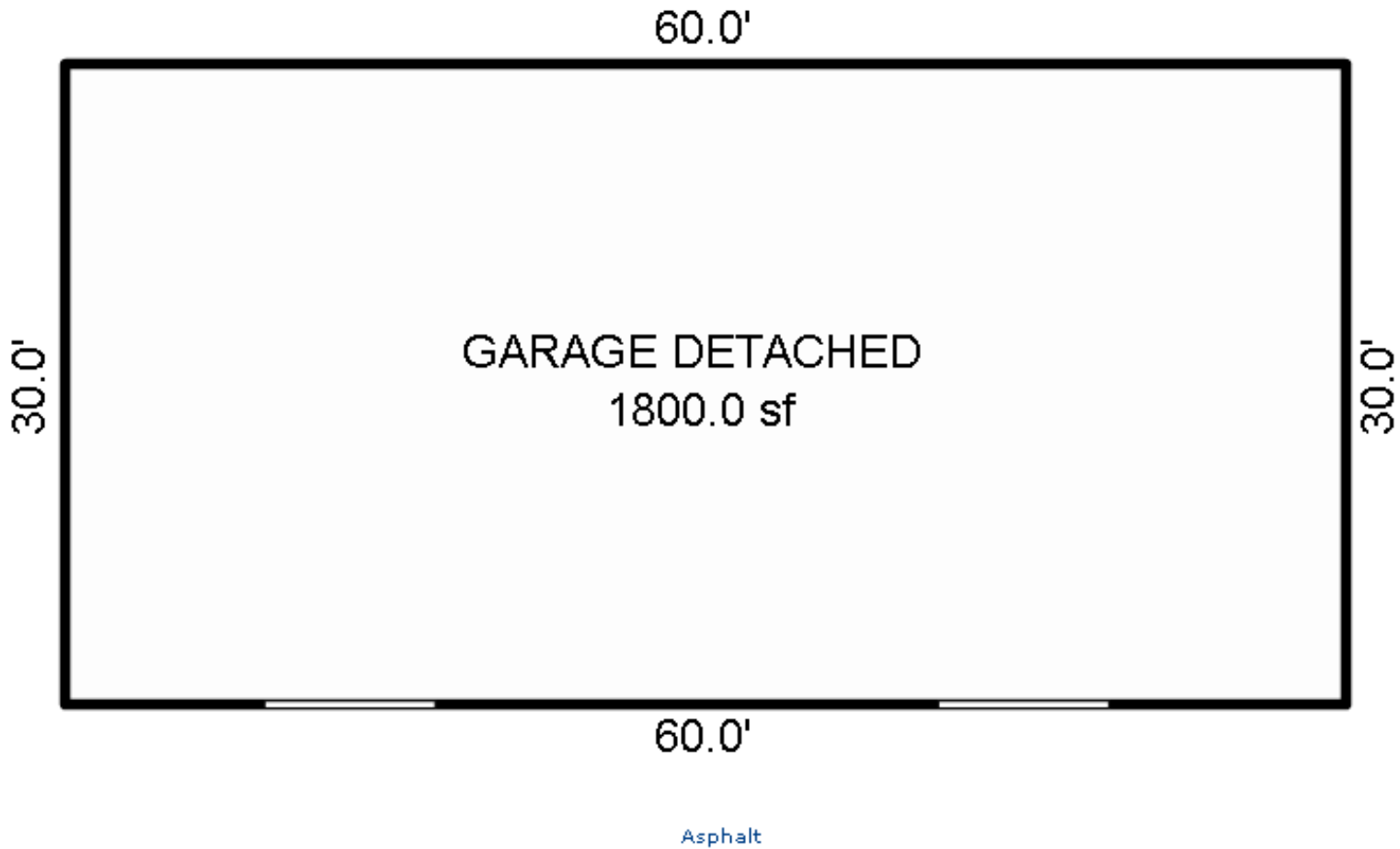
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other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

Who	When	What	2026	31,000	22,500	53,500			30,621C
TPC	10/22/2018	INSPECTED	2025	26,900	19,500	46,400			29,816C
PSC	08/19/2017	INSPECTED	2024	19,000	20,000	39,000			28,920C
TPC	09/25/2014	INSPECTED	2023	19,000	16,800	35,800			27,543C

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 180																	
Class: D,Pole Floor Area: 1,800 Gross Bldg Area: 1,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 18.36 Adjusted Square Foot Cost for Upper Floors = 18.36 Total Floor Area: 1,800 Base Cost New of Upper Floors = 33,048 Reproduction/Replacement Cost = 33,048 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 23,795																	
					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>																High		Above Ave.		Ave.	X	Low
						High		Above Ave.												Ave.	X	Low					
					** ** Calculator Cost Data ** **																						
					Quality: Low Cost																						
Heat#1: No Heating or Cooling 0%																											
Depr. Table : 4% Effective Age : 8 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100					Heat#2: No Heating or Cooling 0%					Total Depreciated Cost = 23,795																	
					Ave. SqFt/Story: 1800																						
					Ave. Perimeter: 180																						
					Has Elevators:																						
					*** Basement Info ***																						
2014 Year Built Remodeled					Area:					<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Reproduction/Replacement Cost = 0 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 0 ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 38,071 Replacement Cost/Floor Area= 18.36 Est. TCV/Floor Area= 21.15																	
					Perimeter:																						
					Type:																						
					Heat: Hot Water, Radiant Floor																						
					* Mezzanine Info *																						
Overall Bldg Height					Area #1:					Architectural Multiplier: 0.00																	
					Type #1:																						
					Area #2:																						
					Type #2:																						
					* Sprinkler Info *																						
Comments:					Area:					ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 38,071 Replacement Cost/Floor Area= 18.36 Est. TCV/Floor Area= 21.15																	
					Type:																						

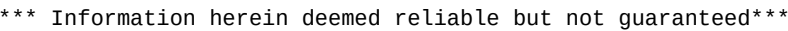
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc Brick/Stone Block										Many Above Ave. Average Typical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



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

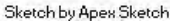
Desc. of Bldg/Section: NONAS										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Restaurants										Class: D Quality: Average									
Class: D										Stories: 1 Story Height: 10 Perimeter: 282									
Floor Area: 3,259										Base Rate for Upper Floors = 157.39									
Gross Bldg Area: 7,663										Finished Basement Basement, Base Rate for Basement = 97.24									
Stories Above Grd: 1										(Basement Fireproofing Rate = 0.00)									
Average Sty Hght : 10										(10) Heating system: Complete H.V.A.C. Cost/SqFt: 30.34 100%									
Bsmnt Wall Hght : 8										Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 9.27									
Depr. Table : 3%										Adjusted Square Foot Cost for Upper Floors = 187.73									
Effective Age : 20										Adjusted Square Foot Cost for Basement = 106.51									
Physical %Good: 54										Total Floor Area: 3,259 Base Cost New of Upper Floors = 611,812									
Func. %Good : 100										Basement Area: 3,520 Base Cost New of Basement = 374,915									
Economic %Good: 100										Reproduction/Replacement Cost = 986,727									
1982 Year Built										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0									
2006 Remodeled										Total Depreciated Cost = 532,833									
Overall Bldg Height										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 852,532									
Comments:										Replacement Cost/Floor Area= 302.77 Est. TCV/Floor Area= 261.59									
BASEMENT KITCHEN																			
ADDITION 2018																			

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



Desc. of Bldg/Section: CQ'S & CAVANAUGH'S Calculator Occupancy: Restaurants										<<<<<<Calculator Cost Computations>>>>>>																													
Class: D					Construction Cost					Class: D					Quality: Average					Stories: 1					Story Height: 10					Perimeter: 279									
Floor Area: 4,093					High					Above Ave.					Ave.					X					Low					Base Rate for Upper Floors = 146.22									
Gross Bldg Area: 7,663					**					**					**					**					Finished Basement Basement, Base Rate for Basement = 119.28														
Stories Above Grd: 1					Calculator Cost Data										(Basement Fireproofing Rate = 0.00)																								
Average Sty Hght : 10					Quality: Average										(10) Heating system: Package Heating & Cooling										Cost/SqFt: 18.82					100%									
Bsmnt Wall Hght : 8					Heat#1: Package Heating & Cooling										100					Bsmnt Heating system: Package Heating & Cooling										Cost/SqFt: 23.09									
Depr. Table : 3%					Heat#2: Complete H.V.A.C.										0%					Adjusted Square Foot Cost for Upper Floors = 165.04																			
Effective Age : 20					Ave. SqFt/Story: 4093										Adjusted Square Foot Cost for Basement = 142.37																								
Physical %Good: 54					Ave. Perimeter: 279										Total Floor Area: 4,093										Base Cost New of Upper Floors =					675,508									
Func. %Good : 100					Has Elevators:										Basement Area: 1,015										Base Cost New of Basement =					144,505									
Economic %Good: 100					*** Basement Info ***										Reproduction/Replacement Cost =										820,013														
1984 Year Built					Area: 1015										Eff.Age:20										Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0					Total Depreciated Cost =					442,807				
2004 Remodeled					Perimeter: 140										ECF (2202-H COMMERCIAL HOMESTEAD)										1.600 => TCV of Bldg: 2 =					708,491									
Overall Bldg Height					Type: Finished Basement										Replacement Cost/Floor Area= 200.35										Est. TCV/Floor Area= 173.10														
Comments:					* Mezzanine Info *																																		
1984 - 3 STRUCTURES					Area #1:																																		
AROUND TENNIS COURT.					Type #1:																																		
2018 MOVE COOLERS					Area #2:																																		
					Type #2:																																		
					* Sprinkler Info *																																		
					Area:																																		
					Type: Average																																		

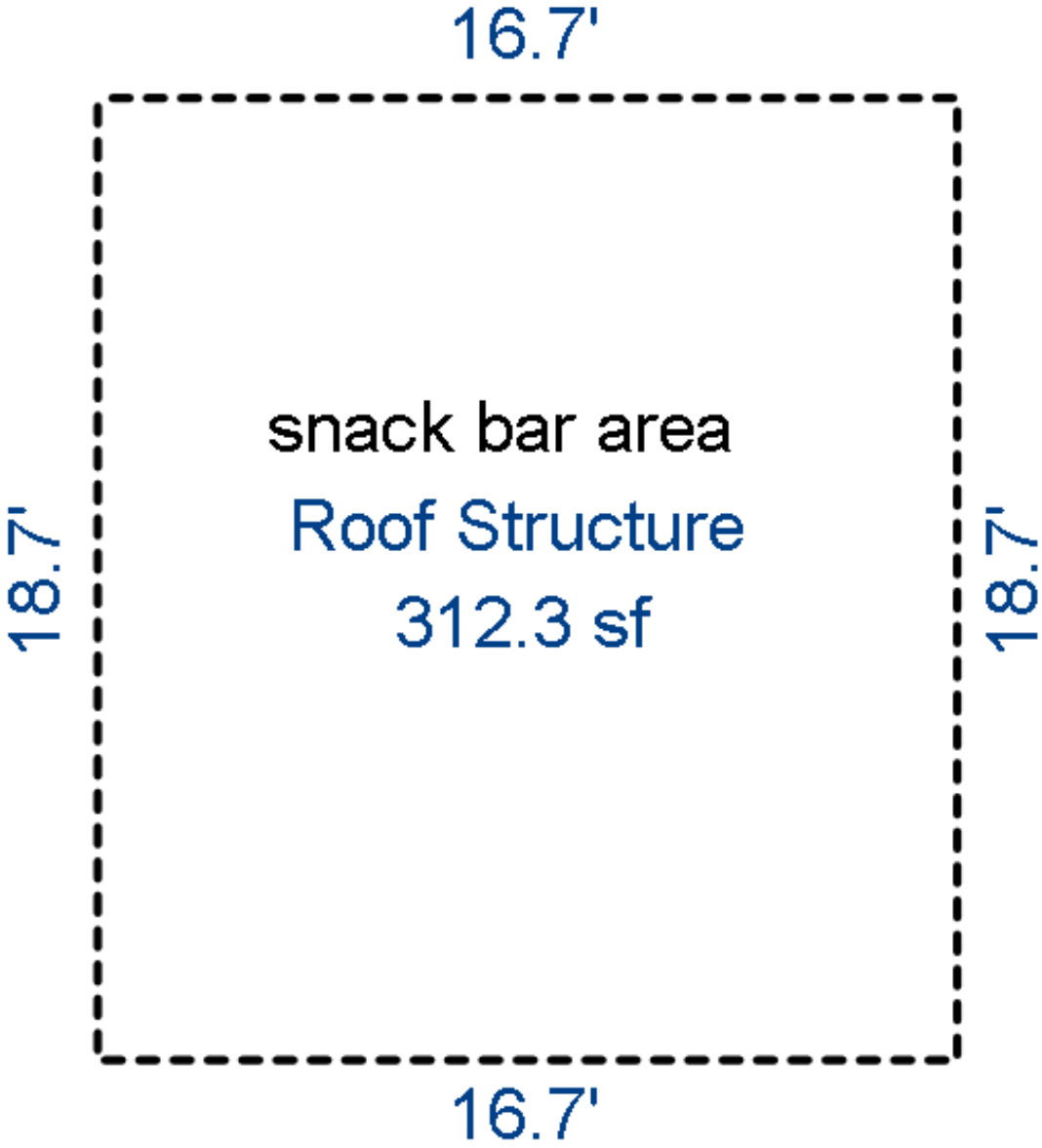
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:									
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:									
X Poured Conc										Many Above Ave.										Average Typical										Few None									
Brick/Stone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



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

Desc. of Bldg/Section: OUTDOOR BAR Calculator Occupancy: Restaurants - Snack Bars										<<<<< Calculator Cost Computations >>>>>																	
Class: D,Pole Floor Area: 311 Gross Bldg Area: 7,663 Stories Above Grd: 1 Average Sty Hght : 18 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 18 Perimeter: 70 Overall Building Height: 18																	
Construction Cost																											
<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>											High		Above Ave.		Ave.	X	Low										
	High		Above Ave.		Ave.	X	Low																				
** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 112.22																	
Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 112.22																	
Heat#1: No Heating or Cooling 0%										Total Floor Area: 311 Base Cost New of Upper Floors = 34,900																	
Heat#2: No Heating or Cooling 0%										Reproduction/Replacement Cost = 34,900																	
Ave. SqFt/Story: 311										Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0																	
Ave. Perimeter: 70										Total Depreciated Cost = 29,665																	
Has Elevators:																											
*** Basement Info ***										<<<<< Segregated Cost Computations >>>>>																	
Area:										Costs taken from Segregated Cost Section 3: Stores & Commercials																	
Perimeter:										Cost # or Height Storys																	
Type:										Item Description Col. Rate SqFt Adj. Adj. Cost																	
Heat: Hot Water, Radiant Floor										Total Cost New = 0																	
* Mezzanine Info *										Architectural Multiplier: 0.00																	
Area #1:										Reproduction/Replacement Cost = 0																	
Type #1:										Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0																	
Area #2:										Total Depreciated Cost = 0																	
Type #2:										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	
* Sprinkler Info *																											
Area:																											
Type:																											
Comments: MVS - SECTION 13 SNACK BARS OR CONCESSION STANDS HAVE NO SEATING AREA AND INCLUDE THE VERY MARGINAL SEASONAL CAMP-TYPE FACILITY TO THE BEST MUNICIPAL																											

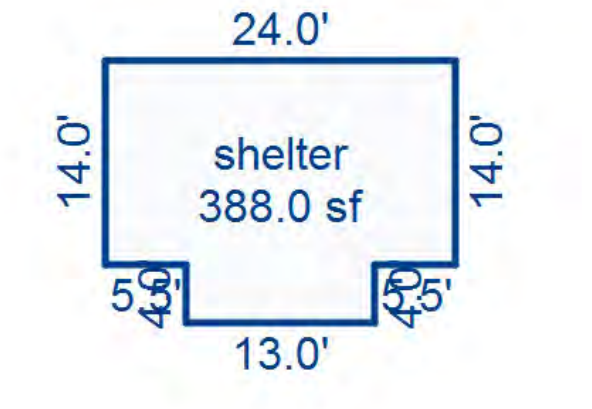
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc Brick/Stone Block										Many Above Ave. Average Typical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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status				
S HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 16												
		2026 Est TCV 429,703 TCV/TFA: 1107.48												
		X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						365.00	180.00	1.0000	0.0000	0	100	* PARKING LOT	0	
					HOMESTEAD	\$3.75/PSF		65700	SqFt	3.75000	100		246,375	
					* denotes lines that do not contribute to the total acreage calculation.									
					365 Actual Front Feet, 1.51 Total Acres		Total Est. Land Value =		246,375					
					Land Improvement Cost Estimates									
					Description					Rate		Size	% Good	Cash Value
					D/W/P: Asphalt Paving					3.16		78750	50	124,425
					Total Estimated Land Improvements		True		Cash Value =		124,425			

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



Sketch by Apex Sketch

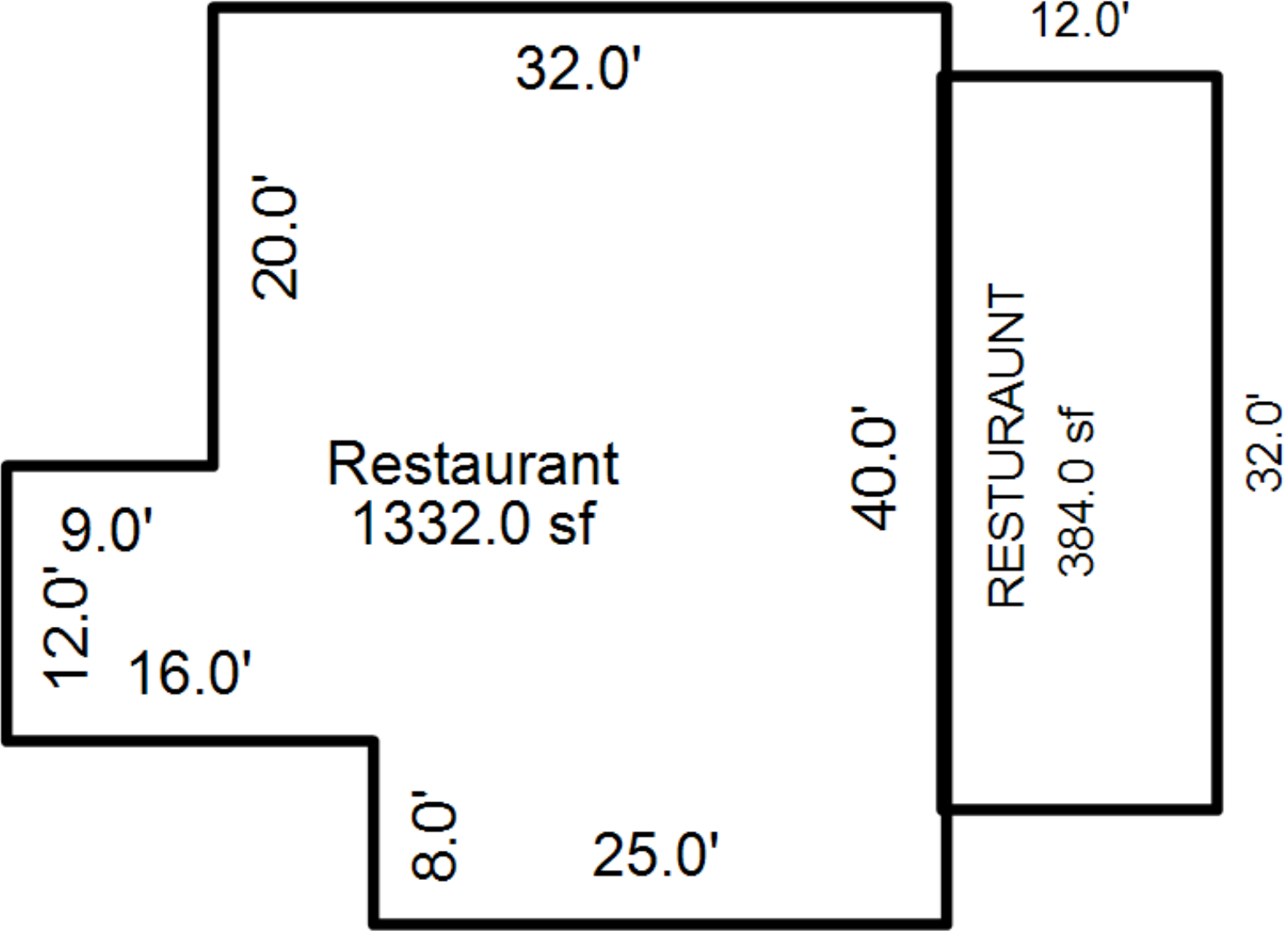
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
		0		06/22/1977	OTH	33-TO BE DETERMINED			190P790	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROV			Zoning: NONE		Building Permit(s)			Date	Number	Status	
S RIVERS EDGE RD		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #:											
		2026 Est TCV 15,812											
		Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					HOMESTEAD	\$1.50/PSF		11713	SqFt	1.50	000	90	EASEMENT AREA - LIMITED USE
					0.27 Total Acres				Total Est. Land Value =				15,812
Tax Description													
L190P801 PRIVATE EASEMENT & RIGHT OF WAY OF RIVER EDGE ROAD, LABELED D & E IN LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO 8 EXHIBIT B TO THE MASTER DEED OF CRYSTAL BEACH CONDOMINIUM GLEN ARBOR TOWNSHIP LEELANAU COUNTY MICHIGAN A PARCEL OF LAND IN GOV LOT 4 SECTION 14 T29NR14W AN EASEMENT FOR INGRESS AND EGRESS OVER A PARCEL OF LAND COM AT SE CNR OF CRYSTAL BEACH CONDOMINIUM S 86° 6' 45" E 35.25' THEN N 10° 4' 35" E 225.70' THEN N 65° 38' 55" W 36.11' THEN S 10° 4' 35" W 176.66' THEN N 85° 28' 55" W 83.77' THEN S 4° 31' 5" W 44.00' THEN S 85° 28' 55" E 79.49' THEN S10° 14' 41" W 17.54' TO POB 0.27 ACRES ±													
Comments/Influences													
FROM: SHIRLEY DEBELACK [MAILTO:SD@THEHOMESTEADRESORT.COM] SENT: SATURDAY, FEBRUARY 06, 2016 12:25													
													
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	7,900	0	7,900			4,739C		
		PSC 08/19/2017 INSPECTED			2025	7,600	0	7,600			4,615C		
		WAS 01/13/2013 NEW PARCEL			2024	6,200	0	6,200			4,477C		
					2023	6,200	0	6,200			4,264C		

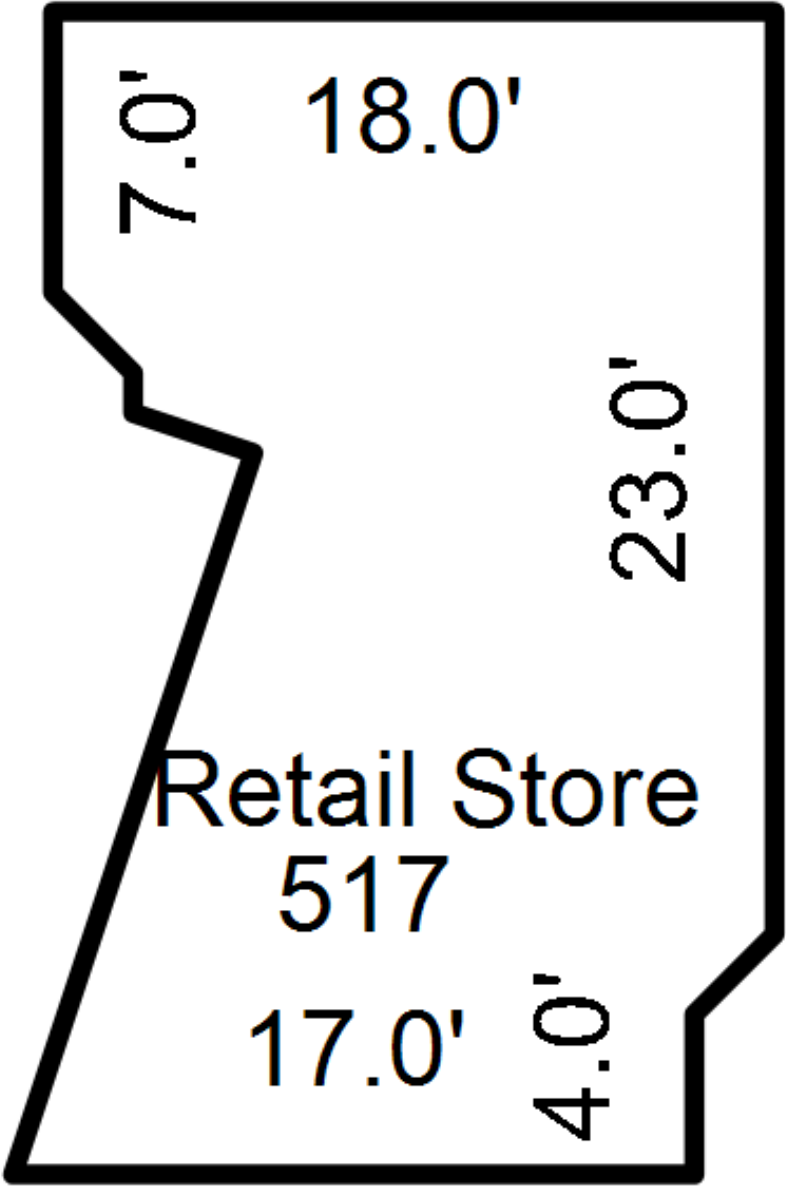
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: RESOR		Building Permit(s)		Date	Number	Status				
5460 S HOMESTEAD RD		School: GLEN LAKE COMMUNITY SCH DIST				Commercial Add/Alter/Repai		05/16/2024	PB24-0174	100% FINIS				
		P.R.E. 0%				Mechanical		04/17/2017	PM17-0246	100% FINIS				
Owner's Name/Address		MAP #: 15				Commercial, Add/Alter/Repa		06/30/2016	PB16-0221	100% FINIS				
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 4,380,210 TCV/TFA: 1092.8				Mechanical		06/21/2016	PM16-0352	100% FINIS				
		X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LAKE MICH	15000	315.00	378.20	0.7506	0.9769	15000	100	3,464,893	
					315 Actual Front Feet, 2.73 Total Acres						Total Est. Land Value = 3,464,893			
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					Wood Frame					28.24	120 50		1,694	
					Residential Local Cost Land Improvements									
					Description					Rate	Size % Good		Cash Value	
					LAND IMPROVEMENTS	5				5,000.00	4 100		20,000	
					Total Estimated Land Improvements True Cash Value = 21,694									
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X	Waterfront											
		Ravine												
		Wetland												
		X	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	1,732,400	457,700	2,190,100			1,731,775C			
		TPC 11/15/2024	INSPECTED		2025	1,732,400	460,300	2,192,700			1,686,247C			
		TPC 08/16/2024	INSPECTED		2024	1,501,500	466,100	1,967,600			1,635,546C			
		TPC 10/19/2016	INSPECTED		2023	1,501,500	393,100	1,894,600			1,557,663C			
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Desc. of Bldg/Section: CAFE MANITOU Calculator Occupancy: Restaurants										<<<<<<Calculator Cost Computations>>>>>>									
Class: C										Class: C									
Floor Area: 1,716										Quality: Good									
Gross Bldg Area: 4,008										Stories: 1									
Stories Above Grd: 1										Story Height: 8									
Average Sty Hght : 8										Perimeter: 186									
Bsmnt Wall Hght										Base Rate for Upper Floors = 229.01									
Depr. Table : 3%										(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.83 100%									
Effective Age : 16										Adjusted Square Foot Cost for Upper Floors = 249.84									
Physical %Good: 61										Total Floor Area: 1,716									
Func. %Good : 100										Base Cost New of Upper Floors = 428,725									
Economic %Good: 100										Reproduction/Replacement Cost = 428,725									
Year Built										Eff.Age:16									
Remodeled										Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0									
Overall Bldg Height										Total Depreciated Cost = 261,522									
Comments: BATHHOUSES- 2, PRO SHOP BLDG, SNACK BAR BLDG										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 418,436									
										Replacement Cost/Floor Area= 249.84 Est. TCV/Floor Area= 243.84									

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



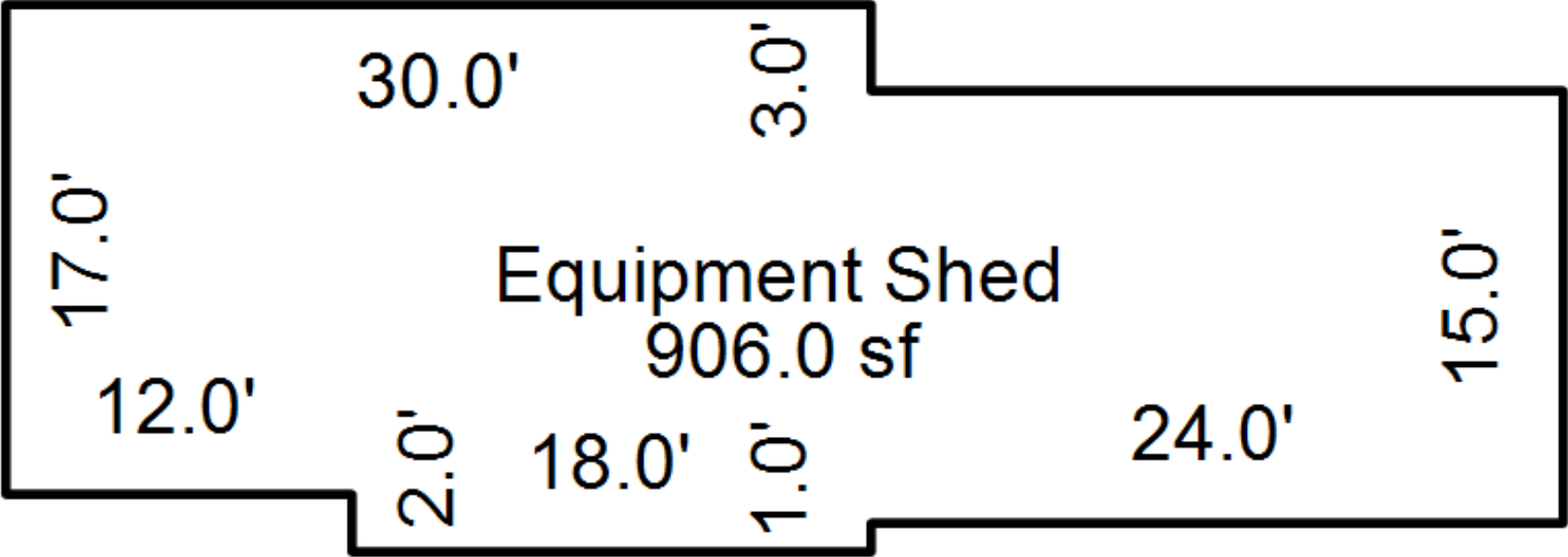
*** Information herein deemed reliable but not guaranteed***



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

Desc. of Bldg/Section: BEHIND FLIP FLOPS Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<<Calculator Cost Computations>>>>>>									
Class: C					Construction Cost					Class: C					Quality: Average				
Floor Area: 906					High					Stories: 1					Story Height: 8				
Gross Bldg Area: 4,008					Above Ave.					Perimeter: 147									
Stories Above Grd: 1					Ave.					Base Rate for Upper Floors = 43.79									
Average Sty Hght : 8					X					Adjusted Square Foot Cost for Upper Floors = 43.79									
Bsmnt Wall Hght					Low					Total Floor Area: 906					Base Cost New of Upper Floors = 39,674				
Depr. Table : 4% Effective Age : 12 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Reproduction/Replacement Cost = 39,674					Eff.Age:12				
					Quality: Average					Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0					Total Depreciated Cost = 24,201				
					Heat#1: No Heating or Cooling 0%														
					Heat#2: No Heating or Cooling 0%														
Ave. SqFt/Story: 906					Ave. Perimeter: 147														
Has Elevators:					*** Basement Info ***					<<<<<<Segregated Cost Computations>>>>>>									
					Area:					Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Year Built					Perimeter:					Cost					# or Height Storys				
Remodeled					Type:					Item Description					Col. Rate SqFt Adj. Adj. Cost				
Overall Bldg Height					Heat: Hot Water, Radiant Floor										Total Cost New = 0				
Comments:					* Mezzanine Info *					Architectural Multiplier: 0.00									
					Area #1:					Reproduction/Replacement Cost = 0									
					Type #1:					Eff.Age:12					Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0				
					Area #2:					Total Depreciated Cost = 0									
Type #2:					* Sprinkler Info *					ECF (2202-H COMMERCIAL HOMESTEAD)					1.600 => TCV of Bldg: 3 = 38,722				
					Area:					Replacement Cost/Floor Area= 43.79					Est. TCV/Floor Area= 42.74				
Type: Average																			

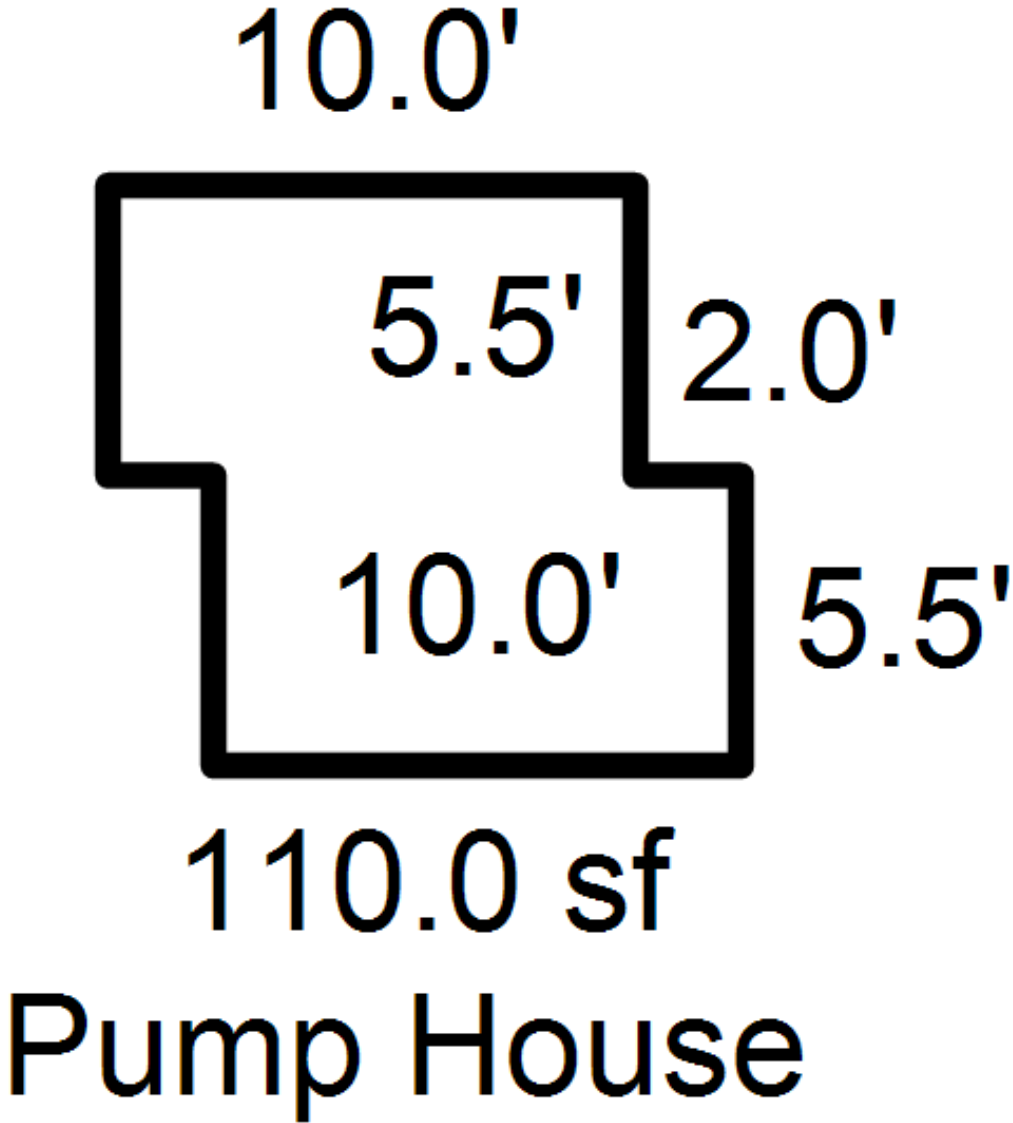
(1) Excavation/Site Prep: X Site Prep				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				Footings				(8) Plumbing:							
X Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None					
(3) Frame:				Total Fixtures				Urinals							
				3-Piece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



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

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

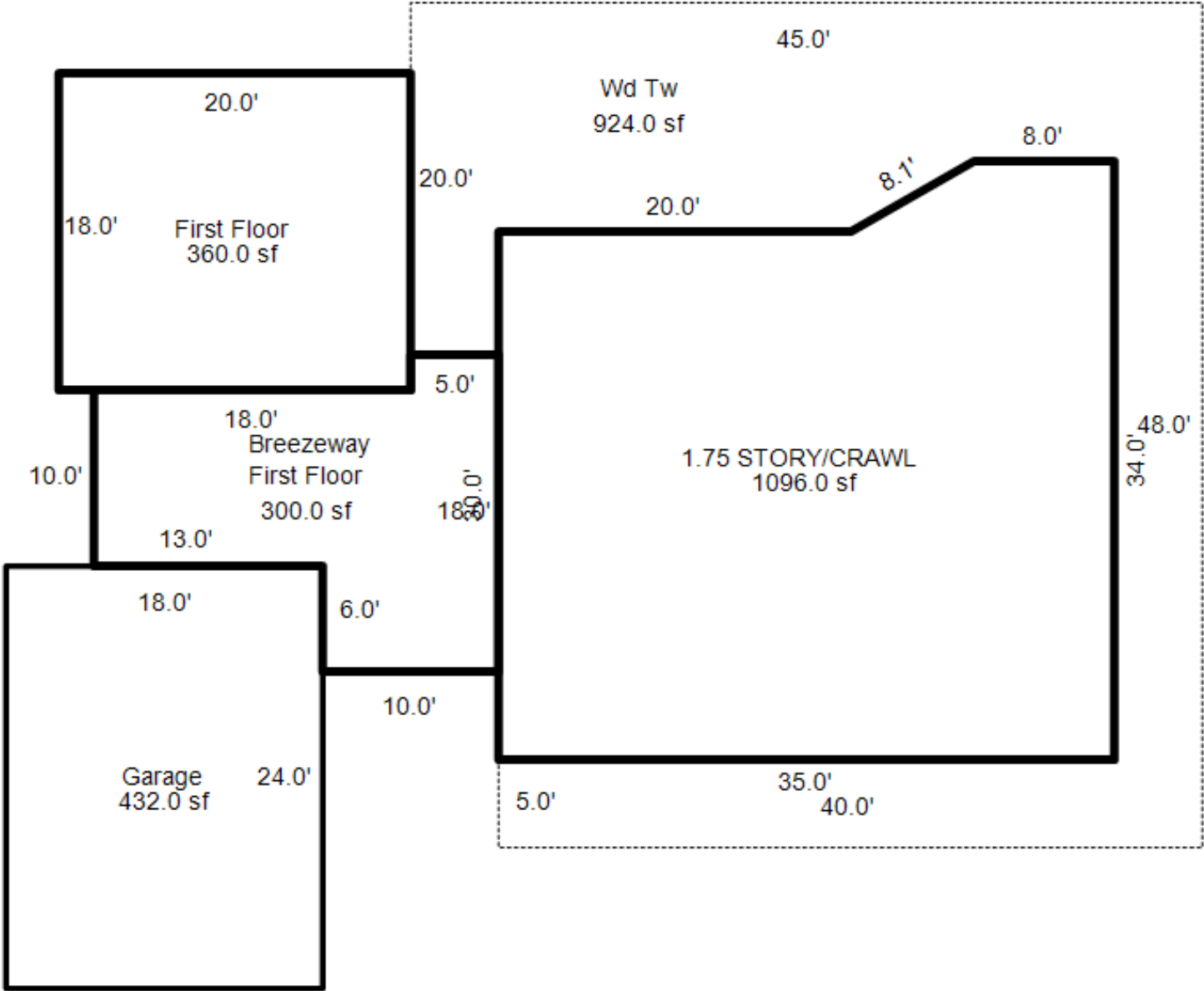
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status		
S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
BAYBERRY GROUP INC KURAS PROPERTIES 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		MAP #: 16										
		2026 Est TCV 66,330 TCV/TFA: 603.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
						25.00	50.00	1.0000	0.0000	0 100*	0	
					HOMESTEAD	\$1.50/PSF		6050	SqFt	1.50000 100	9,075	
					* denotes lines that do not contribute to the total acreage calculation.							
					25 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						9,075	
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					Commercial Local Cost Land Improvements							
					Description					Rate	Size % Good Arch Mult	Cash Value
					WATER WELL 8"-10"				0.00	1 89 100	0	
					Total Estimated Land Improvements True Cash Value =							0



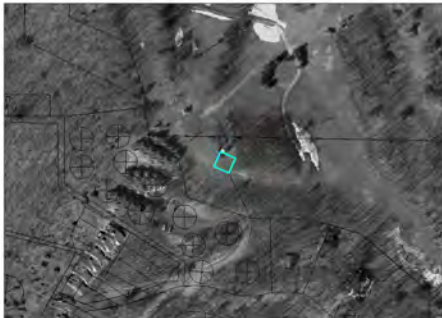
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
OBATA MAJEL CHANCE	OBATA NORI	0	11/09/2022	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0						
OBATA NORI LIVING TRUST	OBATA NORI	0	12/11/2018	QC	09-FAMILY/RELATED ENTITY	1348P550	PROPERTY TRANSFER	0.0						
OBATA NORI	OBATA NORI	0	12/11/2018	QC	09-FAMILY/RELATED ENTITY	1350P329	PROPERTY TRANSFER	0.0						
OBATA NORI	OBATA NORI LIVING TRUST 9	0	12/08/2010	QC	09-FAMILY/RELATED ENTITY	2010 1075-477Q	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status					
4040 S SUNSET SHORES DR		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 100% 05/03/2023												
Owner's Name/Address		MAP #: 15												
OBATA NORI 4040 S SUNSET SHORES DR MAPLE CITY MI 49664		2026 Est TCV 2,598,023 TCV/TFA: 1140.4												
		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	343.60	0.9827	0.9198	21000	100		1,898,188
					LK MI "A"	21000	2.94	343.60	0.9827	0.9198	21000	50	SURPLUS: ZONING 100 FT	2
					103 Actual Front Feet, 0.81 Total Acres Total Est. Land Value = 1,926,120									
					Land Improvement Cost Estimates									
					Description						Rate	Size % Good		Cash Value
					Residential Local Cost Land Improvements									
					Description						Rate	Size % Good		Cash Value
		X	Electric											
		X	Gas		LAND IMPROVEMENTS 75					7,500.00	1 100		7,500	
		X	Curb		Total Estimated Land Improvements True Cash Value = 7,500									
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X	Waterfront											
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	963,100	335,900	1,299,000			737,771C			
		TPC 12/09/2022	INSPECTED		2025	917,200	320,100	1,237,300			718,375C			
		TPC 09/12/2018	INSPECTED		2024	825,500	314,800	1,140,300			696,775C			
		TPC 09/23/2015	INSPECTED		2023	733,800	237,600	971,400			663,596C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Gas Wood		Oil Coal	X	Elec. Steam		1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 962 300	Type Treated Wood Brzwy, FW	Year Built: 1985 Car Capacity: 2 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: 432 % Good: 0 Storage Area: 108 No Conc. Floor:0					
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 35 Floor Area: 2,278 Total Base New : 378,572 Total Depr Cost: 246,075 Estimated T.C.V: 664,403			E.C.F. X 2.700			Bsmnt Garage:												
Building Style: 1.75 STORY			X	Drywall Paneled		Plaster Wood T&G																	Trim & Decoration								
Yr Built 1981	Remodeled 1985			Ex	X	Ord																	Min	Size of Closets							
Condition: Average				Lg	X	Ord																	Small	Doors					Solid	X	H.C.
Room List			(5) Floors				(12) Electric																Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY				Cls C 10 Blt 1981				
	Basement 5 1st Floor 2 2nd Floor 4 Bedrooms			Kitchen: Other: Hardwood Other:				200 Amps Service										Carport Area: Roof:													
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures																							
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall			No. of Elec. Outlets																							
X	Insulation							(13) Plumbing																							
(2) Windows				(7) Excavation				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																											
(3) Roof				(9) Basement Finish				(14) Water/Sewer																							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																							
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																							
Chimney: Brick				Joists: 2X8X16 Unsupported Len: Cntr.Sup:																											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																															



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0				
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 #: 19										
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 38,358 TCV/TFA: 0.00										
		X Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
						42.00	42.00	1.0000	0.0000	0 100*	0	
					HOMESTEAD	\$3.75/PSF		1742	SqFt	3.75000	100	6,534
					* denotes lines that do not contribute to the total acreage calculation.							
					42 Actual Front Feet, 0.04 Total Acres				Total Est. Land Value =		6,534	
Tax Description												
L 244 P 226 . UPPER WATER TANK SITE DESCRIBED AS PRT OF NW 1/4 OF SE 1/4 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT FOR POB TH S 23 DEG 34' 28" W 42.00 FT TH N 66 DEG 25' 32" W 42.00 FT TH N 23 DEG 34' 28" E 42.00 FT TH S 66 DEG 25' 32" E 42.00 FT TO POB SEC 14 T29N R14W 0.04 A M/L.												
Comments/Influences												
Glen Arbor Map Date: 10/07/2017  210 105 0 210 Feet		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	
					2026	3,300	15,900	19,200			18,563C	
					2025	3,300	21,000	24,300			18,075C	
					2024	2,800	19,200	22,000			17,532C	
					2023	2,800	15,700	18,500			16,698C	
		PSC 08/19/2017 INSPECTED										
		WAS 10/07/2007 INSPECTED										

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Desc. of Bldg/Section: PUMP HOUSE Calculator Occupancy: Apartment										Unit in Place Items									
Class: C										UIP 11 WELDED ST WATR TAN									
Floor Area										Rate 39780.00									
Gross Bldg Area										Quantity 1 1.00									
Stories Above Grd										%Good 50									
Average Sty Hght										Depr.Cost 19,890									
Bsmnt Wall Hght										ECF (2202-H COMMERCIAL HOMESTEAD)									
Depr. Table : 2%										1.600 => TCV of Bldg: 1 = 31,824									
Effective Age : 33																			
Physical %Good: 51																			
Func. %Good : 100																			
Economic %Good: 100																			
Year Built																			
Remodeled																			
Overall Bldg Height																			
Comments:																			

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

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		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												
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 71,183 TCV/TFA: 423.71												
		X	Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						3.00	1500.00	1.00	000	0.00	00	100*	0	
					HOMESTEAD	\$3.75/PSF		4791	SqFt	3.75	000	100	17,966	
					* denotes lines that do not contribute to the total acreage calculation.									
					3 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 17,966									
Tax Description														
L244 P226 LOWER WATER TANK SITE DESCRIBED AS PRT OF GOVT LOT 2 COM SE SEC COR TH N 01 DEG 39' 35" E 1201.75 FT TH N 89 DEG 01' 29" W 1323.42 FT TH N 01 DEG 29' 09" E 1401.87 FT TH S 88 DEG 26' 53" W 1160.38 FT TH N 18 DEG 21' 38" W 743.53 FT FOR POB TH N 82 DEG 10' 17" W 104.88 FT TH N 01 DEG 49' 39" E 41.04 FT TH S 88 DEG 10' 21" E 104.31 FT TH S 01 DEG 49' 39" W 52.00 FT TO POB SEC 14 T29N R14W 0.11 A M/L.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	9,000	26,600	35,600			20,505C			
		PSC 08/19/2017 INSPECTED			2025	9,000	31,800	40,800			19,966C			
		WAS 05/15/2010 INSPECTED			2024	7,800	26,600	34,400			19,366C			
		TPC 12/11/2011 INSPECTED			2023	7,800	21,800	29,600			18,444C			
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

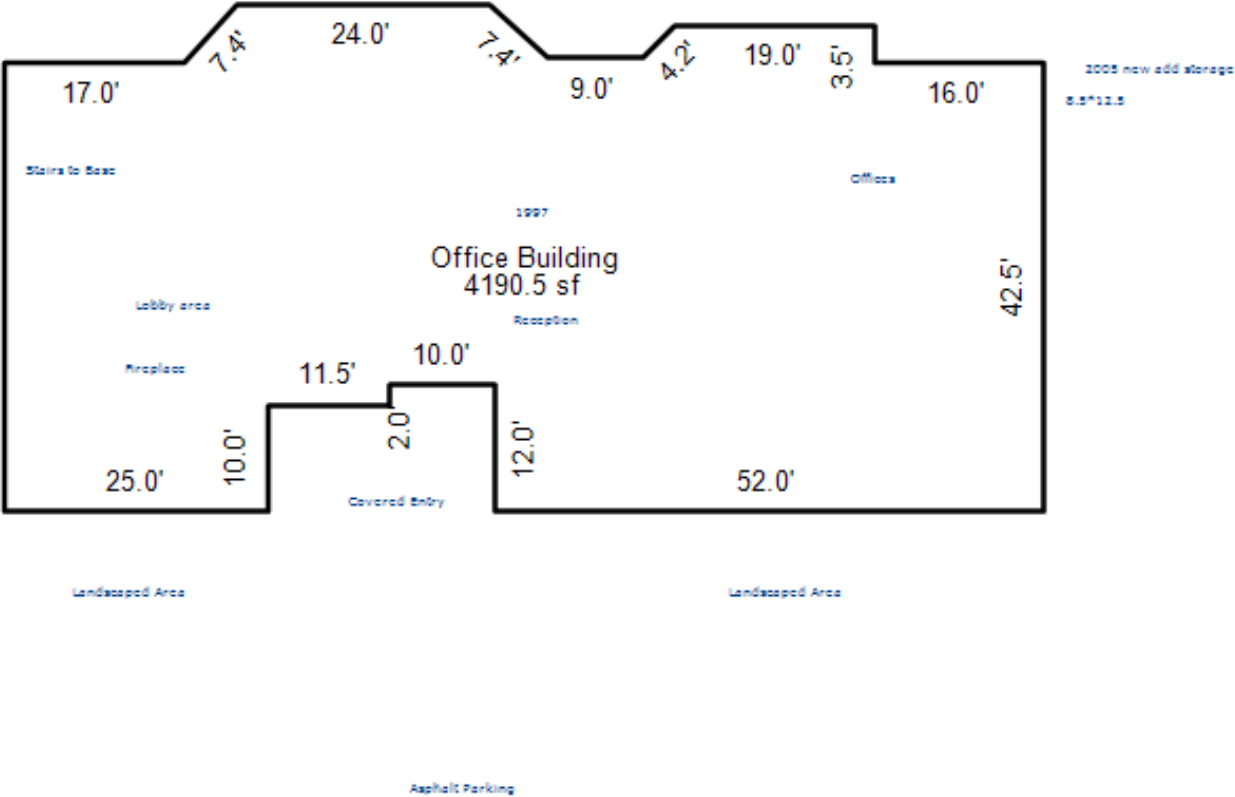
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status				
5000 S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST			Electrical		04/28/2016		PE16-0170					
		P.R.E. 0%			Mechanical		10/19/2011		PM11-0337					
Owner's Name/Address		MAP #: 21			REMODEL		02/24/2011		2011LU-2205 100% FINIS					
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 1,764,467 TCV/TFA: 392.54			REMODEL		01/18/2008		2008-016-75 100% FINIS					
		X	Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						209.52	205.82	1.0000	0.0000		0	100*	0	
					HOMESTEAD	\$7.75/PSF		43124	SqFt	7.75000	100		334,214	
					* denotes lines that do not contribute to the total acreage calculation.									
Tax Description					210 Actual Front Feet,		0.99 Total Acres		Total Est. Land Value =		334,214			
PART OF L256 P48 CENTER BUILDING COM AT SE COR SD SEC TH N 88 DEG 56' 00"W 945.85 FT ALG S LN SD SEC TH N 508.66 FT TO SE COR LOT 30 PLAT SKIPPERS WOODS & N LN HOMESTEAD RD TH ALG N LN SD RD 71 FT ALG CURVE TO RIGHT RAD 687.58 FT &CHORD BEARS N 57 DEG 52' 10" W 70.97 FT N 54 DEG 54' 41" W 398.77 FT, 183.35 FT ALG CURVE TO L RAD 1385.53 FT CHORD BEARS N 58 DEG 42' 09" W 183.21 FT, N 62DEG 29' 36" W 29.08 FT, 39.85 FT ALG CURVE TO L RAD IS 502.44 FT CHORD BEARS N 64 DEG 45' 55" W 39.84 FT FOR POB TH ALG W LN SD PLAT 65.47 FT ALG CURVE TO L RAD IS 20.00 FT CHORD					Land Improvement Cost Estimates									
					Description									
					Rate									
					Size % Good									
					Cash Value									
					D/W/P: Asphalt Paving									
					4.01									
					2232 50									
					4,475									
					D/W/P: 4in Concrete									
					9.05									
					1218 50									
					5,511									
					Wood Frame									
					42.58									
					106 50									
					2,256									
					Wood Frame									
					58.46									
					30 80									
					1,403									
					Total Estimated Land Improvements True Cash Value =									
					13,645									
		Topography of Site												
		X Level X Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2026	167,100	715,100	882,200			514,103C			
					2025	167,100	639,900	807,000			500,588C			
					2024	77,600	652,600	730,200			485,537C			
					2023	107,800	572,500	680,300			462,417C			
		Who When What			2026	167,100	715,100	882,200			514,103C			
		TPC 12/31/2015 INSPECTED			2025	167,100	639,900	807,000			500,588C			
		WAS 02/03/2008 INSPECTED			2024	77,600	652,600	730,200			485,537C			
					2023	107,800	572,500	680,300			462,417C			
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2 pages - see all

Pool & Landscaped Area with Docking





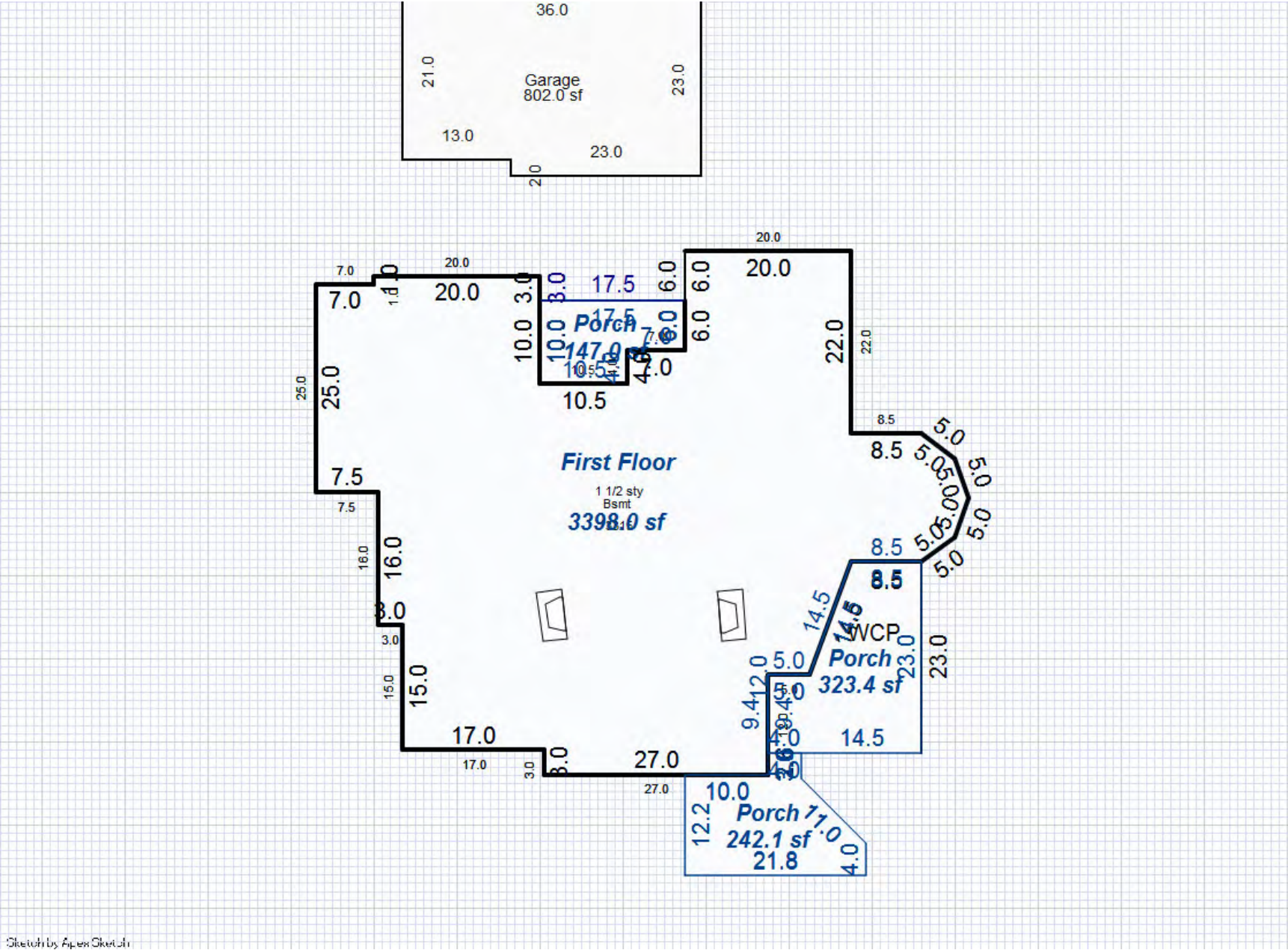
Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: NONE		Building Permit(s)		Date	Number	Status	
1 VANTAGE PT A		School: GLEN LAKE COMMUNITY SCH DIST				Plumbing		10/08/2020	PP20-0259	100% FINIS	
		P.R.E. 0%				Electrical		07/18/2011	PE11-0230	100% FINIS	
Owner's Name/Address		MAP #:				Plumbing		06/27/2011	PP11-0089		
BAYBERRY GROUP INC % KURAS RESIDENCE 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 1,792,005 TCV/TFA: 374.58				Mechanical		06/07/2011	PM11-0156		
		X	Improved		Vacant	Land Value Estimates for Land Table H833.H833 VANTAGE POINTE					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					1.630 Acres 0 100 0						
					H833 VANTA HOME SITE 1 Units520000.00000 100 1.63AC SITE 520,0						
					H833 VANTA BACK SITES 1 Units500000.00000 100 EXCESS 50,00						
					1.63 Total Acres Total Est. Land Value = 570,000						
Tax Description					Land Improvement Cost Estimates						
					Description				Rate	Size % Good	Cash Value
					Residential Local Cost Land Improvements						
					Description				Rate	Size % Good	Cash Value
					LAND IMPROVEMENTS 75 7,500.00 1 100 7,500						
					Total Estimated Land Improvements True Cash Value = 7,500						
		Topography of Site									

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			(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.				X Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1 Interior 1 Story 1 Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: B Effec. Age: 35 Floor Area: 4,784 Total Base New : 983,403 Total Depr Cost: 639,213 Estimated T.C.V: 1,214,505				Area Type 147 CCP (1 Story) 323 WCP (1 Story) 242 WPP E.C.F. X 1.900				Year Built: 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: 802 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:			
X	Wood Frame																										
Building Style: 1.5 STORY																											
Yr Built 1978	Remodeled 0																										
Condition: Average																											
Room List																											
(1) Exterior				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 3189 SF Floor Area = 4784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 3,189 Total: 827,888 538,128 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 4,609 2,996 Plumbing Average Fixture(s) 1 3,257 2,117 3 Fixture Bath 3 30,826 20,037 Porches CCP (1 Story) 147 6,143 3,993 WCP (1 Story) 323 17,125 11,131 WPP 242 7,575 4,924 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 802 55,731 36,225 Door Opener 2 1,504 978 Water/Sewer Public Water 1 2,200 1,430 Public Sewer 1 2,200 1,430 Built-Ins Appliance Allow. 1 6,850 4,452 Fireplaces Interior 1 Story 1 7,891 5,129 Interior 2 Story 1 9,604 6,243 Totals: 983,403 639,213 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
				(6) Ceilings				(13) Plumbing																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings				(13) Plumbing				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 3189 SF Floor Area = 4784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 3,189 Total: 827,888 538,128 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 4,609 2,996 Plumbing Average Fixture(s) 1 3,257 2,117 3 Fixture Bath 3 30,826 20,037 Porches CCP (1 Story) 147 6,143 3,993 WCP (1 Story) 323 17,125 11,131 WPP 242 7,575 4,924 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 802 55,731 36,225 Door Opener 2 1,504 978 Water/Sewer Public Water 1 2,200 1,430 Public Sewer 1 2,200 1,430 Built-Ins Appliance Allow. 1 6,850 4,452 Fireplaces Interior 1 Story 1 7,891 5,129 Interior 2 Story 1 9,604 6,243 Totals: 983,403 639,213 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
(2) Windows				(7) Excavation																							
X	Many Avg. Few			X Large Avg. Small			Basement: 3189 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				(13) Plumbing																			
(3) Roof				Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 3189 SF Floor Area = 4784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 3,189 Total: 827,888 538,128 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 4,609 2,996 Plumbing Average Fixture(s) 1 3,257 2,117 3 Fixture Bath 3 30,826 20,037 Porches CCP (1 Story) 147 6,143 3,993 WCP (1 Story) 323 17,125 11,131 WPP 242 7,575 4,924 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 802 55,731 36,225 Door Opener 2 1,504 978 Water/Sewer Public Water 1 2,200 1,430 Public Sewer 1 2,200 1,430 Built-Ins Appliance Allow. 1 6,850 4,452 Fireplaces Interior 1 Story 1 7,891 5,129 Interior 2 Story 1 9,604 6,243 Totals: 983,403 639,213 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
X	Gable Hip Flat			Gambrel Mansard Shed			(10) Floor Support																				
X	Asphalt Shingle																										
Chimney: Brick																											



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: NONE		Building Permit(s)		Date	Number	Status				
5000 S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
BAYBERRY GROUP INC		2026 Est TCV 541,789 TCV/TFA: 352.73												
5000 S WOODRIDGE RD		X	Improved		Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
GLEN ARBOR MI 49636		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
Tax Description					HOMESTEAD	\$3.75/PSF		20038	SqFt	3.75000	100		75,141	
2009 UPDATED DESCRIPTION - POOL PARCEL PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTH 1/4 CORNER OF SAID SECTION 14; THENCE ALONG NORTH LINE OF SAID SECTION S88°51'41"E 110.00 FT NORTHWEST CORNER OF "VANTAGE POINTE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 28; THENCE ALONG WESTERLY BOUNDARY OF SAID "VANTAGE POINTE" S23°41'51"E 153.68 FT TO NORTHWEST CORNER OF PARCEL "B", "BEALS HOUSE", LEELANAU COUNTY CONDOMINIUM SUBDIVISION PLAN NO.		Topography of Site			0.46 Total Acres Total Est. Land Value = 75,141									
		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			
					2026	37,600	233,300	270,900			76,242C			
					2025	37,600	215,400	253,000			74,238C			
					2024	50,100	188,000	238,100			72,006C			
					2023	50,100	153,400	203,500			68,578C			
					who When What			2026	37,600	233,300	270,900			76,242C
					PSC 08/19/2017 INSPECTED			2025	37,600	215,400	253,000			74,238C
TPC 02/14/2010 INSPECTED			2024	50,100	188,000	238,100			72,006C					
			2023	50,100	153,400	203,500			68,578C					
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Desc. of Bldg/Section: HAWKS NEST CLUB HOUSE & POOL										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Clubhouses										Class: C Quality: Average									
Class: C										Stories: 2 Story Height: 14 Perimeter: 112									
Floor Area: 1,536										Base Rate for Upper Floors = 179.65									
Gross Bldg Area: 1,536										(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.79 100%									
Stories Above Grd: 2										(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.79 100%									
Average Sty Hght : 14										Combined Heating System adjustment: 59.58 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 239.23									
Depr. Table : 2.25%										Total Floor Area: 1,536 Base Cost New of Upper Floors = 367,457									
Effective Age : 13										Reproduction/Replacement Cost = 367,457									
Physical %Good: 74										Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0									
Func. %Good : 100										Total Depreciated Cost = 271,918									
Economic %Good: 100										Unit in Place Items Rate Quantity Arch %Good Depr.Cost									
Year Built										/CI16/YARI/COMSP/POUCP/100020H 131.58 200 1.00 75 19,737									
Remodeled										ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 466,648									
Overall Bldg Height										Replacement Cost/Floor Area= 256.36 Est. TCV/Floor Area= 303.81									
Comments:																			

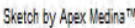
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:						
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:						
X	Poured Conc		Brick/Stone			Many Above Ave.		Average Typical			Few None		Few Average Many Unfinished Typical		Few Average Many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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BAYBERRY GROUP INC	SAML LLC	1	02/04/2012	WD	03-ARM'S LENGTH	1114P288	DEED	0.0				
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0				
Property Address		Class: COMMERCIAL-VACANT		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 15, 19										
SAML LLC HOMESTEAD 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 205,505										
		Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
					HOMESTEAD	\$1.50/PSF	133729	SqFt	1.50000	85	POND RD & PO COURSE	170,5
					3.07 Total Acres			Total Est. Land Value =		170,505		
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Ad-Hoc Unit-In-Place Items							
		X			Description		Rate		Size % Good		Cash Value	
					/CI16/YARI/COMP/OVESF8000A		2.50		14000 100		35,000	
					Total Estimated Land Improvements True Cash Value =				35,000			
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Who When What		2026	85,300	17,500	102,800			71,361C				
TPC 10/22/2018 INSPECTED		2025	86,900	14,000	100,900			69,485C				
PSC 08/19/2017 INSPECTED		2024	66,900	28,000	94,900			67,396C				
TPC 12/11/2011 INSPECTED		2023	100,300	0	100,300			64,187C				
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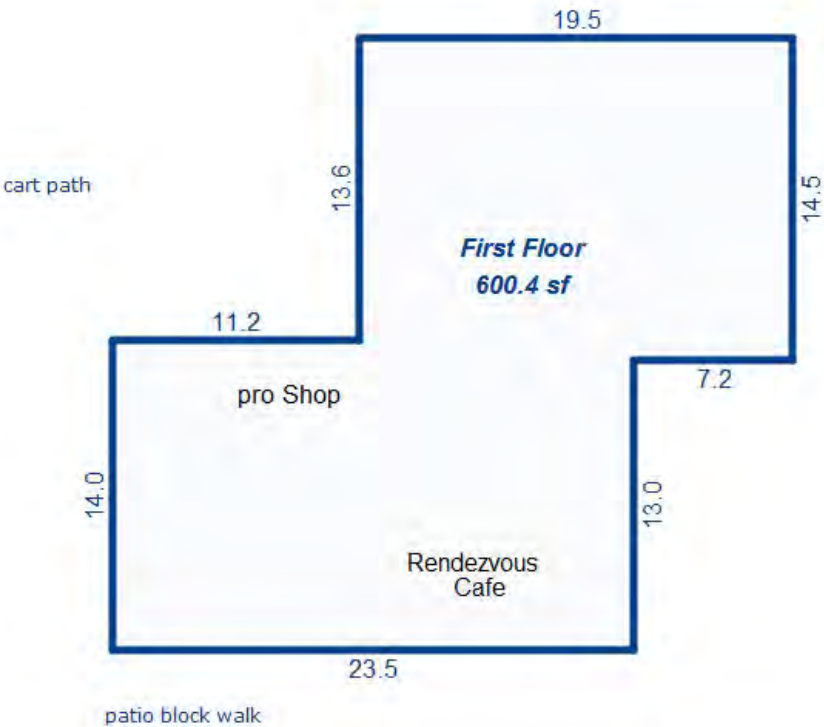
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BAYBERRY GROUP INC	SAML LLC	0	08/04/2021	QC	21-NOT USED/OTHER	2021006575	PROPERTY TRANSFER	0.0				
BAYBERRY PROPERITES INC N	BAYBERRY MILLS INC	0	11/03/2017	OTH	09-FAMILY/RELATED ENTITY		OTHER	0.0				
BAYBERRY GROUP INC	SAML LLC	1	02/04/2012	WD	03-ARM'S LENGTH	1114P288	DEED	0.0				
BAYBERRY GROUP INC	SAML LLC	0	02/12/2007	MLC	32-SPLIT VACANT	930/517	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: RESOR	Building Permit(s)		Date	Number	Status			
S WOODRIDGE RD		School: GLEN LAKE COMMUNITY SCH DIST			HOUSE		07/01/2006	2007	100% FINIS			
Owner's Name/Address		P.R.E. 0%										
		MAP #: 15, 19										
SAML LLC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 5,033,420 TCV/TFA: 573.15										
		X Improved	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD								
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					HOMESTEAD	\$1.50/PSF	1207483	SqFt	1.50000	100	TOPOGRAPHY - SKI & GOLF	1,8
					27.72 Total Acres		Total Est. Land Value =		1,811,225			
		Topography of Site			Land Improvement Cost Estimates							
					Description	Rate				Size % Good	Cash Value	
					Residential Local Cost Land Improvements							
		Tax Description			Description	Rate				Size % Good	Cash Value	
					LAND IMPROVEMENTS 10	10,000.00				5 95	47,500	
					Total Estimated Land Improvements True Cash Value =				47,500			
2021006575 PART OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH¼ CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SECTION S88°5L'41 "E 1312.10 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE ALONG SAID EAST 1/8 LINE S01°01 '08"W 2529.76 FEET TO THE NORTHEAST CORNER OF LOT 8 OF THE PLAT OF "SKIPPERS WOOD" AS RECORDED IN LIBER 7 OF PLATS, PAGES 49 THROUGH 51: THENCE ALONG THE												
ON THE FOLLOWING												
'52"W 330.07 FEET												
ET TO THE POINT												
TINUING ALONG THE												
SAID PLAT ON THE												
SES: S82°37'48"W												
159.11 FEET AND												
THENCE CONTINUING												
N ON FILE***												
6-114-016-96 USED LAND USE PERMIT BACK												
RCEL - BY VANTAGE E & POOL												
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		Who	When	What	2026	905,600	1,611,100	2,516,700			1,011,220C	
		TPC 02/27/2025	INSPECTED		2025	784,900	1,480,000	2,264,900			984,635C	
		TPC 05/30/2021	INSPECTED		2024	120,700	1,909,400	2,030,100			955,030C	
		TPC 11/26/2019	INSPECTED		2023	271,700	1,641,700	1,913,400			909,553C	

Desc. of Bldg/Section: MOUNTAIN FLOWERS (GNOMES) Calculator Occupancy: Convention Centers										<<<<<<Calculator Cost Computations>>>>>>									
Class: C					Construction Cost					Class: C					Quality: Low Cost				
Floor Area: 8,182					High					Stories: 1					Story Height: 12				
Gross Bldg Area: 8,782					Above Ave.					Perimeter: 478									
Stories Above Grd: 1					Ave.					Base Rate for Upper Floors = 119.91									
Average Sty Hght : 12					X					Unfinished Basement Basement, Base Rate for Basement = 50.57									
Bsmnt Wall Hght : 12					Low					(Basement Fireproofing Rate = 0.00)									
Depr. Table : 2.5%					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.44 100%									
Effective Age : 20					Quality: Low Cost					Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00									
Physical %Good: 60					Heat#1: Package Heating & Cooling 100					Adjusted Square Foot Cost for Upper Floors = 147.35									
Func. %Good : 100					Heat#2: Package Heating & Cooling 0%					Adjusted Square Foot Cost for Basement = 50.57									
Economic %Good: 100					Ave. SqFt/Story: 8182					Total Floor Area: 8,182					Base Cost New of Upper Floors = 1,205,618				
					Ave. Perimeter: 478					Basement Area: 6,137					Base Cost New of Basement = 310,348				
1985 Year Built					*** Basement Info ***					8,182 Sq.Ft. of Sprinklers @ 4.72, Cost New = 38,619									
2007 Remodeled					Area: 6137					Reproduction/Replacement Cost = 1,554,585									
Overall Bldg Height					Perimeter: 358					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0									
Comments:					Type: Unfinished Basement					Total Depreciated Cost = 932,751									
MOUNTAIN FLOWERS LODGE:					Heat: No Heating or Cooling					ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 1,492,402									
COMM ADD TO GNOMES					* Mezzanine Info *					Replacement Cost/Floor Area= 190.00 Est. TCV/Floor Area= 182.40									
BANQUET FACILITY 2007					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area: 8182														
					Type: Low														

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



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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: 3 SKI CHAIR LIFTS Calculator Occupancy: Clubhouses										<<<<<< Segregated Cost Computations >>>>>>									
Class: C Floor Area Gross Bldg Area: 8,782 Stories Above Grd Average Sty Hght Bsmnt Wall Hght Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100 Year Built Remodeled Overall Bldg Height Comments:					Construction Cost					Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels					Cost # or Height Storys				
					High	Above Ave.	Ave.	X	Low	Item Description					Col.	Rate	SqFt	Adj.	Cost
					** ** Calculator Cost Data ** **					Architectural Multiplier: 0.00					Total Cost New = 0				
					Quality: Excellent					Reproduction/Replacement Cost = 0					Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0				
					Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:					Total Depreciated Cost = 0					Unit in Place Items				
															Rate Quantity Arch %Good Depr.Cost				
															/CI17/SKIL/DOU1500350A 342.72 830 1.00 70 199,120				
															/CI17/SKIL/DOU1500350A 342.72 817 1.00 70 196,002				
															/CI17/SKIL/DOU1500350A 342.72 615 1.00 70 147,541				
										ECF (2202-H COMMERCIAL HOMESTEAD)					1.600 => TCV of Bldg: 3 = 868,261				

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

Desc. of Bldg/Section: GOLF COURSE IMPROVEMENTS Calculator Occupancy: Clubhouses										<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels									
Class: C Floor Area Gross Bldg Area: 8,782 Stories Above Grd Average Sty Hght Bsmnt Wall Hght Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100 Year Built Remodeled Overall Bldg Height Comments: MOUNTAIN FLOWERS PAR 3 COURSE					Construction Cost					Item Description									
					High Above Ave. Ave. X Low					Cost Col. Rate # or Height SqFt Adj. Storys Adj. Cost									
					** ** Calculator Cost Data ** **					Total Cost New = 0									
					Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:					Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 0									
					*** Basement Info ***					Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI17/GOLC/SHOC/PARC3L 73440.00 9 1.00 70 462,672									
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:					ECF (2202-H COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 740,275														
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc Brick/Stone Block										Many Above Ave. Average Typical Few None									
(3) Frame:										Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners									
(4) Floor Structure:										(9) Sprinklers:									
(5) Floor Cover:										(10) Heating and Cooling:									
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										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:									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
BAYBERRY MILLS INC	BAYBERRY GROUP INC	0		08/04/2021	QC	21-NOT USED/OTHER		2021006576	OTHER	0.0		
SAML LLC	BAYBERRY MILLS INC	0		04/11/2018	QC	09-FAMILY/RELATED ENTITY		1331P375	PROPERTY TRANSFER	0.0		
SAML LLC	BAYBERRY MILLS INC	0		11/03/2017	OTH	09-FAMILY/RELATED ENTITY		PTA	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO			Zoning: RESOR	Building Permit(s)		Date	Number	Status		
32 SKIPPERS WOODS SUB		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
BAYBERRY GROUP INC 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 9,801										
		Improved	X	Vacant	Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					HOMESTEAD	\$3.75/PSF		2614 SqFt	3.75000	100		
					0.06 Total Acres Total Est. Land Value =						9,801	
Tax Description												
202106576 PART NOT IN SUBDIVISION PLAT TRANSFER PARCEL #2 PART OF THE NORTHWEST¼ OF THE SOUTHEAST¼ OF SECTION 14, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RECORDED PLAT OF SKIPPERS WOOD NO. 2; THENCE NORTH 44 °29'07" EAST, 188.64 FEET, ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, TO THE POINT OF BEGINNING; THENCE NORTH 02°43'30" WEST, 65.00 FEET. ALONG THE EASTERLY LINE OF PLAT OF SKIPPERS												
												
SAID EASTERLY INNING. N ON FILE***												
R FROM 114-016-96 LAND USE PERMIT												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2026	4,900	0	4,900			2,184C	
		TPC 11/03/2017 INSPECTED			2025	4,900	0	4,900			2,127C	
					2024	4,200	0	4,200			2,064C	
					2023	4,200	0	4,200			1,966C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status					
S THORESON RD		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 15											
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE								
		Public Improvements		* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value				
				4019 SEC 1	14000	80.00 Acres	14000	100	1,120,000				
				80.00 Total Acres	Total Est. Land Value =			1,120,000					
Tax Description		Topography of Site											
L212 P845 11-7-79 SURVEY L8 P193 E 1/2 OF NE 1/4 SEC 14 T29N R14W 80 A.													
Comments/Influences													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
				Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				TPC 04/28/2017 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
							2024	0	0	0			0
							2023	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status		
W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #: 22								
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
		Public Improvements		* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				4085 ACRE TBL LK MI			5.300 Acres 42,000	100	222,600	
				5.30 Total Acres Total Est. Land Value =				222,600		
Tax Description		Topography of Site								
L167 P529/73 L181 P61/75 L188 P962/77										
L165 P292/72 L197 P540/78 L167 P893										
ENTIRE SECTION 17 T29N R14W 5.30 A M/L.										
Comments/Influences										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Low		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		High		2024	0	0	0			0
		Landscaped		2023	0	0	0			0
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	04/28/2017	INSPECTED						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status					
S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 23											
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				4085 ACRE TBL LK MI			204.500 Acres	42,000	50	TERRAIN DUNES	4,294,500		
						204.50 Total Acres	Total Est. Land Value =		4,294,500				
Tax Description		Topography of Site											
GOVT LOTS 1, 2, 3 & 4 SEC 18 T29N R14W 204.5 A.													
Comments/Influences													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
				Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				TPC 04/28/2017 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
							2024	0	0	0			0
							2023	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status				
S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 24										
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				4085 CONSERVATION			604.640 Acres	1,000	100	INT SITE DUNES	604,640	
				604.64 Total Acres					Total Est. Land Value =		604,640	
Tax Description												
L179 P818/75 ENTIRE SECTION 19 T29N R14W 640.64 A.												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		2024	0	0	0			0				
		2023	0	0	0			0				

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: NTL P	Building Permit(s)	Date	Number	Status								
W SLEEPING BEAR DR	School: GLEN LAKE COMMUNITY SCH DIST	WELL/SEPTIC	10/21/2015	L15 -235	100% FINIS									
	P.R.E. 0%	Demolish	01/23/2006	PB06-0018										
Owner's Name/Address	MAP #: 25													
US GOVT NATL PARK	2026 Est TCv 0													
SLEEPING BEAR DUNES NATL LAKE SHR														
9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
EMPIRE MI 49630	Public Improvements			* Factors *										
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
				LK MI "A"	21000	1000.00	350.00	0.5566	0.9241	21000	100			10,801,742
				4085 CONSE CE	1600/		95.04	Acres	1600	100				152,067
				1000 Actual Front Feet,	103.08	Total Acres			Total Est. Land Value =	10,953,809				
Tax Description	Land Improvement Cost Estimates													
				Description	Rate	Size	% Good	Cash Value						
L197 P540/78 L167 P898 L216 P659/80 L182				D/W/P: Asphalt Paving	2.75	19000	50	26,125						
P18/76 L179 P947/75 L196 P510&512 L191				Total Estimated Land Improvements True Cash Value =				26,125						
P415/77 L219 P899/80 L195 P258/77 NW 1/4														
SEC 20 EXCEPT PRIVATELY OWNED LAND SEC 20														
T29N R14W 103.077 A M/L.														
Comments/Influences														

Parcel Map



Topography of Site

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/30/2021	INSPECTED	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	04/28/2017	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	09/05/2015	INSPECTED	2024	0	0	0			0
			2023	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WEEKS GEORGE C TRUST	UNITED STATES OF AMERICA	1,002,600	10/12/2016	WD	03-ARM'S LENGTH	1275P556	PROPERTY TRANSFER	0.0					
WEEKS GEORGE C TRUST	WEEKS GEORGE C TRUST	0	06/08/1999	QC	09-FAMILY/RELATED ENTITY	515P673	DEED	0.0					
PEPPLER WILLIAM H & HELEN	WEEKS GEORGE C & MOLLIE R	30,000	10/01/1975	WD	03-ARM'S LENGTH	180P235	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status					
W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST			Demolish	08/18/2022	PB22-0440	100% FINIS					
		P.R.E. 0%											
Owner's Name/Address		MAP #: 26											
US GOVT NATL PARK		2026 Est TCV 0											
SLEEPING BEAR DUNES NATL LAKE SHR													
9922 W FRONT ST		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
EMPIRE MI 49630		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LK MI "A"	21000	100.00	735.00	0.9898	1.1124	21000	100	
Tax Description					100 Actual Front Feet, 1.69 Total Acres Total Est. Land Value = 2,312,324								
L180P235 L515 P673/99 PRT GOVT LOT 4 COM		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
NW SEC COR TH S 89 DEG 48' E 282.20 FT TH		X											
S 41 DEG 37' E 947.60 FT TO POB TH CONT S													
41 DEG 37' E 77.40 FT TH S 50 DEG 53' E													
20.78 FT TH N46 DEG 40' E 725.75 FT TO													
SHR LK MICH THN 31 DEG 00' W ALG SHR 100													
FT TH S 46 DEG 40' W 744.17 FT TO POB SEC													
20 T29N R14W.													
Comments/Influences													
		Topography of Site											
		X	Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who When What		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
TPC 11/23/2022 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
TPC 04/28/2017 INSPECTED		2024	0	0	0			0					
TPC 10/06/2016 INSPECTED		2023	0	0	0			0					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status			
S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 27									
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4085 CONSERVATION			150.000 Acres	1,000	100		150,000
						150.00	Total Acres	Total Est. Land Value =			150,000
Tax Description		Topography of Site									
L230 P531/81 L221 P772 SW 1/4 SEC 20 EXCEPT PLAT OF GLEN HAVEN SEC 20 T29N R14W 150.00 A M/L.											
Comments/Influences											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 04/28/2017 INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
				2024	0	0	0			0	
				2023	0	0	0			0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TAAFFE MICHAEL R & TRAVIS	TRAVIS FAMILY TRUST	0	05/20/2021	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0					
PNC BANK	TRAVIS P & K 1/3 & TRAVIS	0	06/10/2010	QC	03-ARM'S LENGTH	1054P342	OTHER	100.0					
TRAVIS ROBERT F TRUST	TRAVIS ROBERT F TRUST	0	08/18/2008	AFF	07-DEATH CERTIFICATE	2010 1054-337D	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: AG (*	Building Permit(s)		Date	Number	Status				
8721 W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST			ELECTRICAL		04/25/2002	PE02-0197					
		P.R.E. 0%											
Owner's Name/Address		MAP #: 26											
TRAVIS FAMILY TRUST 3440 CAMEO LN BLACKSBURG VA 24060		2026 Est TCV 628,218 TCV/TFA: 878.63											
		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LK MI "A" 21000 100.00 273.00 0.9898 0.8684 21000 25 VIEW LOT CONSERVATION EASM								
					100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 451,292								
Tax Description													
DC L534 P616 L534 P617/00 PRT OF GOVT LOT 3 SEC 20 COM AT NW COR SEC TH S 89 DEG 48' E ON SEC LN 282.20 FT TH S 41 DEG 37' E 1025 FT TH S 50 DEG 53' E 239.26 FT TH S 47 DEG 52' E 200.20 FT TH S 79 DEG 25' E 370.17 FT TH S 56 DEG 45' E 163.92 FT TO POB ON C/L CO HWY TH S 56 DEG 45' E ON C/L 100 FT TH S 33 DEG 15' W 273 FT TH N 56 DEG 45' W 100 FT TH N 33 DEG 15' E 273 FT TO POB. NELY 33 FT SUBJ TO R/W CO RD SEC 20 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates							
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.31 440 50 508							
		X				Residential Local Cost Land Improvements							
		X				Description Rate Size % Good Cash Value LAND IMPROVEMENTS 15 1,500.00 1 97 1,455							
		X				Total Estimated Land Improvements True Cash Value = 1,963							
Comments/Influences		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2026	225,600	88,500	314,100			192,152C		
		WAS 11/23/2007 INSPECTED			2025	214,900	90,500	305,400			187,101C		
					2024	200,000	88,800	288,800			181,476C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		X Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 176 88	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																												
	X Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: Fair Effec. Age: 40 Floor Area: 715 Total Base New : 108,004 Total Depr Cost: 64,801 Estimated T.C.V: 174,963		E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:																																		
	Building Style: A-FRAME		X Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Total Base New : 108,004 Total Depr Cost: 64,801 Estimated T.C.V: 174,963																																						
	Yr Built 1965	Remodeled 0	X Ex X Ord		Min		Size of Closets		Total Base New : 108,004 Total Depr Cost: 64,801 Estimated T.C.V: 174,963																																						
Condition: Average			Lg X Ord			Small			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 A-Frame A-FRAME			Cls Good			Blt 1965																													
Room List			Doors			Solid X H.C.			(12) Electric			No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost														
Basement 3 1st Floor 1 2nd Floor 2 Bedrooms			(5) Floors			Kitchen: Other: Carpeted Other:			120 Amps Service			Ex. X Ord.			Min			No. of Elec. Outlets			1.25 Story			Siding			Crawl Space			572			83,526			50,114											
(1) Exterior			(6) Ceilings			X Wood			(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,451			871																	
X Wood/Shingle Aluminum/Vinyl Brick			X Wood						Many X Ave.			Few			Water/Sewer			1000 Gal Septic			Water Well, 100 Feet			Deck			Treated Wood			176			3,736			2,242											
X Insulation									1 Average Fixture(s)			1 3 Fixture Bath			Plumbing			Average Fixture(s)			1			1,451			871																				
(2) Windows			(7) Excavation			Basement: 0 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			2 Fixture Bath			Water/Sewer			1000 Gal Septic			Water Well, 100 Feet			Deck			Treated Wood			176			3,736			2,242											
X Many Avg. X Few			Large Avg. X Small						1 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s)			1 3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
(3) Roof			(9) Basement Finish						1 Average Fixture(s)			1 3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X Gable Hip Flat			Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s)			1 3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X Asphalt Shingle			(10) Floor Support						1 Average Fixture(s)			1 3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
Chimney: Metal			Joists: 2X8X16 Unsupported Len: Cntr.Sup:						1 Average Fixture(s)			1 3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		

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



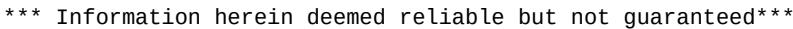
Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MADELINE LLC	WALDECK GEORGE PHILLIP JR	1,600,000	08/15/2016	WD	03-ARM'S LENGTH	1269P665	PROPERTY TRANSFER	100.0			
SOBIECK FAMILY LLC	MADELINE LLC	1	08/22/2005	QC	09-FAMILY/RELATED ENTITY	868:33	OTHER	100.0			
BARROSO	SOBRIECK	700,000	10/27/2000	WD	03-ARM'S LENGTH	558:792	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
8762 W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		07/29/2024	PM24-0563	100% FINIS			
		P.R.E. 0%		Plumbing		09/16/2019	PP19-0252	100% FINIS			
Owner's Name/Address		MAP #: 26		Electrical		10/16/2009	PE09-0349	100% FINIS			
WALDECK GEORGE PHILLIP JR 24 NORTHINGTON DR AVON CT 06001		2026 Est TCV 2,787,943 TCV/TFA: 1215.3		Res. Add/Alter/Repair		08/31/2009	PB09-0206	100% FINIS			
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors * PROGRESSION <100'							
				Description Frontage Depth Front Depth Rate %Adj. Reason Value							
				LK MI "A" 21000 75.00 475.00 1.0637 0.9974 21000 100 1,670,883							
				75 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 1,670,883							
Tax Description											
L558 P792/00 L569 P049/01 L868 P33/05 NWLY 75 FT OF SELY 150 FT OF A PARCEL WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: A PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF & 1298.99 FT E OF NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB REF:TERMS & COND OF AGREEMENT L201 P525 SEC 20 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Split, 2 Rail 20.81 30 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 75 7,500.00 1 97 7,275 Total Estimated Land Improvements True Cash Value = 7,275							
Comments/Influences		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	835,400	558,600	1,394,000			988,226C
		TPC 11/06/2019	INSPECTED		2025	795,700	537,700	1,333,400			962,246C
		TPC 04/20/2016	INSPECTED		2024	716,100	528,800	1,244,900			933,314C
		TPC 12/17/2009	INSPECTED		2023	636,500	398,600	1,035,100			888,871C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 WCP (1 Story) 203 WSEP (1 Story) 78 WCP (1 Story) 337 Treated Wood 788 Treated Wood	Year Built: 2001 Car Capacity: 3 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1032 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior	X Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Class: BC Effec. Age: 20 Floor Area: 2,294 Total Base New : 513,787 Total Depr Cost: 411,031 Estimated T.C.V: 1,109,785		E.C.F. X 2.700		Bsmnt Garage:	
Yr Built 1960 REM	Remodeled 2015	Size of Closets		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls BC		Blt 1960	
Condition: Average		Lg X Ord Small		Ex. X Ord. Min		No. of Elec. Outlets		Ground Area = 2294 SF Floor Area = 2294 SF.					
Room List		Doors Solid X H.C.		Many X Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
6	Basement	(5) Floors		1 Average Fixture(s)		1 Average Fixture(s)		Building Areas					
1st Floor		Kitchen: Hardwood		2 3 Fixture Bath		2 3 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost					
2nd Floor		Other: Carpeted		1 2 Fixture Bath		1 2 Fixture Bath		1 Story Siding Crawl Space 2,294					
4	Bedrooms	Other: Ceramic Tile		Softener, Auto		Softener, Manual		Total: 369,673 295,740					
(1) Exterior		X Drywall		Solar Water Heat		No Plumbing		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Extra Toilet		Extra Sink		Exterior					
X	Insulation	X Drywall		Separate Shower		Separate Shower		Stone Veneer 420 19,253 15,402					
(2) Windows		(7) Excavation		Ceramic Tile Floor		Ceramic Tile Floor		Plumbing					
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 2294 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Wains		Ceramic Tile Wains		Average Fixture(s)					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Vent Fan		Vent Fan		3 Fixture Bath					
X	Double Hung	Conc. Block		(14) Water/Sewer		(14) Water/Sewer		2 Fixture Bath					
X	Horiz. Slide	Poured Conc.		Public Water		Public Water		Extra Toilet					
X	Casement	Stone		1 1000 Gal Septic		1 1000 Gal Septic		Solar Water Heat					
X	Double Glass Patio Doors Storms & Screens	Treated Wood		Lump Sum Items:		Lump Sum Items:		No Plumbing					
(3) Roof		(9) Basement Finish						Water Well, 100 Feet					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Porches					
X	Asphalt Shingle	(10) Floor Support						WSEP (1 Story)					
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:						WCP (1 Story)					
								WCP (1 Story)					
								Deck					
								Treated Wood 337 6,076 4,861					
								Treated Wood 788 10,851 8,681					
								Garages					
								Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
								Door Opener 3 2,015 1,612					
								Base Cost 1032 47,379 37,903					
								Built-Ins					
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

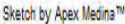
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ADAMS DAVID & JACQUELINE	ADAMS DAVID E & JACQUELIN	0	08/26/2013	WD	03-ARM'S LENGTH	1176P419	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status			
8770 W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST				WELL/SEPTIC		08/31/2016	L16 -209	100% FINIS			
		P.R.E. 0%											
Owner's Name/Address		MAP #: 26											
ADAMS DAVID E & JACQUELINE S 1630 WAGNER RD GLENVIEW IL 60025		2026 Est TCV 2,223,272 TCV/TFA: 1362.3											
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors * PROGRESSION <100'								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value			
					LK MI "A"	21000	75.00	500.00	1.0637 1.0103	21000 100 1,692,448			
					75 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 1,692,448								
Tax Description													
NWLY 75 FT OF SELY 225 FT OF A PARCEL OF LAND WHOSE WLY LN IS PAR TO ELY LN OF THE FOLLOWING: PRT OF GOVT LOTS 3 & 4 BEG AT A PT 1056.85 FT S OF &1298.99 FT E OF THE NW COR SEC 20 TH N 45 DEG 00' E ALG SE LN OF COAST GUARD STATION 632.17 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ALG SD SHR 299.91 FT TH S 44 DEG 56' W 426.3 FT TO C/L OF A PUBLIC RD TH N 79 DEG 25' W ALG SD C/L 364.47 FT TO POB. SEC 20 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates							
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.31 1500 0 0 Wood Frame 32.90 80 97 2,553							
		X				Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 5 5,000.00 1 97 4,850 Total Estimated Land Improvements True Cash Value = 7,403							
Comments/Influences		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	846,200	265,400	1,111,600			259,712C		
		TPC 11/02/2016	INSPECTED	2025	805,900	256,300	1,062,200			252,885C			
		TPC 12/17/2009	INSPECTED	2024	725,300	252,100	977,400			245,282C			
		WAS 11/23/2007	INSPECTED	2023	644,700	190,400	835,100			233,602C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 234 120 768 96	Type CSEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,632 Total Base New : 292,117 Total Depr Cost: 193,860 Estimated T.C.V: 523,421		E.C.F. X 2.700		Bsmnt Garage:						
Building Style: 1 STORY		X Drywall X Paneled		Plaster Wood T&G																
Yr Built 1964		Ex		X	Ord												Min			
Condition: Average		Size of Closets																		
Room List		Doors			Solid	X	H.C.	Central Air Wood Furnace												
	Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric														
(1) Exterior		Kitchen: Other: Tile Other:			120 Amps Service															
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures														
X	Insulation		X	Drywall		Ex.			X	Ord.		Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets															
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1632 S.F. Height to Joists: 0.0			Many			X	Ave.		Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(13) Plumbing														
(3) Roof		(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer														
X	Asphalt Shingle		(10) Floor Support			Public Water Public Sewer 1 Water Well 1000 Gal Septic														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				

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



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

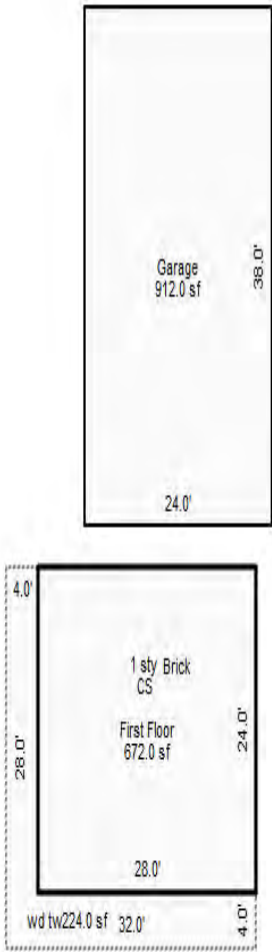
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: NTL P	Building Permit(s)		Date	Number	Status				
W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 26											
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		2026 Est TCV 0 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LK MI "A"	21000	75.00	394.94	1.0637	0.9524	21000	100	
					75 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =		1,595,536	
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good	Cash Value		
					D/W/P: Asphalt Paving	2.75		2500		0	0		
					Residential Local Cost Land Improvements								
					Description	Rate		Size		% Good	Cash Value		
					LAND IMPROVEMENTS 5	5,000.00		1		97	4,850		
					Total Estimated Land Improvements True Cash Value = 4,850								
		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		
					2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2024	0	0	0			0		
					2023	0	0	0			0		

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 192		Type WCP (1 Story)		Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 575 % Good: 0 Storage Area: 0 No Conc. Floor:0	
Wood Frame			(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: BC Effec. Age: 35 Floor Area: 1,200 Total Base New : 271,064 Total Depr Cost: 176,192 Estimated T.C.V: 176,192		E.C.F. X 1.000		Bsmnt Garage:					
Drywall Paneled		Plaster Wood T&G																		
Trim & Decoration																				
Ex		Ord		Min																
Building Style: 1 STORY		Size of Closets			Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,200 Total: 210,437 136,785		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,136 1,388 Water/Sewer 1000 Gal Septic 1 5,541 3,602 Water Well, 100 Feet 1 6,514 4,234 Porches WCP (1 Story) 192 10,921 7,099 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 575 31,539 20,500 Built-Ins Appliance Allow. 1 3,976 2,584 Totals: 271,064 176,192		Notes: ECF (090 EXEMPT) 1.000 => TCV: 176,192							
Lg		Ord		Small																
Doors		Solid		H.C.																
(5) Floors		(13) Plumbing		(14) Water/Sewer																
(1) Exterior		Kitchen: Other: Other:		0 Amps Service		No./Qual. of Fixtures		Ex. Ord. Min		No. of Elec. Outlets		Many Ave. Few		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		Lump Sum Items:				
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 1		1000 Gal Septic 2000 Gal Septic							
Insulation					(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:									
(2) Windows			(7) Excavation			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Asphalt Shingle		Chimney:										
Many Avg. Few		Large Avg. Small																		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status	
8726 W SLEEPING BEAR DR		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 26									
CARLSON GLENN TRUST 13493 DEARBORN TRL HUNTLEY IL 60142		2026 Est TCV 2,257,096 TCV/TFA: 3358.7									
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
		Public Improvements			* Factors *						
					Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					LK MI "A" 21000 100.00 426.00 0.9898 0.9706 21000 100 2,017,573						
					100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 2,017,573						
Tax Description											
L464 P943/98 PRT OF GOVT LOT 3 SEC 20 BEG AT PT ON C/L PUB RD 1123.79 FT S OF & 1657.26 FT E OF NW COR SEC 20 TH N 44 DEG 56' E 426.3 FT TO SHR LAKE MICHIGAN TH S 45 DEG 04' E ON SHR 100 FT TH S 44 DEG 56' W 402.7 FT M/L TO C/L PUB RD TH N 56 DEG 45' W ON C/L 94.30 FT M/ L TH N 79 DEG 25' W ON C/L 5.70 FT TO POB SEC 20 T29N R14W .9 A M/L.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond									
		X	Waterfront Ravine Wetland Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	1,008,800	119,700	1,128,500			259,271C
		WAS 11/23/2007 INSPECTED			2025	960,700	116,000	1,076,700			252,455C
					2024	864,700	114,000	978,700			244,865C
					2023	768,600	86,300	854,900			233,205C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 224	Type Treated Wood	Year Built: Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1			Class: C -5 Effec. Age: 45 Floor Area: 672 Total Base New : 159,086 Total Depr Cost: 86,916 Estimated T.C.V: 234,673			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY			X	Drywall			Plaster Wood T&G																			
Yr Built 1958	Remodeled 0		Trim & Decoration				Ex																X	Ord		Min
Condition: Average			Size of Closets				Lg																X	Ord		Small
Room List				Doors					Solid		X	H.C.		Central Air Wood Furnace												
	Basement 4 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				(12) Electric																		
(1) Exterior				Kitchen: Other: Ceramic Tile Other: Carpeted				100 Amps Service																		
								No./Qual. of Fixtures																		
Wood/Shingle Aluminum/Vinyl X Brick				(6) Ceilings				No. of Elec. Outlets																		
								Ex. X Ord. Min																		
X	Insulation			X	Drywall				Many	X	Ave.		Few													
(2) Windows				(7) Excavation				(13) Plumbing																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0				1	Average Fixture(s)																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer																		
								(9) Basement Finish																		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																		
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																						
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 672 SF Floor Area = 672 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 672 Total: 101,116 55,602 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 798 Water/Sewer 1000 Gal Septic 1 4,782 2,630 Water Well, 100 Feet 1 5,847 3,216 Deck Treated Wood 224 4,390 1,844 * Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 912 30,607 16,834 Door Opener 3 1,612 887 Built-Ins Appliance Allow. 1 2,767 1,522 Fireplaces Exterior 1 Story 1 6,514 3,583 Totals: 159,086 86,916 Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 234,673																										

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MORAN PATRICK T & LYNN D	MORAN HOLDINGS	0		05/11/2010	PTA	03-ARM'S LENGTH		2010 PTA	DEED	0.0			
MORAN HOLDINGS	MORAN HOLDINGSG LLLC	0		05/11/2010	PTA	03-ARM'S LENGTH		2010 PTA	DEED	0.0			
MORAN HOLDINGS LLLC	MORAN LYNN D	0		05/11/2010	PTA	03-ARM'S LENGTH		2010 PTA	DEED	0.0			
MORAN LYNN D	MORAN HOLDINGS LLC	0		05/11/2010	PTA	03-ARM'S LENGTH		2010 PTA	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 28											
MORAN HOLDINGS LLC PO BOX 189 NEW HUDSON MI 48165		2026 Est TCV 2,324,032											
			Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L435 P674 L436 P644 L482 P724 L756 P122/03 SURVEY L8 P219/03 W 100 FT OF E 600 FT OF GOVT LOT 1 LYING N OF C/L ST RD M-109 SEC 21 T29N R14W.					LK MI "A"	21000	100.00	750.00	0.9898	1.1180	21000	100	
Comments/Influences					100 Actual Front Feet, 1.72 Total Acres Total Est. Land Value = 2,324,032								
		Topography of Site											
		X Level Rolling X 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		
					2026	1,162,000	0	1,162,000			656,332C		
					2025	1,106,700	0	1,106,700			639,077C		
					2024	996,000	0	996,000			619,862C		
					2023	885,300	0	885,300			590,345C		
		Who When What			2026	1,162,000	0	1,162,000			656,332C		
		TPC 12/09/2022 INSPECTED			2025	1,106,700	0	1,106,700			639,077C		
		TPC 05/06/2018 INSPECTED			2024	996,000	0	996,000			619,862C		
		TPC 03/15/2012 INSPECTED			2023	885,300	0	885,300			590,345C		
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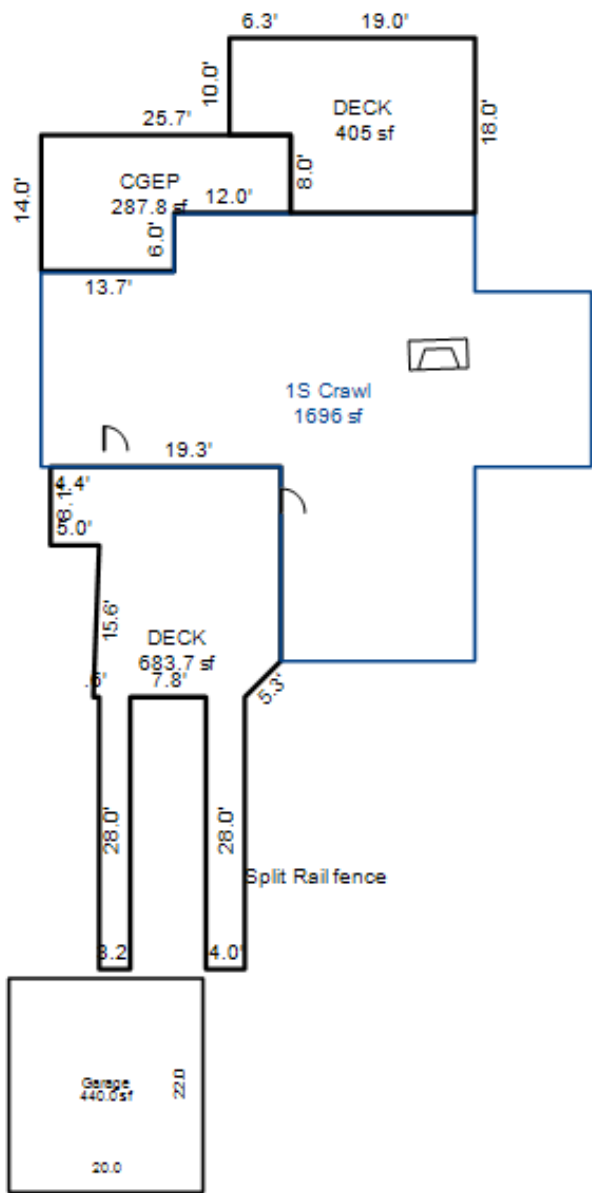
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JONES	HURLBUTT	600,000	10/28/1996	WD	03-ARM'S LENGTH	432:798	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status	
6986 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST			Res. Porch/Deck		12/01/2023		PB23-0541		100% FINIS
		P.R.E. 0%			DECK/PORCH		10/02/2023		LU23-30		100% FINIS
Owner's Name/Address		MAP #: 28			Mechanical		11/28/2022		PM22-1040		100% FINIS
HURLBUTT DANIEL C JR & BARBARA FAMILY TRUST PO BOX 9090 KETCHUM ID 83340-7142		2026 Est TCV 2,861,109 TCV/TFA: 1686.9			Plumbing		11/28/2022		PP22-0382		100% FINIS
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements			* Factors *						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
L248 P124/84 L432 P798/96 PRT OF GOVT LOT 1 SEC 21 COM SE SEC COR TH N ALG E SEC LN 335.20 FT TO C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD C/L 408.18 FT FOR POB TH S 78 DEG 31' W ALG SD C/L 102.04 FT TH N 718.10 FT TO SHR LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG SD SHR 100.19 FT TH S 704.04 FT TO POB SEC 21 T29N R14W.					LK MI "A" 21000 100.00 710.00 0.9898 1.1028 21000 100 2,292,405						
					100 Actual Front Feet, 1.63 Total Acres Total Est. Land Value = 2,292,405						
					Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
Comments/Influences		X Fencing: Wd, Split, 2 Rail Wood Frame Total Estimated Land Improvements True Cash Value =			18.44 50 50 461						
					32.90 80 50 1,316						
					1,777						
		Topography of Site									
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2026	1,146,200	284,400	1,430,600			445,585C
					2025	1,091,600	273,300	1,364,900			433,871C
					2024	982,500	268,800	1,251,300			420,826C
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		TPC 11/14/2023 INSPECTED									
		TPC 12/09/2022 INSPECTED									
		TPC 12/07/2019 INSPECTED									

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame			X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 287 405 683	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1961 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor:0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 1,696 Total Base New : 323,008 Total Depr Cost: 209,973 Estimated T.C.V: 566,927			E.C.F. X 2.700				Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Room List				Lg																			X	Ord		Small	Doors					Solid	X	H.C.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	Basement 5 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1696 SF Floor Area = 1696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Stories 1 Story			Exterior Siding			Foundation Crawl Space			Size 1,696 Total:			Cost New 244,333			Depr. Cost 158,833																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
(1) Exterior	Kitchen: Other: Tile Other: Carpeted				150 Amps Service			No./Qual. of Fixtures																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
X	Insulation			X Drywall				Many			X	Ave.		Few	(13) Plumbing			Other Additions/Adjustments Plumbing			Plumbing			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Porches CGEP (1 Story)			Deck Treated Wood Treated Wood			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,146 11,795 Built-Ins Appliance Allow. 1 2,767 1,799 Fireplaces Interior 1 Story 1 5,338 3,470 Totals: 323,008 209,973			Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 566,927																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
(2) Windows				(7) Excavation				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
X	Many Avg. Few			X	Large Avg. Small			Basement: 0 S.F. Crawl: 1696 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

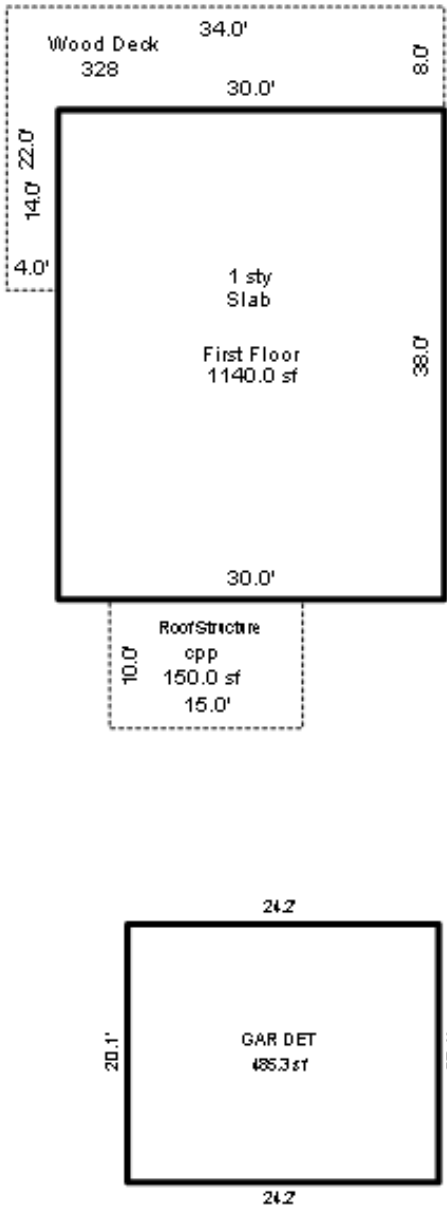
*** Information herein deemed reliable but not guaranteed***



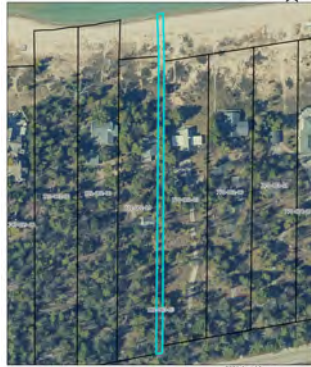
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HURLBUTT YVONNE	HURLBUTT JAMES E & PATRIC	500,000	03/07/2012	WD	09-FAMILY/RELATED ENTITY	1116P404	PROPERTY TRANSFER	50.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status	
6976 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST				Mechanical		06/01/2021	PM21-0446	100% FINIS	
		P.R.E. 0%				Electrical		09/13/2019	PE19-0537	100% FINIS	
Owner's Name/Address		MAP #: 28				Res. Garage Detached		10/09/2017	PB17-0595	100% FINIS	
HURLBUTT JAMES E & PATRICIA 2135 NORTHGATE RD NORTHFIELD IL 60093-1011		2026 Est TCV 2,387,467 TCV/TFA: 2094.2				Electrical		10/03/2017	PE17-0544	100% FINIS	
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements			* Factors *						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
L240 P699 L274 P274 L398 P856 L398 P865					LK MI "A" 21000 85.00 700.00 1.0309 1.0989 21000 100 2,022,160						
DC L398 P991 PRT GOVT LOT 1 SEC 21 COM SE					85 Actual Front Feet, 1.37 Total Acres Total Est. Land Value = 2,022,160						
SEC COR TH N ALG E SEC LN 335.20 FT TO											
C/L ST HWY M-109 TH S 78 DEG 31' W ALG SD											
C/L 321.45 FT FOR POB TH S 78 DEG 31' W											
ALG SD C/L 86.73 FT TH N 704.04 FT TO SHR		X	Land Improvement Cost Estimates								
LAKE MICHIGAN TH N 86 DEG 27' 30" E ALG		X	Description Rate Size % Good Cash Value								
SD SHR 85.16 FT TH S 692.09 FT TO POB SEC		X	Residential Local Cost Land Improvements								
21 T29N R14W.			Description Rate Size % Good Cash Value								
Comments/Influences			LAND IMPROVEMENTS 5 5,000.00 1 100 5,000								
			Total Estimated Land Improvements True Cash Value = 5,000								
		Topography of Site									
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2026	1,011,100	182,600	1,193,700			480,753C
					2025	962,900	176,500	1,139,400			468,114C
					2024	866,600	173,600	1,040,200			454,039C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What	2023	770,300	131,200	901,500		432,419C	
		TPC 11/14/2017	INSPECTED								
		TPC 03/15/2012	INSPECTED								
		WAS 12/15/2007	INSPECTED								

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

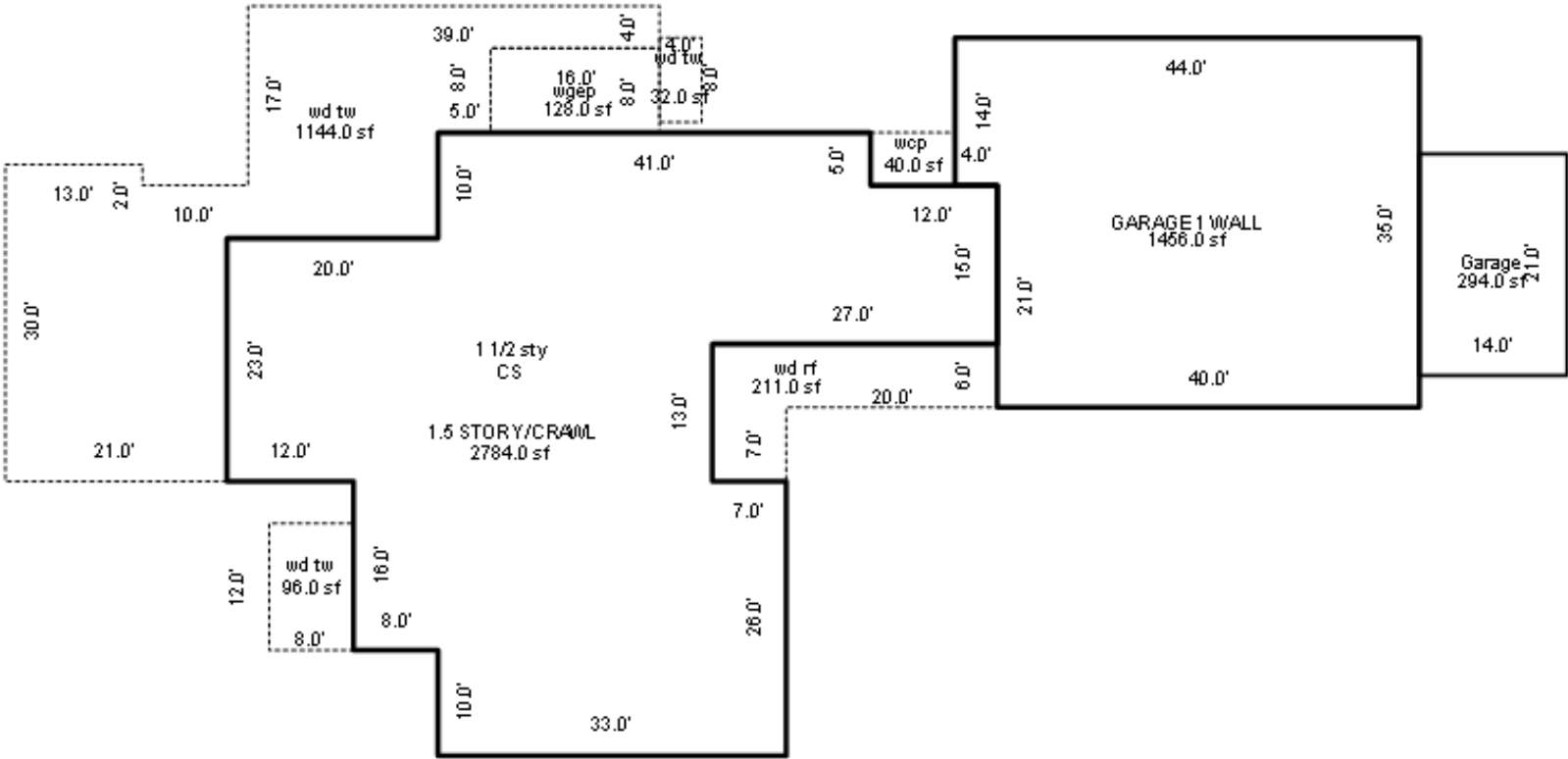


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
RAND FAMILY LIMITED PARTN	ERDMANN E THOMAS III	2,800,000	01/26/2024	WD	19-MULTI PARCEL ARM'S LE	2024000538	PROPERTY TRANSFER	100.0						
RAND DAVID C	RAND FAMILY LIMITED PARTN	0	09/14/2007	WD	03-ARM'S LENGTH	957:232	OTHER	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status						
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
		MAP #: 28												
ERDMANN E THOMAS III 20425 LAKEVIEW AVE DEEPHAVEN MN 55331		2026 Est TCV 200,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					<Site Value A> IRREGULAR SITE			200000	100					200,000
Tax Description					15 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			200,000			
L618 P754 L695 P790&793/02 W 15 FT OF E 315 FT OF GOVT LOT 1 LYING N OF ST RD M-109 SEC 21 T29N R14W .23 A M/L. 2008 ALL THREE INTEREST SPLITS COMBINED - NEW PARCEL #006-121-003-03														
Comments/Influences														
COMBINED 121-003-00,01,02														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2026	100,000	0	100,000			100,000S
					TPC 12/09/2022	INSPECTED		2025	100,000	0	100,000			100,000S
					WAS 02/06/2009	INSPECTED		2024	100,000	0	100,000			55,412C
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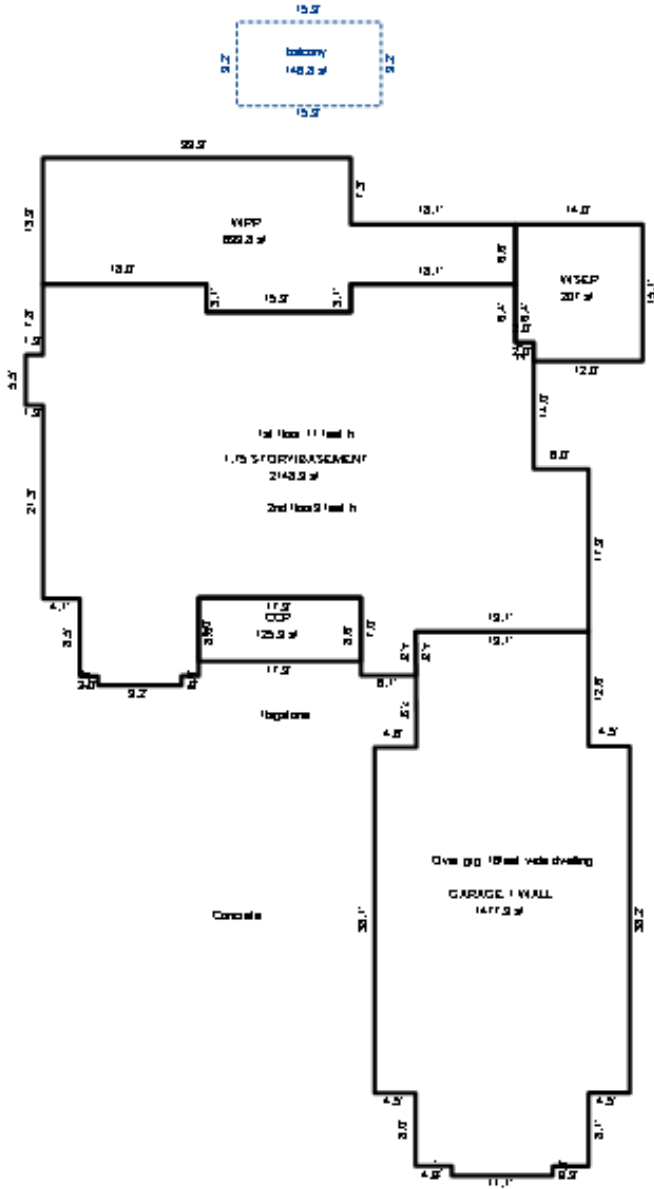
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MCCLURE DOUGLAS & CATHERI	LEMMON JESSICA TRUST	4,300,000	06/25/2025	WD	03-ARM'S LENGTH	2025002867	PROPERTY TRANSFER	100.0							
SCHADEN VERONICA B	MCCLURE DOUGLAS & CATHERI	3,900,000	07/07/2023	WD	03-ARM'S LENGTH	2023002890	PROPERTY TRANSFER	100.0							
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_883W	DEED	0.0							
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_875W	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status					
7510 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical			01/15/2025	PM25-0040						
		P.R.E. 0%			Mechanical			11/10/2020	PM20-0772	100% FINIS					
Owner's Name/Address		MAP #: 29													
LEMMON JESSICA TRUST 732 TIMBERLINE DR GLENVIEW IL 60025		2026 Est TCV 4,256,404 TCV/TFA: 796.04													
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					LK MI "A"	21000	100.00	600.00	0.9579	1.0574	21000	100		2,127,102	
					LK MI "A"	21000	14.00	600.00	0.9579	1.0574	21000	50	SURPLUS: ZONING 100 FT 14		
					114 Actual Front Feet, 1.57 Total Acres						Total Est. Land Value =		2,276,000		
					Land Improvement Cost Estimates										
					Description						Rate	Size % Good		Cash Value	
					Wood Frame						48.12	80 50		1,925	
		X	Electric	Residential Local Cost Land Improvements											
					Description						Rate	Size % Good		Cash Value	
					LAND IMPROVEMENTS 5						5,000.00	1 100		5,000	
										0.00	0 100		0		
					Total Estimated Land Improvements True Cash Value =										6,925
Tax Description		Topography of Site													
		X	Level												
					Rolling										
					Low										
					High										
					Landscaped										
					Swamp										
					Wooded										
					Pond										
		X	Waterfront												
					Ravine										
					Wetland										
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2026	1,138,000	990,200	2,128,200				2,128,200S			
		TPC 09/30/2022	INSPECTED		2025	1,083,800	951,500	2,035,300				1,970,344C			
		TPC 11/19/2020	INSPECTED		2024	975,400	935,700	1,911,100				1,911,100S			
		WAS 12/21/2007	INSPECTED		2023	867,000	754,500	1,621,500				742,431C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood			Oil Coal			Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 125 639 207 146			Type CCP (1 Story) WPP WSEP (1 Story) Wood Balcony			Year Built: 2020 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1477 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: B Effec. Age: 5 Floor Area: 4,719 Total Base New : 1,089,856 Total Depr Cost: 1,035,362 Estimated T.C.V: 2,795,477			E.C.F. X 2.700			Bsmnt Garage:								
Building Style: 1.75 STORY		Drywall Paneled		Plaster Wood T&G																				Trim & Decoration					
Yr Built 2020	Remodeled 0	Ex		Ord																				Min	Size of Closets				
Condition: Average		Lg		Ord																				Small	Doors			Solid	H.C.
Room List		(5) Floors			(12) Electric																								
		Basement 1st Floor 2nd Floor 6 Bedrooms		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B			Blt 2020											
(1) Exterior						Ex.			Ord.			Min			(11) Heating System: Forced Heat & Cool			Ground Area = 2148 SF Floor Area = 4719 SF.											
		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many			Ave.			Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95											
		Insulation				(13) Plumbing			1			Average Fixture(s)			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost											
(2) Windows				(7) Excavation		1			8			3 Fixture Bath			1.75 Story Siding Basement 2,148			1 Story Siding Overhang 960											
		Many Avg. Few		Large Avg. Small		Basement: 2148 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 833,099 791,444														
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer 200 10,166 9,658 Basement, Outside Entrance, Below Grade 1 4,609 4,379																	
												Plumbing Average Fixture(s) 1 3,257 3,094 3 Fixture Bath 7 71,926 68,330																	
												Water/Sewer 2000 Gal Septic 1 11,719 11,133 Water Well, 50 Feet 1 3,471 3,297																	
												Porches CCP (1 Story) 125 5,295 5,030 WPP 639 16,825 15,984 WSEP (1 Story) 207 16,624 15,793																	
												Balcony Wood Balcony 146 8,872 8,428																	
												Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished)																	
												Common Wall: 1 Wall 1 -3,584 -3,405																	
												Door Opener 3 2,257 2,144																	
												Base Cost 1477 93,036 88,384																	
												<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCHADEN VERONICA B TRUST	GWILLIAM SCOTT L 2012 IRR	150,000	07/19/2023	WD	03-ARM'S LENGTH	2023003142	PROPERTY TRANSFER	100.0		
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_875W	DEED	0.0		
SCHADEN THOMAS M & VERONI	SCHADEN VERONICA B TRUST	0	05/13/2010	WD	03-ARM'S LENGTH	2010 1048_883W	DEED	0.0		
HOLDSWORTH ET AL	SCHADEN	75,000	10/20/1998	WD	03-ARM'S LENGTH	491:971	OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (		Building Permit(s)		Date	Number	Status
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0% Cond. 1st								
GWILLIAM SCOTT L 2012 IRR TRUST		MAP #: 29								
1314 HINMAN AVE		2026 Est TCV 114,802								
EVANSTON IL 60204		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
Tax Description		Public Improvements			* Factors *					
L491 P971 L496 P634 L520 P310-313/99 PRT		X			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT					<Site Value A> IRREGULAR SITE 200000 50 INTEREST SPLIT 100,000					
3 TH N 89 DEG 06'00" W 331.64 FT TH N 00		X			BAY LANE 2000/F 38.15 217.88 0.9224 0.8413 2000 25 SURPLUS & INTEREST SPLIT					
DEG 01'39" E 406.53 FT TO POB TH N 00 DEG					138 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 114,802					
01'39" E 223.71 FT TH S 74 DEG 41'26" E		X								
343.78 FT TH S 00 DEG 01' 48" W 138.15 FT										
TH N 89 DEG 06'00" W 331.66 FT TO POB		X								
SUBJECT TO & TOGETHER WITH EASEMENT UND										
1/2 INTEREST SEC 21 T29N R14W 1.38 A		X								
M/L.										
1998 SPLIT FROM 009-121-004-00 &		X								
009-121-005-00										
Comments/Influences		Topography of Site								
Glen Arbor Township parcel map		X								
004-00 &					X					
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #: 29										
TUBERGEN JERRY L & MARCIA D C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301		2026 Est TCV 92,398										
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L520 P310-313/99 PRT GOVT LOT 3 SEC 21 COM SE CORN SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 406.53 FT TO POB TH N 00 DEG 01'39" E 223.71 FT TH S 74 DEG 41'26" E 343.78 FT TH S 00 DEG 01' 48" W 138.15 FT TH N 89 DEG 06'00" W 331.66 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT UNDIVIDED 1/2 INTEREST SEC 21 T29N R14W 1.38 A M/L. 1998 SPLIT FROM 009-121-004-00 & 009-121-005-00				BAY LANE 2000/F	100.00	217.88	0.9224	0.8413	2000	50	INTEREST SPLIT	77,597
				BAY LANE 2000/F	38.15	217.88	0.9224	0.8413	2000	25	SURPLUS & INTEREST SPLIT	
				138 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =		92,398		
Comments/Influences		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2026	46,200	0	46,200			19,406C		
		X	Low	2025	46,200	0	46,200			18,896C		
		X	High	2024	31,900	0	31,900			18,328C		
		X	Landscaped	2023	25,500	0	25,500			17,456C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	2026	46,200	0	46,200			19,406C	
		TPC 04/13/2017	INSPECTED		2025	46,200	0	46,200			18,896C	
		TPC 07/16/2015	INSPECTED		2024	31,900	0	31,900			18,328C	
		WAS 10/26/2007	INSPECTED		2023	25,500	0	25,500			17,456C	

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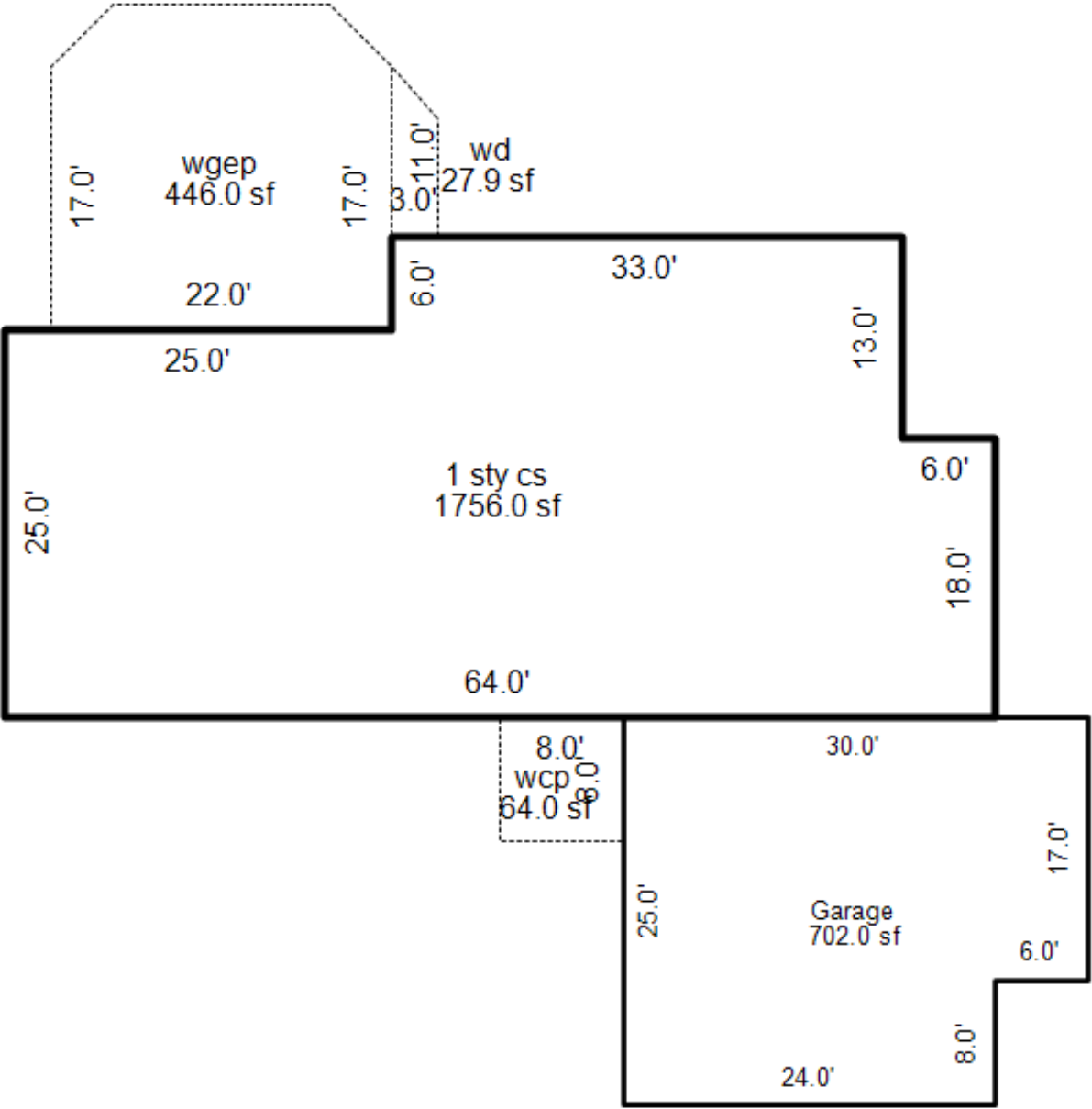
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
JONES MARTHA M	JONES WILLIAM H JR & MART	0	08/31/2022	WD	09-FAMILY/RELATED ENTITY	2022005027	PROPERTY TRANSFER	0.0					
BONZELET	JONES	78,000	06/15/2000	WD	03-ARM'S LENGTH	546:273	OTHER	0.0					
HOLDSWORTH ET AL	BONZELET	69,500	08/19/1999	WD	03-ARM'S LENGTH	521:193	PROPERTY TRANSFER	0.0					
HOLDSWORTH ET AL	HOLDSWORTH ET	0	10/20/1998	WD	03-ARM'S LENGTH	491:951	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status			
7504 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		09/28/2017		PM17-0581	100% FINIS			
		P.R.E. 0%			MECHANICAL		01/13/2004		PM04-0023	100% FINIS			
Owner's Name/Address		MAP #: 29			PLUMBING		10/16/2003		PP03-0441	100% FINIS			
JONES WILLIAM H JR & MARTHA TRUST P.O. BOX 1111 ASHLAND KY 41105-1111		2026 Est TCV 794,334 TCV/TFA: 452.35			MECHANICAL		10/16/2003		PM03-0787	100% FINIS			
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L491 P951 L521 P193-198 L546 P273/00 PRT GOVT LOT 3 SEC 21 COM SE COR SD GOVT LOT 3 TH N 89 DEG 06'00" W 331.64 FT TH N 00 DEG 01'39" E 255.75 FT TO POB TH N 150.78 FT TH S 89 DEG 06'00" E 331.66 FT TH S 00 DEG 01'48" W 150.78 FTTH N 89 DEG 06'00" W 331.65 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 21 T29N R14W 1.15 A M/L.		X	Dirt Road			BAY LANE 2000/F	100.00	331.00	0.9036	0.9340	2000	100	168,788
		X	Gravel Road			BAY LANE 2000/F	50.00	331.00	0.9036	0.9340	2000	50	SURPLUS: ZONING 100 FT 4
		X	Paved Road			150 Actual Front Feet, 1.14 Total Acres				Total Est. Land Value = 210,985			
		X	Storm Sewer			Land Improvement Cost Estimates Description Residential Local Cost Land Improvements Rate Size % Good Cash Value							
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric			Description	Rate		Size % Good		Cash Value		
		X	Gas			LAND IMPROVEMENTS 5	5,000.00		1 100		5,000		
		X	Curb			Total Estimated Land Improvements True Cash Value = 5,000							
Comments/Influences		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	105,500	291,700	397,200			188,750C		
		TPC 05/30/2021	INSPECTED		2025	105,500	243,400	348,900			183,788C		
		TPC 10/29/2018	INSPECTED		2024	75,300	226,300	301,600			178,262C		
		TPC 04/13/2017	INSPECTED		2023	60,200	210,900	271,100			169,774C		
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*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		64 28	WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 702 % Good: 0 Storage Area: 0 No Conc. Floor:0						
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 12 Floor Area: 1,756 Total Base New : 298,778 Total Depr Cost: 262,886 Estimated T.C.V: 578,349		E.C.F. X 2.200			Bsmnt Garage:									
Building Style: 1 STORY			X	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1756 SF Floor Area = 1756 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88		Foundation Crawl Space			Size 1,756				Cost New 227,740			Depr. Cost 200,371			
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min		(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Building Areas Stories Exterior Foundation 1 Story Siding Crawl Space		Total: 1,756			Total: 227,740				Total: 200,371						
Condition: Average			Trim & Decoration				(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Exterior Stone Veneer Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 702 Common Wall: 1 Wall 1 Door Opener 1		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111										
Room List			Doors		Solid	X	H.C.	(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 2,767			Total: 2,435									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Hardwood Other:			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
(1) Exterior	(6) Ceilings X Drywall			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings X Drywall			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111										
X	Insulation	(7) Excavation Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111												
(2) Windows			(7) Excavation Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111											
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111												
X	Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111												
(3) Roof			(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111											
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111												
Chimney: Metal			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins Appliance Allow. Fireplaces Interior 1 Story		Total: 1,451 Total: 4,567 Total: 9,503 Total: 5,847 Total: 3,975 Total: 1,262			Total: 1,277 Total: 4,019 Total: 8,363 Total: 5,145 Total: 3,498 Total: 1,111											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CULTON	SACK	92,000	09/07/2000	WD	03-ARM'S LENGTH	553:835	PROPERTY TRANSFER	0.0
SHIFFERD ET AL	CULTON	74,000	08/04/1999	WD	03-ARM'S LENGTH	520:488	PROPERTY TRANSFER	0.0
HOLDSWORTH	HOLDSWORTH	0	12/20/1998	WD	03-ARM'S LENGTH	491:954	OTHER	0.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7500 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST			Electrical	07/27/2020	PE20-0333	100% FINIS
		P.R.E. 100% 05/01/2002			HOUSE	04/11/2001	1858A	100% FINIS
Owner's Name/Address		MAP #: 29						
SACK CHRISTOPHER R & HEATHER M P O BOX 661 GLEN ARBOR MI 49636		2026 Est TCV 627,992 TCV/TFA: 353.60						
		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN			
		Public Improvements			* Factors *			
					Description	Frontage	Depth	Front
					<Site Value A> IRREGULAR SITE	200000	100	
					<Site Value A> IRREGULAR SITE	200000	10	SURPLUS: ZONING UNBLD
					256 Actual Front Feet, 1.95 Total Acres	Total Est. Land Value =		220,000
					Land Improvement Cost Estimates			
					Description	Rate	Size % Good	Cash Value
					Wood Frame	25.81	108 50	1,393
					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 =			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G			1				
Building Style: 1.5 STORY		Trim & Decoration		Ex		X	Ord		Min					
Yr Built 2001	Remodeled 0	Size of Closets												
Condition: Average			Lg	X	Ord		Small							
Room List		Doors			Solid	X	H.C.		Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors						(12) Electric						
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other:						200	Amps Service					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings						No./Qual. of Fixtures						
X	Insulation	X	Drywall					Ex.	X	Ord.		Min		
(2) Windows		(7) Excavation						No. of Elec. Outlets						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many	X	Ave.		Few		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement						(13) Plumbing						
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone					1	Average Fixture(s)					
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor					2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
(3) Roof		(9) Basement Finish						(14) Water/Sewer						
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
X	Asphalt Shingle	(10) Floor Support						1	Lump Sum Items:					
Chimney: Brick		Joists: 2X12X16 Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY

(11) Heating System: Forced Air w/ Ducts

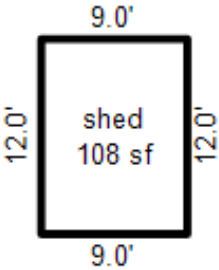
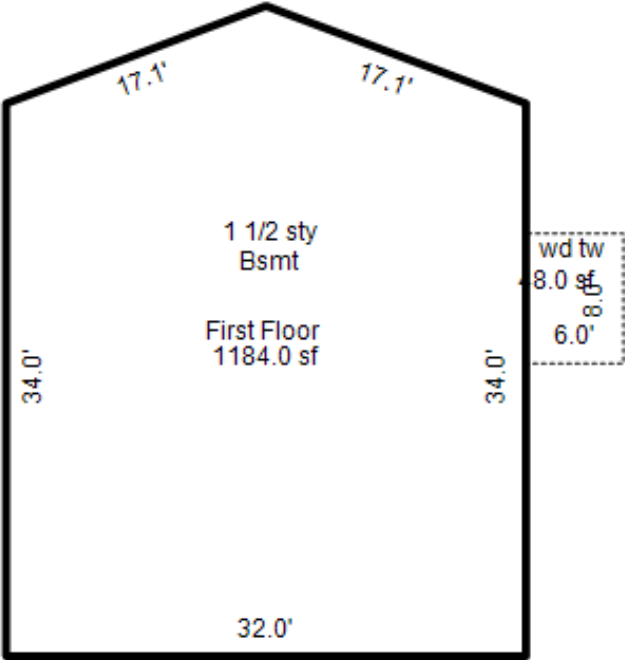
Ground Area = 1184 SF Floor Area = 1776 SF.

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	1,184	Total:	208,492	166,795
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)	1		1,209			967
3 Fixture Bath	1		3,794			3,035
Water/Sewer						
1000 Gal Septic	1		4,473			3,578
Water Well, 100 Feet	1		5,522			4,418
Deck						
Treated Wood	54		1,767			1,414
Built-Ins						
Appliance Allow.	1		1,934			1,547
Microwave	1		309			247
Fireplaces						
Prefab 2 Story	1		2,667			2,134
Local Cost Items						
GENERATOR	1		1			1
Totals:					230,168	184,136

Notes:

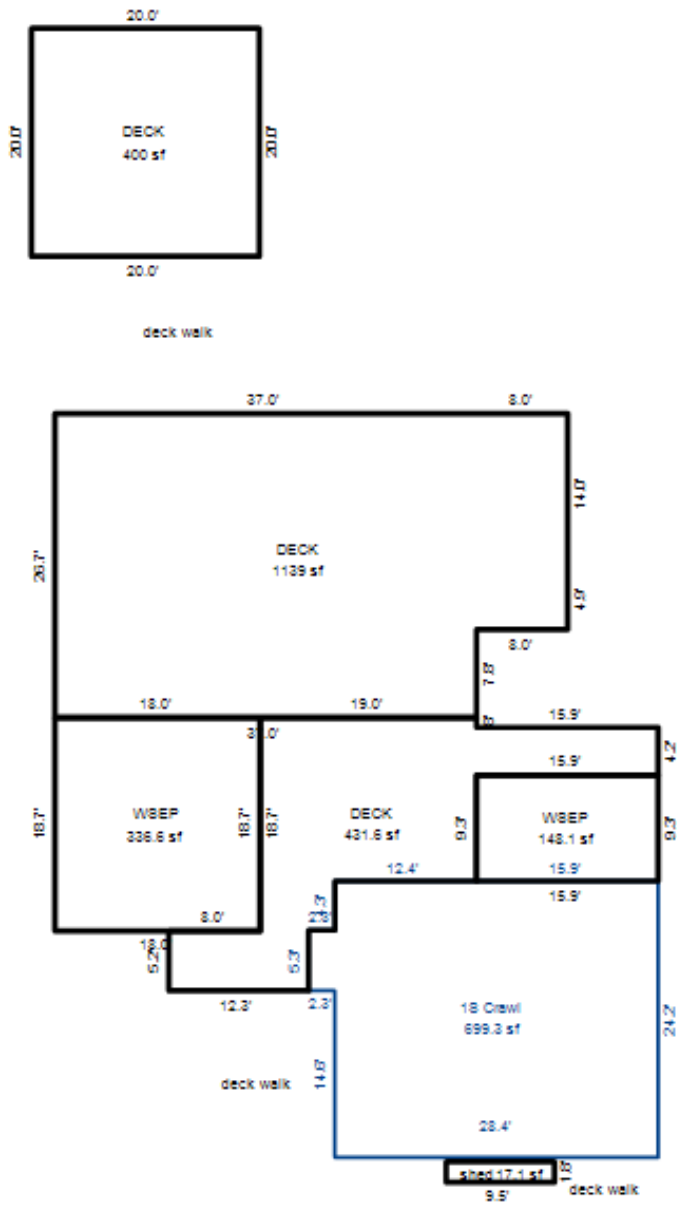
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 405,099



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
7566 W HARBOR HWY LLC	TUBERGEN	745,000	07/30/1999	WD	03-ARM'S LENGTH	520:310	PROPERTY TRANSFER	0.0							
HOLDSWORTH ET AL	7566 W HARBOR	650,000	10/20/1998	WD	03-ARM'S LENGTH	491:977	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status					
7566 W HARBOR HBR		School: GLEN LAKE COMMUNITY SCH DIST				Mechanical		05/13/2024	PM24-0354	100% FINIS					
		P.R.E. 0%				Mechanical		05/10/2024	PM24-0348	100% FINIS					
Owner's Name/Address		MAP #: 29				Mechanical		05/10/2024	PM24-0351	100% FINIS					
TUBERGEN JERRY L & MARCIA D C/O BUTTONWOOD CAPITAL MANAGEMENT 7505 RIVER ST STE 200 ADA MI 49301		2026 Est TCV 2,821,031 TCV/TFA: 1941.5				Res. Porch/Deck		07/05/2023	PB23-0250	100% FINIS					
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					LK MI "A"	21000	100.00	600.00	0.9579	1.0574	21000	100		2,127,102	
					LK MI "A"	21000	14.00	600.00	0.9579	1.0574	21000	50	SURPLUS: ZONING	148,897	
					114 Actual Front Feet, 1.57 Total Acres						Total Est. Land Value =		2,276,000		
					Land Improvement Cost Estimates										
					Description	Rate						Size % Good	Cash Value		
					Wood Frame	29.26						80 50	1,170		
					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 =										6,170
		Topography of Site													

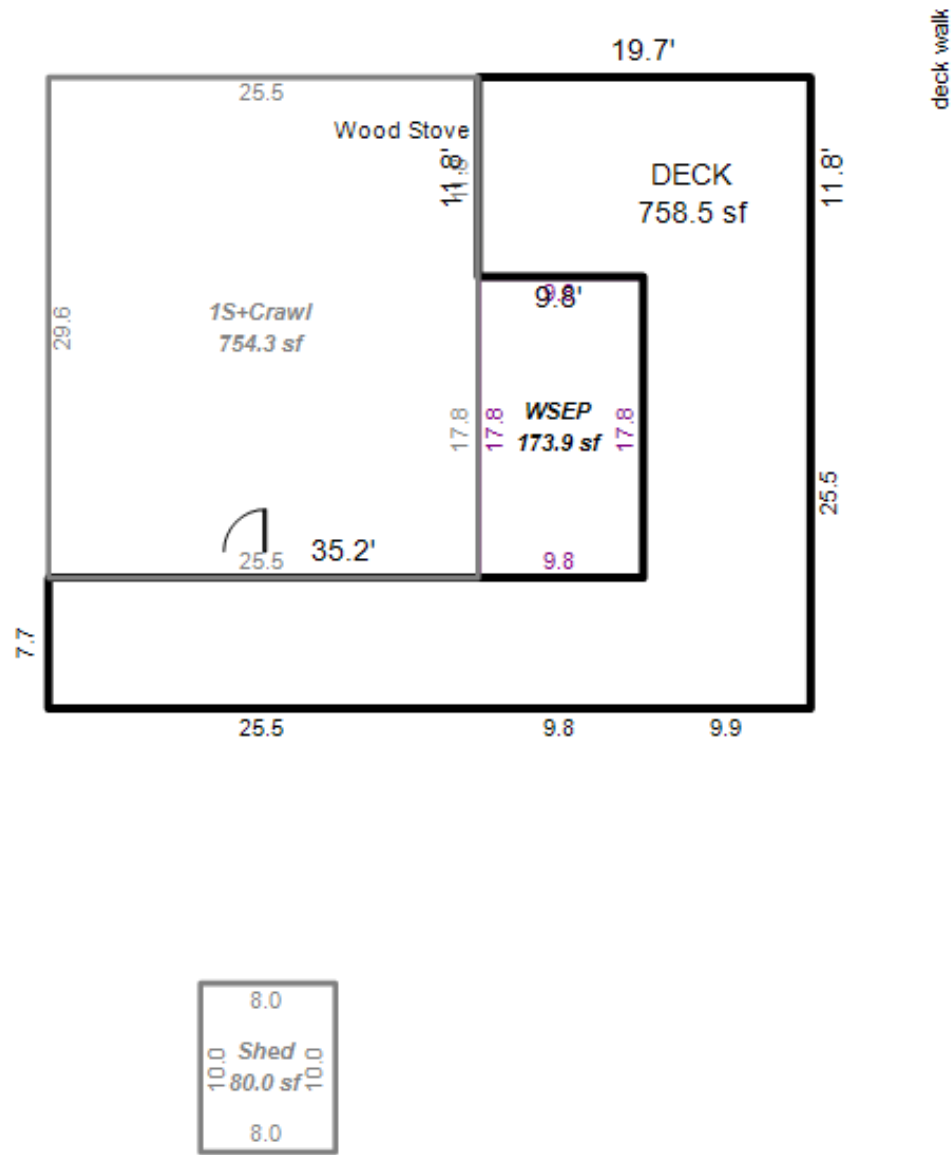
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 336 148 431 400 330	Type WSEP (1 Story) WSEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 699 Total Base New : 154,876 Total Depr Cost: 108,412 Estimated T.C.V: 292,713			E.C.F. X 2.700			Bsmnt Garage:							
Building Style: 1 STORY			X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																	
Yr Built 1976 200	Remodeled 2018	Ex	X	Ord		Min	Size of Closets																		
Condition: Average				Lg	X	Ord		Small																	
Room List				Doors					Solid		X	H.C.		Central Air Wood Furnace											
	Basement 5 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				(12) Electric																	
				Kitchen: Hardwood Other: Tile Other:				100 Amps Service																	
(1) Exterior								No./Qual. of Fixtures																	
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																	
X	Insulation			X	Drywall				Many		X	Ave.			Few										
(2) Windows				(7) Excavation				(13) Plumbing																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 699 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																					
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
(3) Roof				(9) Basement Finish				(14) Water/Sewer																	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
X	Asphalt Shingle			(10) Floor Support				1																	
Chimney: Brick				Joists: 2X12X16 Unsupported Len: Cntr.Sup:				Lump Sum Items:																	
Notes: 7572 W HARBOR HWY: NEAR LAKE ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 292,713																									



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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 173 WSEP (1 Story) 758 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: CD Effec. Age: 30 Floor Area: 754 Total Base New : 130,239 Total Depr Cost: 91,166 Estimated T.C.V: 246,148		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		X Drywall Paneled			Plaster Wood T&G															
Yr Built 1976		Remodeled 2018		Trim & Decoration																
Condition: Average		Ex X Ord Min																		
Room List			Doors Solid X H.C.			Central Air Wood Furnace														
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			(12) Electric														
			Kitchen: Other: Hardwood Other: Tile			150 Amps Service														
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures														
X Wood/Shingle Aluminum/Vinyl Brick						Ex. X Ord. Min														
X Insulation						No. of Elec. Outlets														
(2) Windows			(7) Excavation			(13) Plumbing														
X Many Avg. X Large Few Avg. Small			Basement: 0 S.F. Crawl: 754 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			(14) Water/Sewer														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof			(9) Basement Finish																	
X Gable Hip Flat			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X Asphalt Shingle			(10) Floor Support			1														
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:														

Cost Est. for Res. Bldg: 2 Single Family 1 STORY
(11) Heating System: Forced Air w/ Ducts
Ground Area = 754 SF Floor Area = 754 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 754
Total: 97,618 68,332
Other Additions/Adjustments
Plumbing Average Fixture(s) 1 1,209 846
Water/Sewer 1 8,966 6,276
Porches WSEP (1 Story) 173 8,752 6,126
Built-Ins Appliance Allow. 1 1,934 1,354
Fireplaces Wood Stove 1 2,149 1,504
Deck Treated Wood 758 9,611 6,728
Totals: 130,239 91,166
Notes: FURTHER FROM LAKE
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 246,148



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BRONDYK DANIEL J & SUSAN	BRONDYK DANIEL J & SUSAN	0	06/01/2020	WD	15-LADY BIRD	2021001494	PROPERTY TRANSFER	0.0		
LAURETO PAMELA & JACKLIN	BRONDYK DANIEL J & SUSAN	905,000	08/23/2013	WD	03-ARM'S LENGTH	1176P813	PROPERTY TRANSFER	100.0		
JACKLIN PHILLIP D TRUST	LAURETO PAMELA J	0	04/12/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0		
JACKLIN PHILLIP D TRUST	LAURETO PJ & JACKLIN W II	1	04/08/2011	QC	03-ARM'S LENGTH	1083-424	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status
7604 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		03/22/2024		PM24-0230		100% FINIS
		P.R.E. 100% 06/01/2025		Res. Add/Alter/Repair		11/08/2023		PB23-0519		100% FINIS
Owner's Name/Address		MAP #: 29		Electrical		10/11/2023		PE23-0743		100% FINIS
BRONDYK DANIEL J & SUSAN K		2026 Est TCV 3,232,270 TCV/TFA: 1101.6		Mechanical		10/03/2023		PM23-0857		100% FINIS
7604 W HARBOR HWY		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
GLEN ARBOR MI 49636										
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				LK MI "A" 21000 100.00 495.81 0.9810 1.0081 21000 100 2,076,791						
				LK MI "A" 21000 3.67 495.81 0.9810 1.0081 21000 50 SURPLUS: ZONING 100 FT 3						
				104 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = 2,114,900						

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 264 1003 97 189		Type WCP (1 Story) Treated Wood Treated Wood Roof Cover Onl		Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor:0			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 6 Floor Area: 2,934 Total Base New : 440,029 Total Depr Cost: 413,627 Estimated T.C.V: 1,116,793			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:												
Building Style: 1.5 STORY				Drywall Paneled		Plaster Wood T&G																								
Yr Built 2018		Remodeled 2024		Trim & Decoration																										
Condition: Average				Size of Closets																										
Room List		Doors		Solid		H.C.																								
(5) Floors				(12) Electric																										
Kitchen: Hardwood Other: Carpeted Other:				150 Amps Service																										
(6) Ceilings				No./Qual. of Fixtures																										
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall		Ex. X Ord. Min																								
X Insulation						No. of Elec. Outlets																								
(2) Windows				(7) Excavation		Many X Ave. Few																								
X Many Avg. Few				X Large Avg. Small		Basement: 0 S.F. Crawl: 640 S.F. Slab: 1654 S.F. Height to Joists: 0.0																								
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement		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																								
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing																								
X Gable Hip Flat				Gambrel Mansard Shed		(14) Water/Sewer																								
X Asphalt Shingle				(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																								
Chimney: Metal				(10) Floor Support		Lump Sum Items:																								
				Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Notes: 2018 ADDITION - 2023 ORIGINAL LOG DEMO ECF (4085 LAKE MICHIGAN) 2.700 => TCv: 1,116,793																								

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



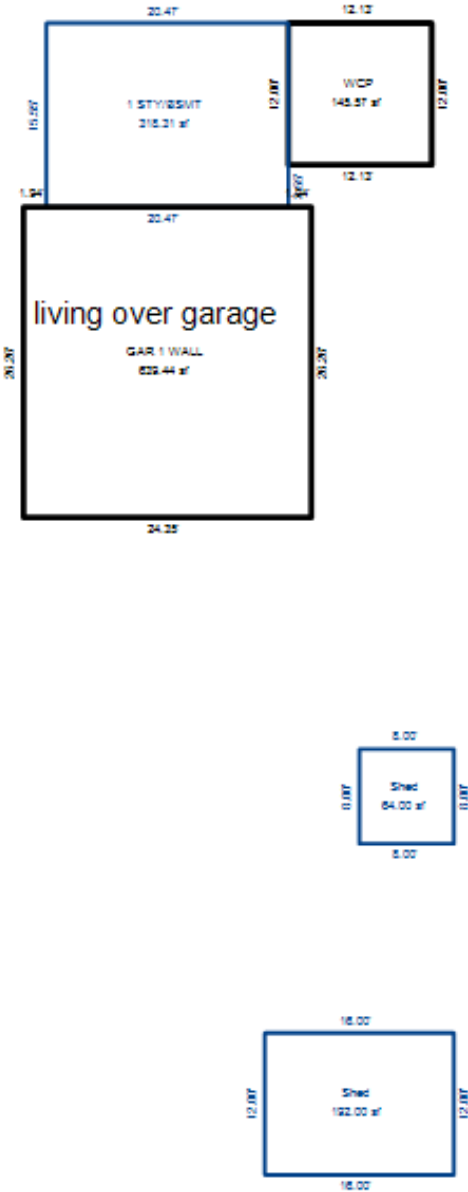
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LAURETO PAMELA J & THOMAS	LAURETO THOMAS S & PAMELA	0	03/28/2025	WD	14-INTO/OUT OF TRUST	2025002434	PROPERTY TRANSFER	0.0		
JACKLIN D & K & JACKLIN W	LAURETO PAMELA J & THOMAS	100,000	08/23/2013	QC	09-FAMILY/RELATED ENTITY	1176P591	PROPERTY TRANSFER	66.0		
JACKLIN PHILLIP D TRUST	LAURETO PJ & JACKLIN W II	0	04/12/2011	QC	03-ARM'S LENGTH	1083-424	PROPERTY TRANSFER	100.0		
JACKLIN PHILLIP D TRUST		0	08/09/2010	QC	03-ARM'S LENGTH	2010 1056_515	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status
7676 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/13/2017		PM17-0808		100% FINIS
P.R.E. 100% 09/15/2016				SHED		05/31/2017		LU17-12		100% FINIS
Owner's Name/Address		MAP #: 29		Mechanical		10/29/2015		PM15-0575		
LAURETO THOMAS S & PAMELA J TRUST PO BOX 649 GLEN ARBOR MI 49636		2026 Est TCV 2,488,391 TCV/TFA: 2439.6		Plumbing		10/29/2015		PP15-0248		
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors *						
		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				LK MI "A" 21000 65.001447.50 1.1024 1.3178 21000 100 1,982,971						
Tax Description				65 Actual Front Feet, 2.16 Total Acres Total Est. Land Value = 1,982,971						
PARCEL B (10/349) PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMM SE CNR GOV LOT 3, AND SOUTH ½ CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND CENTERLINE OF STATE HIGHWAY M-109; THENCE NORTH 00°00'21" EAST, 375.01 FT; (PREVIOUSLY RECORDED AS NORTH 00°01'39"EAST), TO POB; THENCE NORTH 89°06'00" WEST 165.86 FT.										
										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who When What		2026	991,500	252,700	1,244,200			465,790C		
TPC 06/29/2017 INSPECTED		2025	944,300	247,000	1,191,300			453,545C		
TPC 01/04/2016 INSPECTED		2024	849,800	243,100	1,092,900			439,908C		
TPC 05/01/2014 INSPECTED		2023	755,400	166,600	922,000			418,960C		
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County of Leelanau, Michigan

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family		0	Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow.		Interior 1 Story		145	WCP (1 Story)	80	Treated Wood	Year Built: 2016		
	Mobile Home			Front Overhang			Forced Air w/o Ducts		Cook Top		Interior 2 Story		Car Capacity:								
	Town Home			Other Overhang			Forced Air w/ Ducts		Dishwasher		2nd/Same Stack		Class: C								
	Duplex						Forced Hot Water		Garbage Disposal		Two Sided		Exterior: Siding								
	A-Frame						Electric Baseboard		Bath Heater		Exterior 1 Story		Brick Ven.: 0								
	Wood Frame		(4) Interior			Forced Hot Water		Vent Fan		Exterior 2 Story					Stone Ven.: 0						
Building Style: 1.5 STORY			Drywall Paneled		Plaster Wood T&G		Elec. Ceil. Radiant		Hot Tub		Prefab 1 Story										
							Radiant (in-floor)		Unvented Hood		Prefab 2 Story										
Yr Built 2016			Trim & Decoration			Elec. Wall Heat		Space Heater		Intercom		Raised Hearth									
			Size of Closets			Wall/Floor Furnace		Jacuzzi Tub		Vented Hood		Heat Circulator									
Condition: Average			Ex		Ord		Min	Forced Heat & Cool		Jacuzzi repl.Tub		1 Direct-Vented Ga									
								Heat Pump		Oven											
Room List			Lg		Ord		Small	No Heating/Cooling		Microwave		Class: C									
										Standard Range		Effec. Age: 5									
			Doors		Solid		H.C.	Central Air Wood Furnace		Self Clean Range		Total Base New : 195,064					E.C.F. X 2.700				
										Sauna		Total Depr Cost: 185,309									
			(5) Floors			(12) Electric		Trash Compactor		Security System		Estimated T.C.V: 500,334									
			Kitchen:			0 Amps Service		Central Vacuum													
(1) Exterior			Other:			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1		Single Family		1.5 STORY					Cls C Blt 2016				
			Other:			Ex.		Ord.		Min		(11) Heating System: Forced Air w/ Ducts									
			(6) Ceilings			No. of Elec. Outlets		Ground Area = 381 SF		Floor Area = 1020 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95									
						Many		Ave.		Few		Building Areas									
Insulation						(13) Plumbing		1 Average Fixture(s)		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
			(7) Excavation			2 3 Fixture Bath		1 Story		Siding		Basement		Overhang		381					
(2) Windows			Basement: 381 S.F.			1 Average Fixture(s)		1 Story		Siding		Overhang		639		Total:		126,093		119,787	
			Crawl: 0 S.F.			2 3 Fixture Bath		Other Additions/Adjustments						318		6,150		5,842			
			Slab: 0 S.F.			2 Fixture Bath		Recreation Room													
			Height to Joists: 0.0			Softener, Auto		Plumbing						Average Fixture(s)		1		1,451		1,378	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Solar Water Heat		Average Fixture(s)						3 Fixture Bath		1		4,567		4,339	
						No Plumbing		Extra Toilet		Water/Sewer						1		9,503		9,028	
						Extra Sink		Separate Shower		2000 Gal Septic						1		3,410		3,239	
						Ceramic Tile Floor		Ceramic Tile Wains		Water Well, 50 Feet						1					
						Ceramic Tub Alcove		Vent Fan		Porches						145		6,892		6,547	
			(9) Basement Finish			(14) Water/Sewer		Deck						80		2,225		2,114			
(3) Roof			318	Recreation SF					Garages												
			Gable		Gambrel	Living SF			Class: C Exterior: Siding Foundation: 42 Inch (Finished)												
			Hip		Mansard	Walkout Doors (B)			Base Cost				639		31,624		30,043				
			Flat		Shed	No Floor SF			Common Wall: 1 Wall				1		-2,640		-2,508				
			Asphalt Shingle				1	Water Well	Built-Ins				1		2,767		2,629				
							1	1000 Gal Septic	Appliance Allow.												
								2000 Gal Septic	Fireplaces												
							Lump Sum Items:		Direct-Vented Gas				1		3,022		2,871				
Chimney:			Joists:											Totals:		195,064		185,309			
			Unsupported Len:																		
			Cntr.Sup:																		

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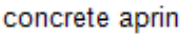


*** Information herein deemed reliable but not guaranteed***

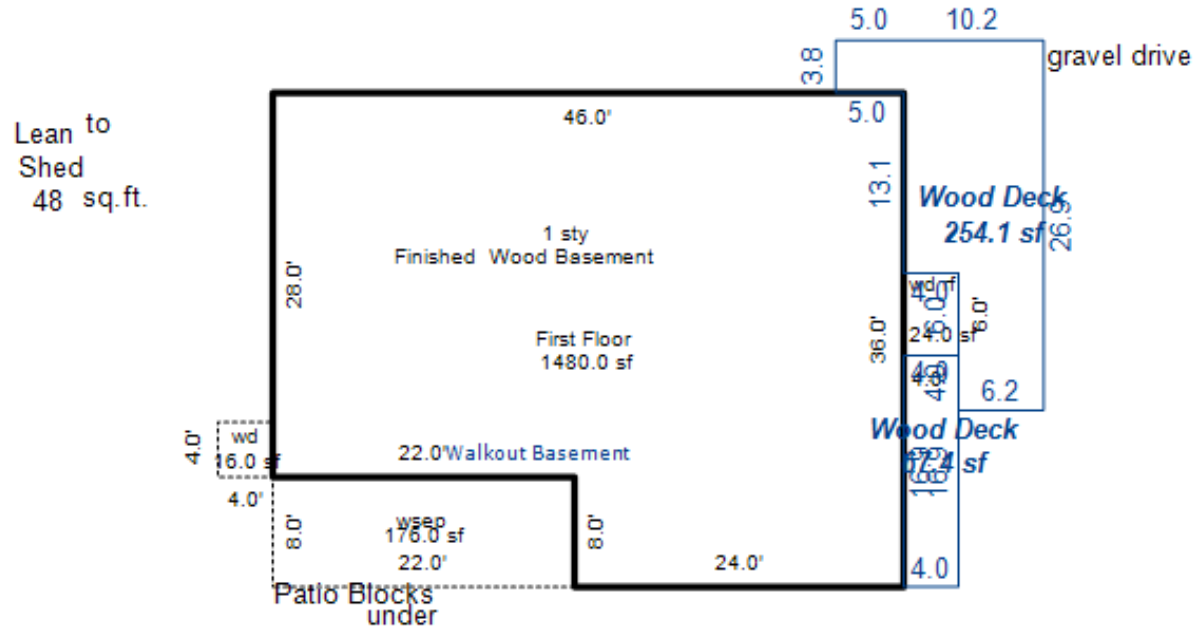
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
JACKLIN LIVING TRUST	JACKLIN DAVID W & KERI S	0	12/05/2011	QC	09-FAMILY/RELATED ENTITY	1105/84	PROPERTY TRANSFER	0.0					
JACKLIN LIVING TRUST	JACKLIN DAVID W & KERI S	1	12/03/2011	QC	09-FAMILY/RELATED ENTITY	1105-84 201106	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status			
7682 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST											
P.R.E. 100% 03/05/2011													
Owner's Name/Address		MAP #: 29											
JACKLIN DAVID W & KERI S PO BOX 398 GLEN ARBOR MI 49636		2026 Est TCV 830,706 TCV/TFA: 561.29											
		X	Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					C 100' @ 2000/	100.00	200.00	0.8823	0.8234	2000	100		145,310
					C 100' @ 2000/	65.00	200.00	0.8823	0.8234	2000	50	EASMENT	47,226
					165 Actual Front Feet, 0.76 Total Acres						Total Est. Land Value =		192,535
Tax Description					Land Improvement Cost Estimates								
2011 ADDITION OF - TRANSFER PARCEL PART OF GOVERNMENT LOT 3, SECTION 21, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN, BEING MORE FULLY DESCRIBED AS: COMMENCING AT SE CNR GOV LOT 3, AND SOUTH ¼ CNR SECTION 21; THENCE NORTH 89°06'00" WEST, 331.12 FT, (PREVIOUSLY RECORDED AS 331.64 FT), ALONG SOUTH LINE OF SAID SECTION 21, AND THE CENTERLINE OF STATE HIGHWAY M-109 THENCE NORTH 00°00'21" EAST, 275.00 FT (PREVIOUSLY RECORDED AS NORTH 00°01 '39 EAST). TO POR: THENCE NORTH 89°06'00"													
					Description								
					Rate								
					Size % Good								
					Cash Value								
					Wood Frame								
					38.55								
					48 50								
					925								
		Wood Frame											
		38.55											
		48 50											
		925											
		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 =											
		3,350											
		Topography of Site											
													
		Who When What			2026	96,300	319,100	415,400			223,993C		
The Equalizer. Copyright (c) 1999 - 2009.		TPC 04/03/2013 INSPECTED			2025	114,000	265,300	379,300			218,105C		
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		WAS 09/28/2010 COMBINE			2024	76,800	256,900	333,700			211,548C		
					2023	62,400	239,200	301,600			201,475C		

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2010 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: 1254 % Good: 0 Storage Area: 0 No Conc. Floor:0			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 1,480 Total Base New : 371,423 Total Depr Cost: 288,555 Estimated T.C.V: 634,821		176	WSEP (1 Story)	E.C.F. X 2.200						
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G							16	Treated Wood							
		Trim & Decoration			24							Treated Wood								
		Ex	X	Ord								Min	67				Treated Wood			
Yr Built 2002	Remodeled 0	Size of Closets			Lg							X	Ord					Small	254	Treated Wood
Condition: Average		Doors				Solid	X	H.C.	Central Air Wood Furnace		Bsmnt Garage:									
Room List		(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other:			200 Amps Service			Cls C Blt 2002												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		No. of Elec. Outlets			Many X Ave. Few												
X	Insulation	(7) Excavation			(13) Plumbing			(14) Water/Sewer												
(2) Windows		Basement: 1480 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 2000 Gal Septic												
X	Many Avg. Few	X	Large Avg. Small		Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
(3) Roof		1480	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
X	Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sub:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



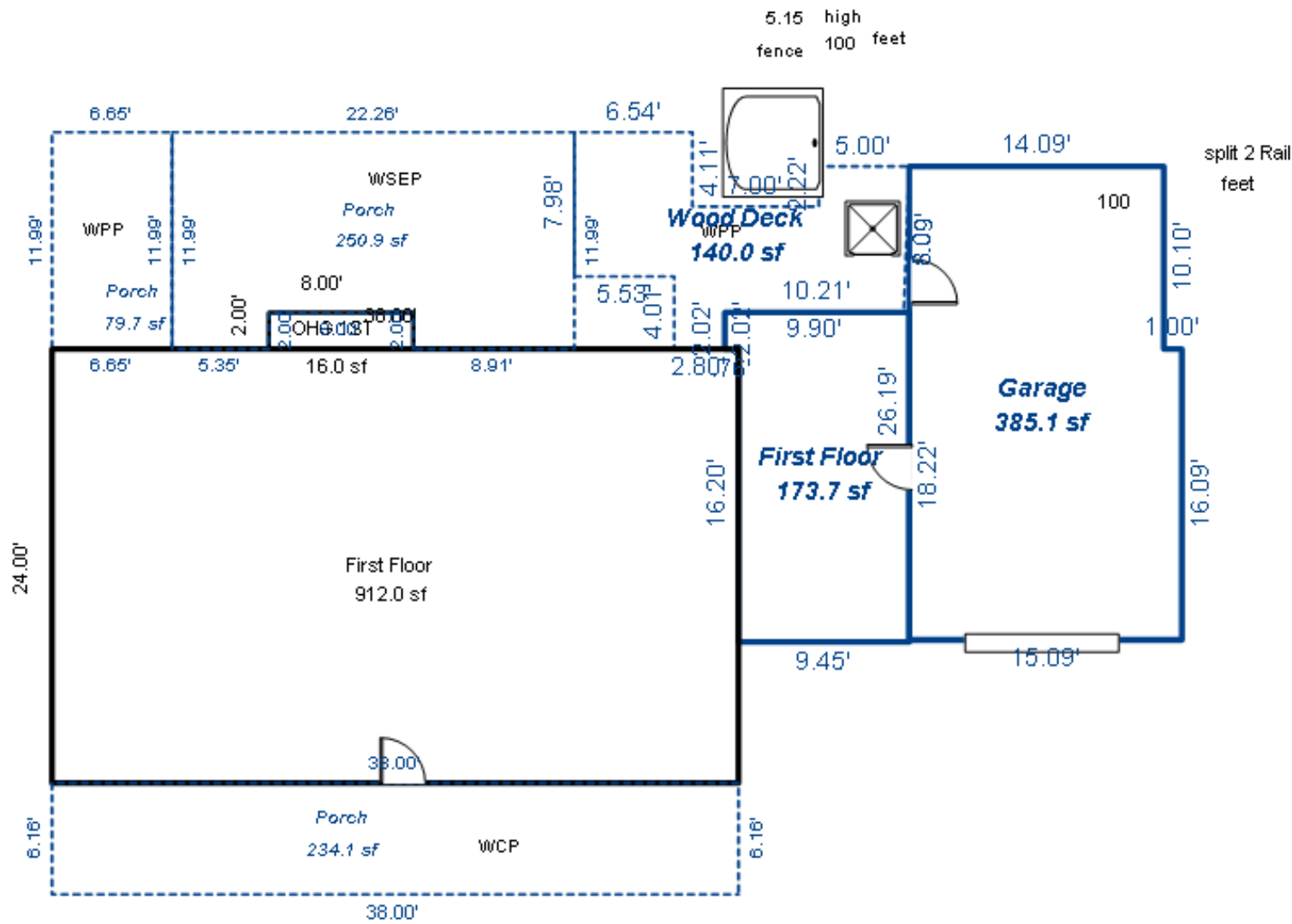
shed
48 sq.ft.



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHWARTZ BARBARA A	SCHWARTZ BARBARA A TRUST	0	05/08/2015	WD	03-ARM'S LENGTH	1230P420	PROPERTY TRANSFER	0.0				
PERRY DOUGLAS E & HEATHER	SCHWARTZ BARBARA A	334,000	08/27/2010	WD	03-ARM'S LENGTH	2010 1058_831W	PROPERTY TRANSFER	100.0				
WALKER MICHAEL & CAROL	PERRY DOUGLAS E & HEATHER	334,000	08/03/2005	WD	03-ARM'S LENGTH	865:673	OTHER	100.0				
MCLAUGHLIN V KATHLEEN	WALKER MICHAEL & CAROL	105,000	02/06/2004	WD	03-ARM'S LENGTH	788:579	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status		
5804 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/20/2012		PM12-0561				
		P.R.E. 0%		Plumbing		12/20/2012		PP12-0207				
Owner's Name/Address		MAP #: 35		Electrical		10/11/2012		PE12-0431				
SCHWARTZ BARBARA A TRUST 725 N LINN ST IOWA CITY IA 52245		2026 Est TCV 904,549 TCV/TFA: 583.96		Res. Add/Alter/Repair		10/03/2012		PB12-0290		100% FINIS		
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
L265 P439 L286 P186 L294 P191 L425					B 100' @ 3400/	85.00	132.00	1.0415	0.7422	3400 100 223,390		
P835/96 L502 P987/99 DC L786 P2/04 DC					85 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value = 223,390		
L788 P577 L788 P578 L788 P579/04 L865					Land Improvement Cost Estimates							
P673/05 PRT OF SW 1/4 OF SE 1/4 SEC 22					Description	Rate				Size % Good Cash Value		
BEG 198 FT W OF NE COR THEREOF TH S 85 FT					Fencing: Wd, Split, 2 Rail	20.81				100 50 1,040		
TH W 132 FT TH N 85 FT TH E 132 FT TO POB					Fencing: Wd, Basket, 5 ft.	42.75				100 50 2,137		
SEC 22 T29N R14W .25 A.					Residential Local Cost Land Improvements							
Comments/Influences					Description	Rate				Size % Good Cash Value		
					LAND IMPROVEMENTS 5					5,000.00 1 100 5,000		
					Total Estimated Land Improvements True Cash Value = 8,177							
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	111,700	340,600	452,300			245,370C	
The Equalizer. Copyright (c) 1999 - 2009.		TPC 03/28/2018	INSPECTED		2025	115,000	282,400	397,400			238,920C	
Licensed To: Township of Glen Arbor,		TPC 04/17/2013	INSPECTED		2024	72,300	273,300	345,600			231,737C	
County of Leelanau, Michigan		TPC 01/02/2013	INSPECTED		2023	62,400	254,700	317,100			220,702C	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RICHARDSON JESSIE L	RICHARDSON JESSE & REBECC	0	08/17/2023	QC	09-FAMILY/RELATED ENTITY	2023004771	PROPERTY TRANSFER	0.0		
RICHARDSON CHRISTOPHER DU	ROCHARDSON JESSE LOREN	0	07/03/2023	QC	09-FAMILY/RELATED ENTITY	2023004518	DEED	0.0		
RICHARDSON BARBARA ESTATE	RICHARDSON J & RICHARDSON	0	04/13/2023	WD	06-COURT JUDGEMENT	2023003870	PROPERTY TRANSFER	0.0		
RICHARDSON IAN R	RICHARDSON JESSE LOREN	100,000	04/13/2023	WD	09-FAMILY/RELATED ENTITY	2023004062	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)	Date	Number	Status	
6333 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
RICHARDSON JESSIE & REBECCA TRUST & C/O RICHARDSON AMY PO BOX 515 EMPIRE MI 49630		MAP #: 32 & 35								
		2026 Est TCV 458,893 TCV/TFA: 486.63								
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		* Factors * OFF OAK ST						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
				C 100' @ 2000/	164.64	433.91	0.8828	0.9994	2000 100 290,508	
				165 Actual Front Feet, 1.64 Total Acres					Total Est. Land Value = 290,508	
				Land Improvement Cost Estimates						
				Description	Rate			Size % Good	Cash Value	
				Residential Local Cost Land Improvements						
				Description	Rate			Size % Good	Cash Value	
		X Electric	LAND IMPROVEMENTS 15	1,500.00			1 100	1,500		
		X Gas	Total Estimated Land Improvements True Cash Value = 1,500							
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
		Who	When	What	2026	145,300	84,100	229,400		76,375C
		TPC	08/31/2016	INSPECTED	2025	145,300	70,500	215,800		74,368C
		WAS	09/24/2007	INSPECTED	2024	145,300	64,500	209,800		72,132C
					2023	115,500	60,100	175,600	175,600C	68,698C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood			Oil Coal	Elec. Steam		1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 80		Type CPP		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 760 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D -10 Effec. Age: 45 Floor Area: 943 Total Base New : 137,914 Total Depr Cost: 75,857 Estimated T.C.V: 166,885			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:													
Building Style: 1 STORY			X Drywall Paneled				Plaster Wood T&G																	Trim & Decoration									
Yr Built 1900	Remodeled 0		Ex		X	Ord																		Min	Size of Closets								
Condition: Fair			Lg		X	Ord																		Small	Doors				Solid		X	H.C.	
Room List			(5) Floors				(12) Electric																	60 Amps Service				No./Qual. of Fixtures					
			5 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Tile Other: Carpeted Other:				No. of Elec. Outlets				Ex. X Ord. Min																		
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				X Drywall				Many X Ave. Few				(13) Plumbing				Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 943 SF Floor Area = 943 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas				Cls D-10 Blt 1900									
X	Insulation			(7) Excavation				1 Average Fixture(s)				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 Story Siding Crawl Space				Size 943				Cost New Depr. Cost									
(2) Windows			Basement: 0 S.F. Crawl: 943 S.F. Slab: 0 S.F. Height to Joists: 0.0												Other Additions/Adjustments				Total: 99,302 54,621														
X	Many Avg. Few	X	Large Avg. Small	Basement												Plumbing				Average Fixture(s) 1 1,007 554													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement												Water/Sewer				1000 Gal Septic 1 4,191 2,305 Water Well, 100 Feet 1 5,252 2,889													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												Porches				CPP 80 1,554 855														
(3) Roof			(9) Basement Finish												Garages				Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)														
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 1				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Appliance Allow. 1 1,639 901				Fireplaces													
X	Asphalt Shingle			(10) Floor Support												Interior 1 Story 1 4,130 2,271				Totals: 137,914 75,857													
Chimney: Metal			Joists: 2X8X16 Unsupported Len: Cntr.Sup:												Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 166,885																		

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

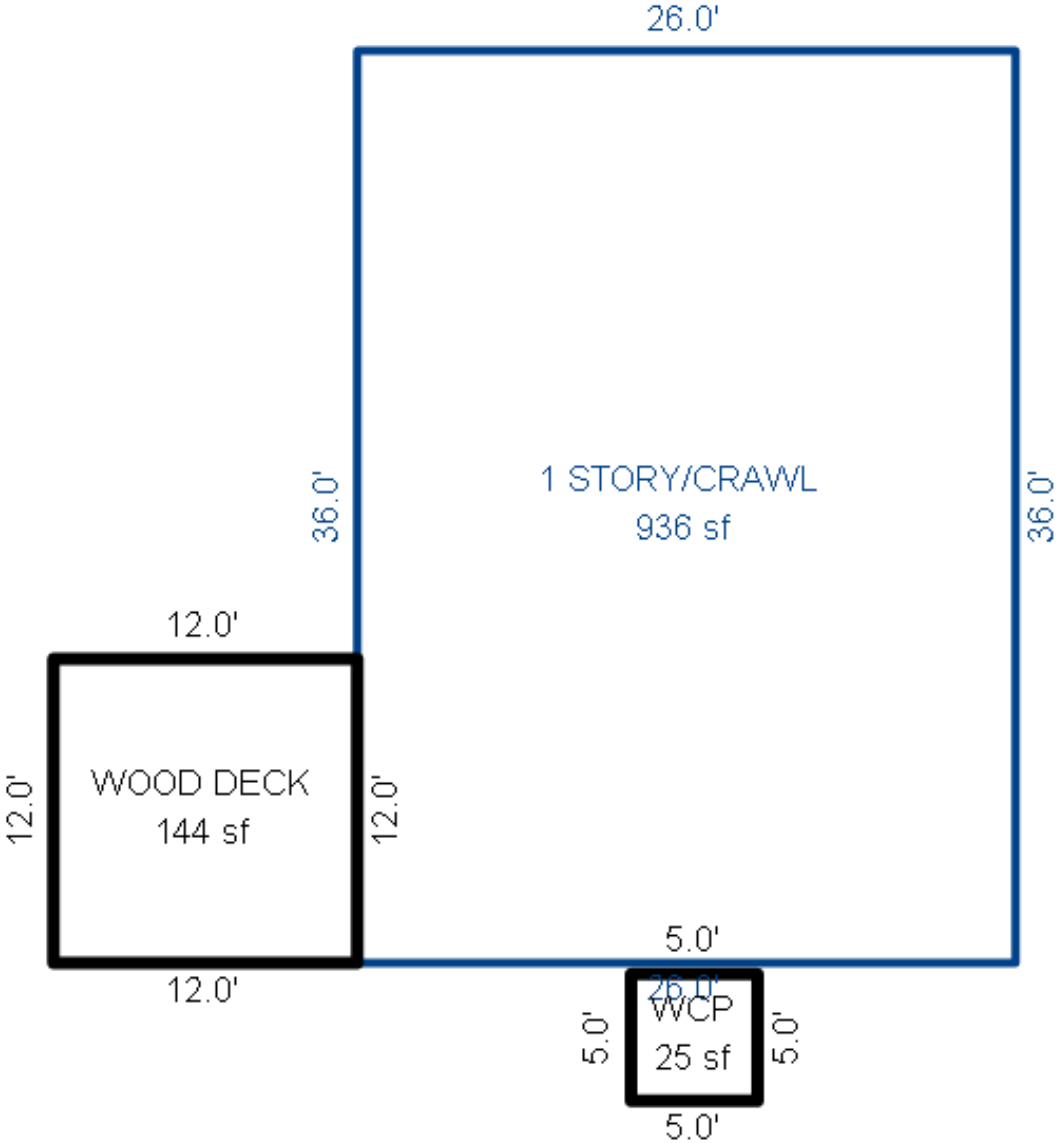


Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SHERIDAN MICHAEL L & DIAN	SMITH KYLE R & AMANDA E	96,000	06/19/2020	WD	03-ARM'S LENGTH	2020003697	PROPERTY TRANSFER	100.0						
SHERIDAN MICHAEL L & DIAN	SHERIDAN MICHAEL L & DIAN	0	09/01/2017	WD	09-FAMILY/RELATED ENTITY	1307P982	PROPERTY TRANSFER	0.0						
SHERIDAN MICHAEL & DIANNA	SHERIDAN FAMILY TRUST	0	05/25/2004	QC	09-FAMILY/RELATED ENTITY	808:327	OTHER	0.0						
RICHARDSON DUANE E & BARB	SHERIDAN MICHAEL & DIANNA	125,000	08/27/2003	WD	03-ARM'S LENGTH	771:389	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status				
6314 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/03/2020		PM20-0839		100% FINIS				
		P.R.E. 0%		Plumbing		12/03/2020		PP20-0363		100% FINIS				
Owner's Name/Address		MAP #: 32		Electrical		12/02/2020		PE20-0669		100% FINIS				
SMITH KYLE R & AMANDA E 14769 OLD TOWN CT RIVERVIEW MI 48193		2026 Est TCV 504,430 TCV/TFA: 538.92		Res. Single Family Dwellin		08/21/2020		PB20-0242		100% FINIS				
		X	Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					C 100' @ 2000/	99.00	164.69	1.00	25 0.7844	2000	100	LOCATION	155,704	
					99 Actual Front Feet, 0.37 Total Acres						Total Est. Land Value =		155,704	
					Land Improvement Cost Estimates									
					Description						Rate	Size	% Good	Cash Value
					D/W/P: Crushed Rock					2.31	120	50	138	
					Total Estimated Land Improvements True Cash Value =									138

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family		Eavestrough		X	Gas Wood		Oil Coal		Elec. Steam		1	Appliance Allow.		Interior 1 Story		25	WCP (1 Story)	Year Built:			
	Mobile Home		Insulation			Forced Air w/o Ducts		Forced Air w/ Ducts		Cook Top			Interior 2 Story		144	Treated Wood				Car Capacity:		
	Town Home		0 Front Overhang			Forced Hot Water		Electric Baseboard		Dishwasher			2nd/Same Stack								Class:	
	Duplex		0 Other Overhang			Elec. Ceil. Radiant		Unvented Hood		Garbage Disposal			Two Sided									Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	A-Frame					Radiant (in-floor)		Vented Hood		Bath Heater			Exterior 1 Story									
Wood Frame			(4) Interior																			
			Drywall			Plaster																
Building Style:			Paneled			Wood T&G																
1 STORY			Trim & Decoration																			
Yr Built		Remodeled	Ex			Ord			Min													
2021		0																				
Condition: Average			Size of Closets																			
			Lg			Ord			Small													
Room List			Doors			Solid			H.C.													
			(5) Floors																			
Basement			Kitchen:																			
1st Floor			Other:																			
2nd Floor			Other:																			
2 Bedrooms																						
(1) Exterior																						
Wood/Shingle			(6) Ceilings																			
Aluminum/Vinyl																						
Brick																						
Insulation																						
(2) Windows			(7) Excavation																			
Many			Basement: 0 S.F.																			
Avg.			Crawl: 936 S.F.																			
Few			Slab: 0 S.F.																			
Large			Height to Joists: 0.0																			
Avg.																						
Small																						
Wood Sash			(8) Basement																			
Metal Sash																						
Vinyl Sash			Conc. Block																			
Double Hung			Poured Conc.																			
Horiz. Slide			Stone																			
Casement			Treated Wood																			
Double Glass			Concrete Floor																			
Patio Doors																						
Storms & Screens																						
(3) Roof			(9) Basement Finish																			
X			Recreation SF																			
Gable			Living SF																			
Hip			Walkout Doors (B)																			
Flat			No Floor SF																			
Gambrel			Walkout Doors (A)																			
Mansard																						
Shed																						
X			(10) Floor Support																			
Asphalt Shingle																						
Chimney:			Joists:																			
			Unsupported Len:																			
			Cntr.Sup:																			

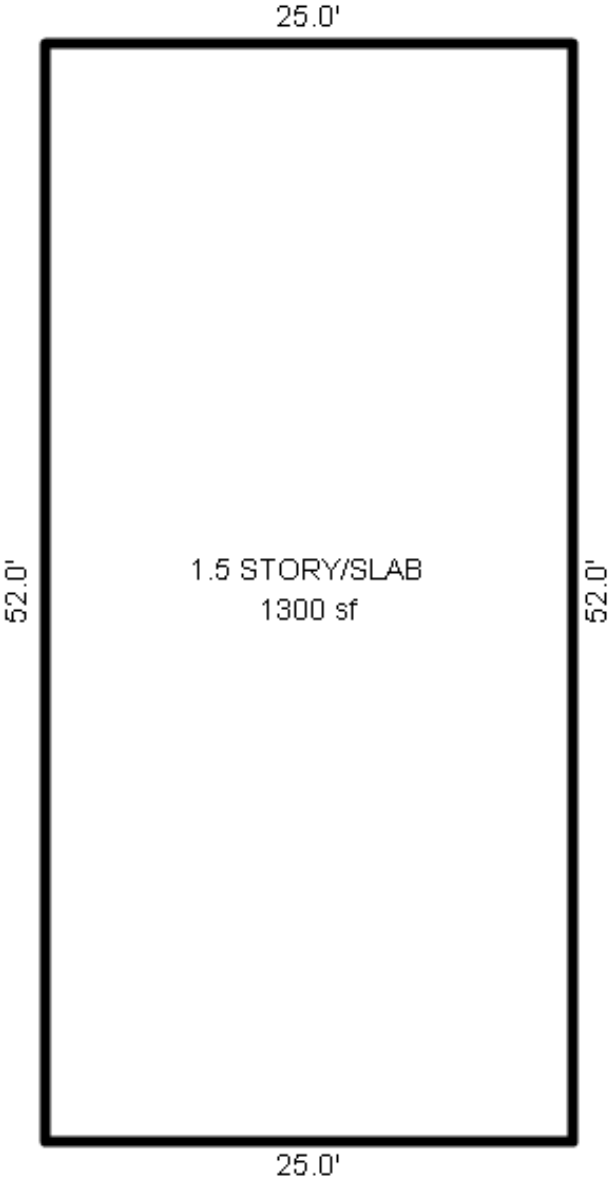


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
TROMBETT MARCUS	TROMBETTA MARCUS & LAURA	0	11/22/2022	QC	09-FAMILY/RELATED ENTITY	2022006620	PROPERTY TRANSFER	0.0							
SHERIDAN MICHAEL L & DIAN	TROMBETTA MARCUS	92,800	01/19/2018	WD	03-ARM'S LENGTH	1319P393	PROPERTY TRANSFER	100.0							
SHERIDAN FAMILY TRUST	SHERIDAN MICHAEL L & DIAN	0	09/01/2017	WD	09-FAMILY/RELATED ENTITY	1307P982	PROPERTY TRANSFER	0.0							
SHERIDAN FAMILY TRUST	SHERIDAN MICHAEL L & DIAN	0	07/27/2006	QC	09-FAMILY/RELATED ENTITY	910:356	OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status						
6300 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		08/03/2020	PM20-0456	100% FINIS						
		P.R.E. 100% 11/30/2021			Mechanical		06/26/2020	PM20-0355	100% FINIS						
Owner's Name/Address		MAP #: 32			Mechanical		10/03/2019	PM19-0763	100% FINIS						
TROMBETTA MARCUS & LAURA F PO BOX 274 GLEN ARBOR MI 49636		2026 Est TCV 791,925 TCV/TFA: 406.12			Plumbing		10/03/2019	PP19-0281	100% FINIS						
		X	Improved		Vacant					Land Value Estimates for Land Table 4120.4120 RESI					
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L760 P41/03 L771 P389/03 L808 P327/04			Gravel Road			C 100' @ 2000/	99.00	165.00	1.00	25	0.7848	2000	100	155,778	
L809 P615/04 UNREC SURVEY L910 P356/06			Paved Road			99 Actual Front Feet, 0.38 Total Acres									Total Est. Land Value = 155,778
2004 SPLIT FROM 006-122-002-50 (2003			Storm Sewer			Land Improvement Cost Estimates									
SPLIT FROM 006-122-002-00) PART OF			Sidewalk			Description	Rate				Size	% Good	Cash Value		
GOVERNMENT LOT 3, SECTION 22, TOWN 29			Water			D/W/P: Flagstone/Sand	21.39				144	0	0		
NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP			Sewer			Residential Local Cost Land Improvements									
LEELANAU COUNTY, MICHIGAN, DESCRIBED		X	Electric			Description	Rate				Size	% Good	Cash Value		
MORE FULLY AS FOLLOWS: COMMENCING AT THE			Gas			LAND IMPROVEMENTS 15	1,500.00				1	100	1,500		
SOUTH 1/4 CORNER OF SAID SECTION 22;			Curb			Total Estimated Land Improvements True Cash Value = 1,500									
THENCE N00°01'41"E ALONG THE NORTH-SOUTH			Street Lights												
1/4 LINE OF SAID SECTION 22, 660.01 FEET			Standard Utilities												
TO THE CENTERLINE OF STATE HIGHWAY M-22;			Underground Utils.												
THENCE N00°01'59"W ALONG SAID 1/4 LINE			Topography of Site												
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			Rolling			2026	77,900	318,100	396,000			271,898C			
		X	Low			2025	77,900	261,900	339,800			264,750C			
			High			2024	77,900	239,300	317,200			256,790C			
			Landscaped			2023	62,300	222,900	285,200			244,562C			
			Swamp												
		X	Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain												
		Who	When	What	2026	77,900	318,100	396,000			271,898C				
		TPC 05/12/2022	INSPECTED	2025	77,900	261,900	339,800			264,750C					
		TPC 05/10/2021	INSPECTED	2024	77,900	239,300	317,200			256,790C					
		TPC 11/05/2020	INSPECTED	2023	62,300	222,900	285,200			244,562C					
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior														
Building Style: 1.5 STORY		Drywall Paneled													Plaster Wood T&G	
Yr Built 2020		Remodeled 0													Ex Ord Min	
Condition: Average		Trim & Decoration														
Room List		Doors		Solid		H.C.		Class: C +10 Effec. Age: 3 Floor Area: 1,950 Total Base New : 297,376 Total Depr Cost: 288,476 Estimated T.C.V: 634,647		E.C.F. X 2.200		Bsmnt Garage:				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 10		Blt 2020				
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex. Ord. Min		(11) Heating System: Forced Heat & Cool		Ground Area = 1300 SF		Floor Area = 1950 SF.				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Insulation								Building Areas		1.5 Story Siding Slab 1,300		Total: 273,281 265,104				
(2) Windows		(7) Excavation		1 Average Fixture(s)		3 3 Fixture Bath		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,451 1,407				
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1300 S.F. Height to Joists: 0.0		2 Fixture Bath		Softener, Auto		Water/Sewer		3 Fixture Bath 2 9,133 8,859		1000 Gal Septic 1 4,782 4,639				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Softener, Manual		Solar Water Heat		Water Well, 50 Feet 1 3,410 3,308		Built-Ins		Appliance Allow. 1 2,767 2,684				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing		Extra Toilet		Fireplaces		Wood Stove 1 2,552 2,475		Totals: 297,376 288,476				
		(9) Basement Finish		Extra Sink		Separate Shower		Notes:		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 634,647						
(3) Roof		Recreation SF		(14) Water/Sewer		Public Water										
X	Gable Hip Flat	Living SF		Public Sewer		Water Well										
Gambrel Mansard Shed		Walkout Doors (B) SF		1 1000 Gal Septic		2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

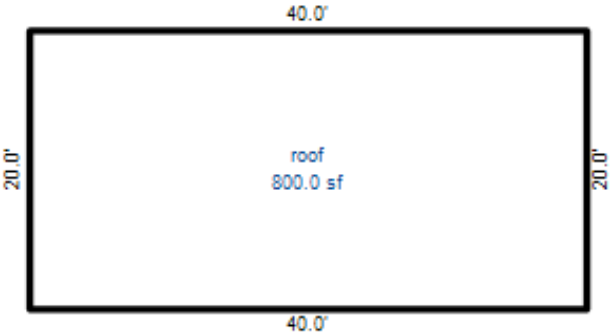
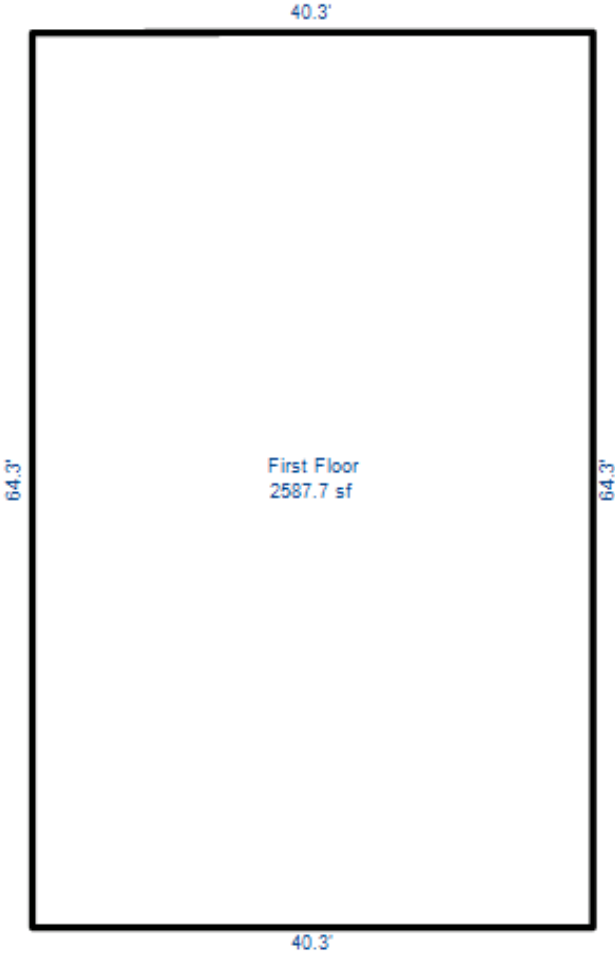


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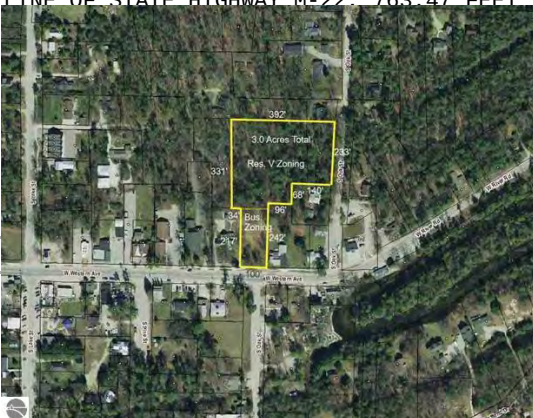
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DAWSON JUDITH & FORTNER C	KMW PROPERTY MANAGEMENT L	350,000	03/30/2017	WD	31-SPLIT IMPROVED	1292P432	PROPERTY TRANSFER	100.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status		
6324 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building		12/01/2017		PB17-0722	100% FINIS			
P.R.E. 0%				Commercial, New Building		12/01/2017		PB17-0722	100% FINIS			
Owner's Name/Address		MAP #: 35		COMMERCIAL ADD/ALT		11/14/2017		LU17-47	100% FINIS			
KMW PROPERTY MANAGEMENT LLC PO BOX 220 GLEN ARBOR MI 49636		2026 Est TCV 814,134 TCV/TFA: 314.70		Mechanical		11/02/2017		PM17-0703	100% FINIS			
		X	Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
						141.00	0.00	1.0000	1.0000	0 100	0	
					2000 COMM	\$14.75/SQFT		30530	SqFt	14.75000 100	450,318	
					141 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value =	450,318
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: 4in Concrete	7.10		650 50		2,307		
					D/W/P: Crushed Rock	2.31		14000 50		16,170		
					Total Estimated Land Improvements True Cash Value =							18,477

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<<< Calculator Cost Computations >>>>>>									
Class: D										Class: D Quality: Low Cost									
Floor Area: 2,587										Stories: 1 Story Height: 12 Perimeter: 209									
Gross Bldg Area: 2,587										Overall Building Height: 26									
Stories Above Grd: 1										Base Rate for Upper Floors = 52.65									
Average Sty Hght : 12										(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.64 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 73.29									
Depr. Table : 4%										Total Floor Area: 2,587 Base Cost New of Upper Floors = 189,601									
Effective Age : 4										Reproduction/Replacement Cost = 189,601									
Physical %Good: 85										Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0									
Func. %Good : 100										Total Depreciated Cost = 161,161									
Economic %Good: 100										<<<<<< Segregated Cost Computations >>>>>>									
2018 Year Built										Costs taken from Segregated Cost Section 3: Stores & Commercial									
Remodeled										Item Description Cost # or Height Storys									
26 Overall Bldg Height										Col. Rate SqFt Adj. Adj. Cost									
Comments:										Total Cost New = 0									
BLDG PERMIT CODE 2-1										Architectural Multiplier: 0.00									
USE TYPE VB OCC 61										Reproduction/Replacement Cost = 0									
										Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0									
										Total Depreciated Cost = 0									
										<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									

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



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

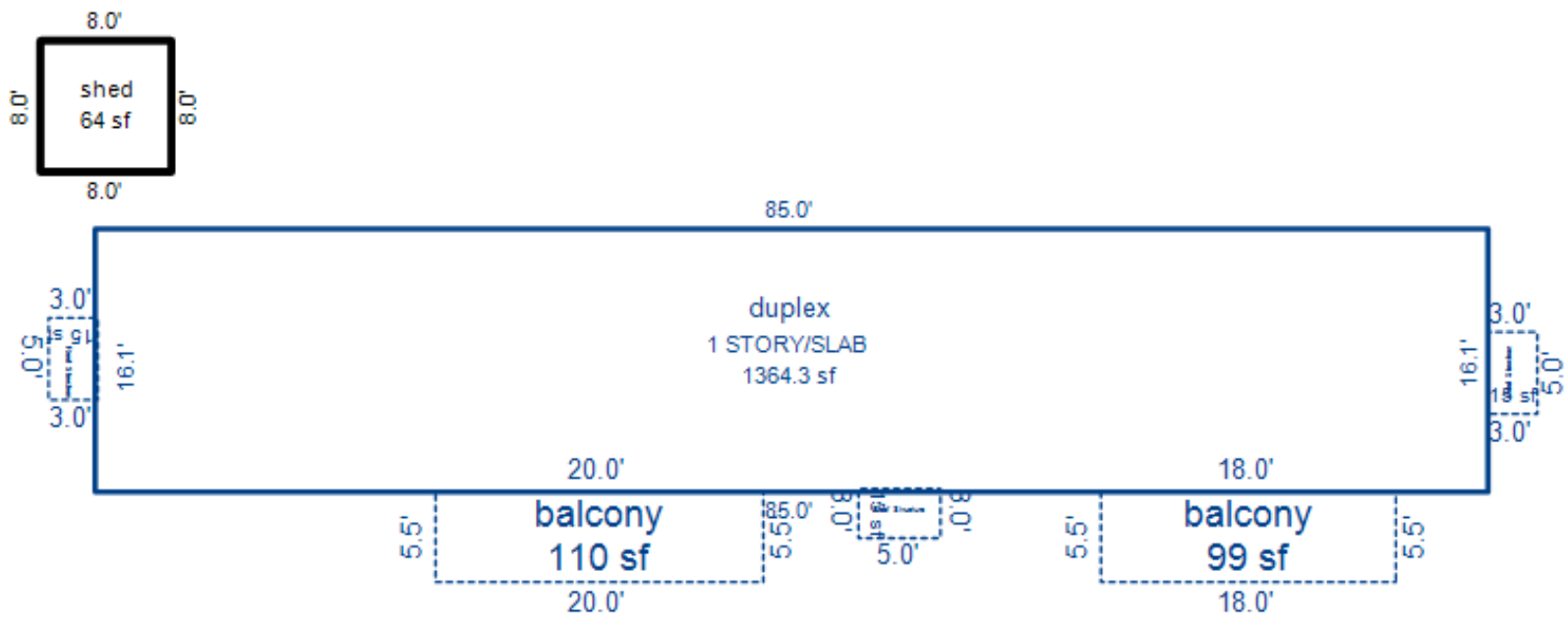
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DAWSON JUDITH & FORTNER C	CRYSTAL RIVER INVESTMENTS	475,000	04/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021003564	REALTOR	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: COM (		Building Permit(s)		Date	Number	Status				
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
CRYSTAL RIVER INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222		MAP #: 35												
		2026 Est TCV 448,375												
		Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
		Public Improvements			* Factors *									
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. X Topography of Site X Level X Rolling X Low X High Landscaped Swamp Wooded Pond Waterfront Ravine X Wetland X Flood Plain X WET			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					<Site Value B> 0 100 0									
					2000 COMM	\$7.75/SQFT		10000	SqFt	7.75000	100	LIMITED COMM FRONTAGE-MIXED		
					2000 COMM	\$3.75/PSF		98900	SqFt	3.75000	100	REAR SITE AREA - WET LANDS		
					294 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 448,375									
Tax Description														
L12P288 SPLIT ON 04/12/2017 FROM 006-122-003-00; REMAINDER PARCEL EXCLUDING PART OF LOT 8 WHISPERING PINES ASSESSED ON PIN 006-835-008-00 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00°18'07" WEST, ALONG THE NORTH AND SOUTH QUARTER LINE, 690.63 FEET TO THE NORTH LINE OF STATE HIGHWAY M-22; THENCE SOUTH 89°05'37 EAST, ALONG THE NORTHERLY LINE OF STATE HIGHWAY M-22, 763.47 FEET														
														
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who When What			2026	224,200	0	224,200			180,774C			
		TPC 05/10/2021 INSPECTED			2025	224,200	0	224,200			176,022C			
		TPC 02/07/2020 INSPECTED			2024	192,600	0	192,600			170,730C			
		TPC 05/19/2016 INSPECTED			2023	162,600	0	162,600			162,600S			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BARIBEAU DOUGLAS & THERES	GLEN ARBOR TOWNSHIP	13,500	03/18/1985	WD	03-ARM'S LENGTH	253P284	DEED	0.0						
WEPKING GEORGE E & JESSIE	BARIBEAU DOUGLAS & PATTON	0	07/27/1983	QC	09-FAMILY/RELATED ENTITY	293P828	DEED	0.0						
TOBIN FRANK A & NELLIE E	BARIBEAU JESSIE MAE	2,800	03/29/1973	WD	08-ESTATE	170P793	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-5 (	Building Permit(s)		Date	Number	Status					
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST			ELECTRICAL		04/03/2003	PE03-0129						
		P.R.E. 0%												
Owner's Name/Address		MAP #: 35												
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636					2026 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						70.00	477.92	1.0000	0.0000		0	100*		0
					2000 COMM	\$3.75/PSF		33460	SqFt	3.75000	100	BACK OFF MAIN STREET		125,
Tax Description					* denotes lines that do not contribute to the total acreage calculation.									
L 253 P 284 GA 156 PART OF S 1/2 OF SE 1/4 COM 594 FT E OF N & S 1/4 LN & 80 FT S OF LINE ON N SIDE OF S 1/2 TH S 165 FT TH E 66 FT TH S 165FT TH E 66 FT TH N 330 FT TH W 132 FT TOPOB SEC 22 T29N R14W. .75 A.					70 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 125,475									
Comments/Influences					Land Improvement Cost Estimates									
					Description					Rate		Size % Good	Cash Value	
					D/W/P: Asphalt Paving					2.95		4000 97	11,446	
					Total Estimated Land Improvements True Cash Value = 11,446									
		Topography of Site												
		Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		PSC	03/13/2025	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		PSC	03/14/2024	INSPECTED	2024	0	0	0			0			
		TPC	10/19/2017	INSPECTED	2023	0	0	0			0			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan														

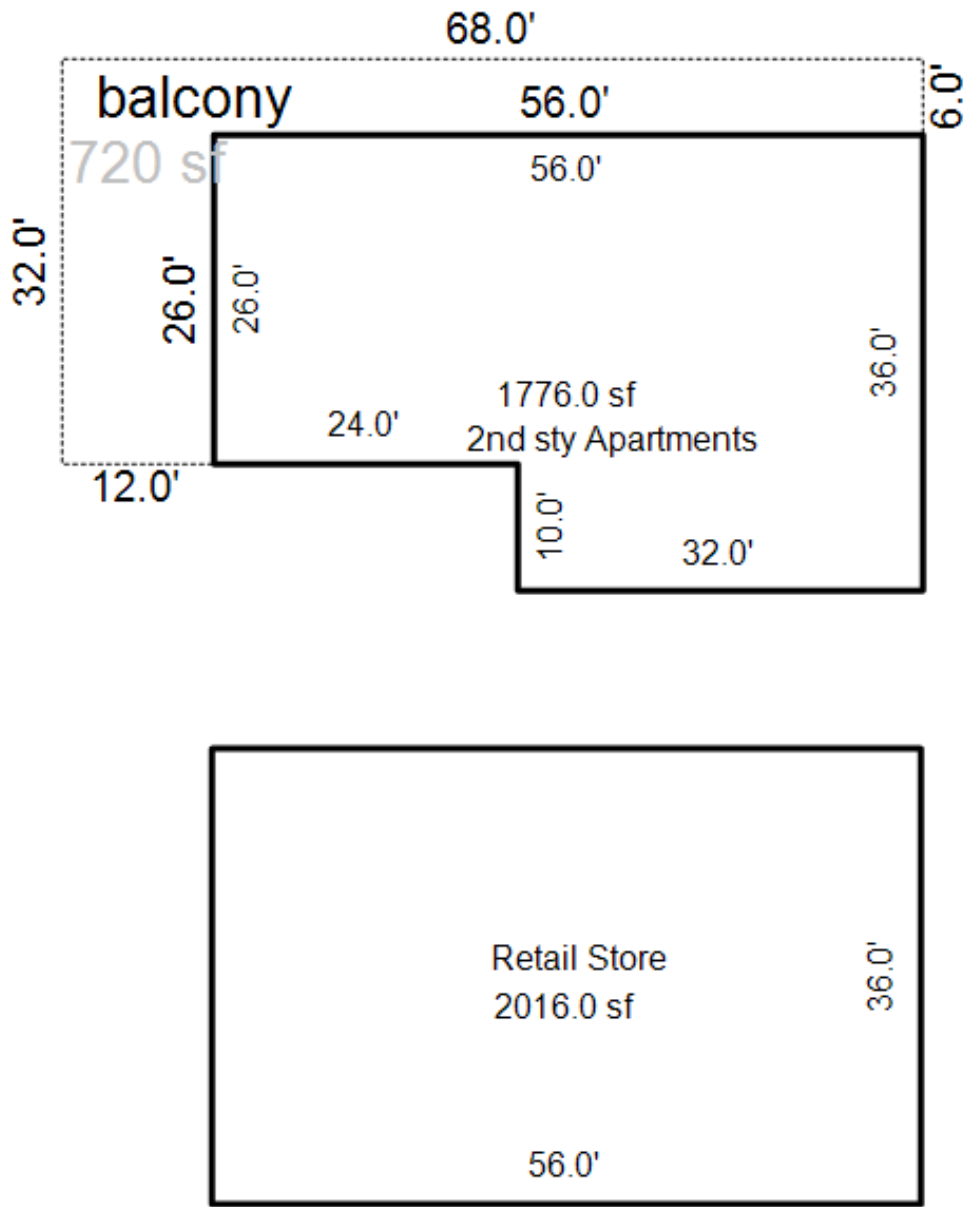
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
OAK & BEARS III LLC	CRYSTAL RIVER INVESTMENTS	1,475,000	01/23/2023	WD	03-ARM'S LENGTH	2023000394	PROPERTY TRANSFER	100.0		
TURNER	OAK&BEARS III LLC	442,500	02/28/2001	WD	03-ARM'S LENGTH	570:713	PROPERTY TRANSFER	0.0		
HAZELTON	SUTHERLAND	10,000	11/07/1992	LC	16-LC PAYOFF	352:933	OTHER	0.0		
MEINKE	SUTHERLAND	155,000	04/16/1992	WD	03-ARM'S LENGTH	342:576	OTHER	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status
6548 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		03/19/2025		PE25-0111		
		P.R.E. 0%		Electrical		01/15/2025		PE25-0018		
Owner's Name/Address		MAP #: 33		Mechanical		01/07/2025		PM25-0013		
CRYSTAL RIVER INVESTMENTS IV LLC 2602 S LINDEN CT DENVER CO 80222		2026 Est TCV 2,297,673 TCV/TFA: 269.24		Plumbing		01/07/2025		PP25-0005		
		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
					76.00	78.00	1.0000	0.0000	0	100* 0
				2000 COMM	\$14.75/SQFT		20495	SqFt	14.75000	125 CORNER - CENTER OF TOWN 3
				2000 COMM	\$3.75/PSF		1320	SqFt	3.75000	100 4,950
				* denotes lines that do not contribute to the total acreage calculation.						
				76 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 382,827						
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				Fencing: Vnyl, Solid, 6'	45.06		100 50		2,253	
				D/W/P: 4in Ren. Conc.	8.33		400 97		3,232	
				Wood Frame	35.72		64 50		1,143	
				Commercial Local Cost Land Improvements						
				Description	Rate		Size % Good Arch Mult		Cash Value	
				WATER WELL 4"-6"	0.00		1 92 100		0	
				SEPTIC TANK 1000 GAL	0.00		1 92 100		0	
				Total Estimated Land Improvements True Cash Value = 6,628						

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood Oil Coal Elec. Steam			1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 15 Type 115 Roof Cover Onl Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X Wood Frame			(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 1 Floor Area: 1,364 Total Base New : 374,862 Total Depr Cost: 371,112 Estimated T.C.V: 742,224			E.C.F. X 2.000				Bsmnt Garage:
Building Style: 2 STORY			Drywall Paneled Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace								Carport Area: Roof:		
Yr Built 2024	Remodeled 0	Ex Ord Min		Size of Closets			No. Heating/Cooling			Cost Est. for Res. Bldg: 1 Duplex 2 STORY			Cls C				Blt 2024	
Condition: Average			Lg Ord Small		Doors Solid H.C.			(12) Electric			Exterior Units: 2 Interior Units: 0 Roof:							
Room List			(5) Floors		(12) Electric			0 Amps Service			(11) Heating System: Forced Heat & Cool						Ground Area = 682 SF Floor Area = 1364 SF.	
Basement 1st Floor 2nd Floor 2 Bedrooms			Kitchen: Other: Other:		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation		(6) Ceilings		Many Ave. Few			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
	(2) Windows		(7) Excavation		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			2 Story Siding Slab			Total: 682 309,320 153,113							
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 682 S.F. Height to Joists: 0.0		(8) Basement			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,451 1,436				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Water/Sewer			2000 Gal Septic Water Well, 150 Feet			1 3,056 3,025				
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Balcony			Wood Balcony, Roof 115 7,048 6,978			Built-Ins				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck w/Roof (Roof portion) 15 338 335			Notes:			Totals: 374,862 371,112				
X	Asphalt Shingle		(10) Floor Support					ECF (2201 COMMERCIAL) 2.000 => TCV: 742,224										



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

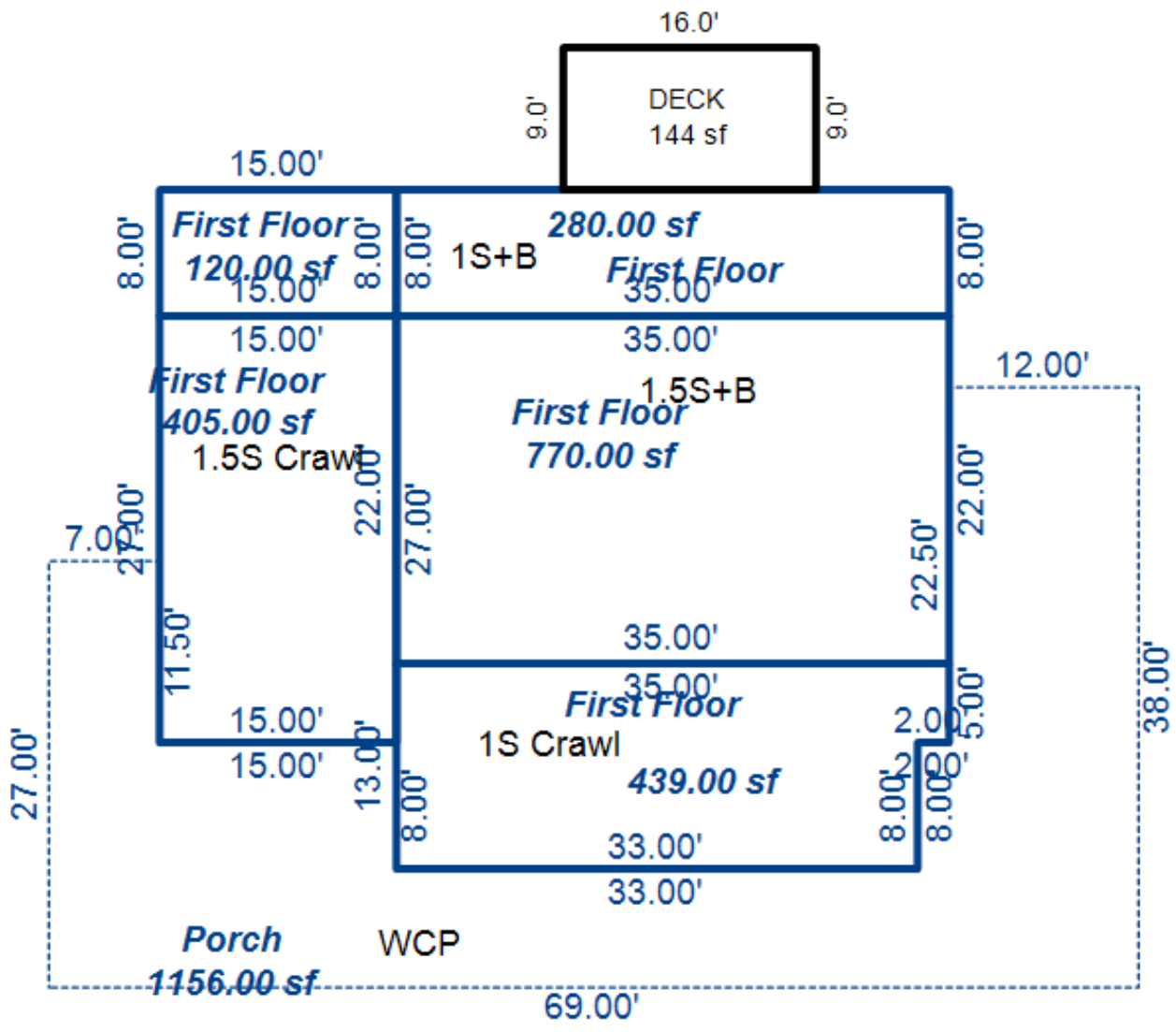
Desc. of Bldg/Section: 2ND FLOOR WITH RESI RENTAL Calculator Occupancy: Lodges										<<<<<< Calculator Cost Computations >>>>>>																													
Class: D					Construction Cost					Class: D Quality: Average					Stories: 2 Story Height: 12 Perimeter: 184																								
Floor Area: 3,792					High					Above Ave.					X Ave.					Low																			
Gross Bldg Area: 5,806					** ** Calculator Cost Data ** **																																		
Stories Above Grd: 2					Quality: Average																																		
Average Sty Hght : 12					Heat#1: Zoned A.C. Warm & Cooled Air 100																																		
Bsmnt Wall Hght : 7					Heat#2: Package Heating & Cooling 0%																																		
Depr. Table : 2.5%					Ave. SqFt/Story: 1896																																		
Effective Age : 15					Ave. Perimeter: 184																																		
Physical %Good: 68					Has Elevators:																																		
Func. %Good : 100					*** Basement Info ***																																		
Economic %Good: 100					Area: 2016																																		
1985 Year Built					Perimeter: 184																																		
2024 Remodeled					Type: Utility Basement																																		
Overall Bldg Height					Heat: No Heating or Cooling																																		
Comments:					* Mezzanine Info *																																		
2ND STORY 1776 SQFT					Area #1:																																		
WITH RESIDENTIAL RENAL					Type #1:																																		
UNITS					Area #2:																																		
					Type #2:																																		
					* Sprinkler Info *																																		
					Area:																																		
					Type: Average																																		
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:									
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:									
X Poured Conc										Many Above Ave.										Average Typical										Few None									
Brick/Stone										Total Fixtures										Few Average										Few Average									
Block										3-Piece Baths										Many Average										Many Average									
										2-Piece Baths										Unfinished Typical										Unfinished Typical									
(3) Frame:										Toilets										Flex Conduit										Incandescent									
										Urinals										Rigid Conduit										Fluorescent									
										Wash Bowls										Armored Cable										Mercury									
										Water Heaters										Non-Metalic										Sodium Vapor									
										Wash Fountains										Bus Duct										Transformer									
										Water Softeners																													
(4) Floor Structure:										1776 SqFt, Typical, Multiple Residences										(13) Roof Structure: Slope=6										(40) Exterior Wall:									
										(9) Sprinklers:										312 SqFt, Wood Joists, Wood or Com										Thickness									
																														Bsmnt Insul.									
(5) Floor Cover:										(10) Heating and Cooling:										(14) Roof Cover:										720 SqFt, Wood									
										Gas Oil										312 SqFt, Wood, Shingles																			
										Coal Stoker																													
(6) Ceiling:										Hand Fired Boiler																													



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

Desc. of Bldg/Section: B&B										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Lodges - Inns and Cottages Bed and Breakfast										Class: D Quality: Average									
Class: D										Total Floor Area: 2014 # of Units: 6									
Floor Area: 2,014										Base Rate for Upper Floors = 108.71									
Gross Bldg Area: 5,806										(10) Heating system: Forced Air Furnace Cost/SqFt: 7.40 100%									
Stories Above Grd: 2										Adjusted Square Foot Cost for Upper Floors = 116.11									
Average Sty Hght : 8										Total Floor Area: 2,014 Base Cost New of Upper Floors = 233,846									
Bsmnt Wall Hght : 8										Reproduction/Replacement Cost = 233,846									
Depr. Table : 2.5%										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0									
Effective Age : 20										Total Depreciated Cost = 140,308									
Physical %Good: 60										<<<<<< Segregated Cost Computations >>>>>>									
Func. %Good : 100										Costs taken from Segregated Cost Section 3: Stores & Commercials									
Economic %Good: 100										Item Description Cost # or Height Storys Cost									
1875 Year Built										Col. Rate SqFt Adj. Adj. Cost									
2024 Remodeled										(39) Miscellaneous									
Overall Bldg Height										Canopies & Marquees:									
Comments:										Wood Frame 2 Up 43.26 1156 1.000 1.000 50,009									
SEE SEGREGATED COSTS										Total Cost of Lump-Sum Items = 50,009									
FOR ITEMS NOT INCLUDED										Total Cost New = 50,009									
IN CAL COSTS:										Architectural Multiplier: 0.50									
FIREPLACES, BUILT-IN										<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
APPLIANCES, BALCONIES																			
OR PORCHES, SPRINKLERS,																			
FURNISHINGS OR SERVICE																			

(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:										
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:					1156 Wood Frame					
X	Poured Conc		Brick/Stone		Block			Many Above Ave.		Average Typical				Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical							
(3) Frame:					Total Fixtures		3-Piece Baths		2-Piece Baths		Shower Stalls		Toilets		Urinals		Wash Bowls		Water Heaters						Wash Fountains
(4) Floor Structure:					(9) Sprinklers:															(40) Exterior Wall:					
(5) Floor Cover:					(10) Heating and Cooling:															(13) Roof Structure: Slope=0					
(6) Ceiling:					Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover:														



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DUFF PROPERTY INVESTMENTS	CRYSTAL RIVER INVESTMENTS	575,000	04/15/2022	LC	03-ARM'S LENGTH	2022002396	PROPERTY TRANSFER	100.0						
DUFF JAMES G REVOCABLE TR	DUFF PROPERTY INVESTMENTS	10	04/26/2016	WD	09-FAMILY/RELATED ENTITY	1259P822	PROPERTY TRANSFER	0.0						
DUFF PROPERTY INVESTMENTS	DUFF JAMES G REVOCABLE TR	10	07/22/2014	QC	09-FAMILY/RELATED ENTITY	1205P113	PROPERTY TRANSFER	100.0						
DUFF JAMES G REVOCABLE TR	DUFF PROPERTY INVESTMENTS	10	06/28/2014	QC	09-FAMILY/RELATED ENTITY	1202P95	DEED	100.0						
Property Address		Class: COMMERCIAL-VACANT		Zoning: COM (	Building Permit(s)		Date	Number	Status					
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST			Tents		06/16/2015	PB15-0184	100% FINIS					
		P.R.E. 0%			TENTS		03/24/2015	LU15-06	100% FINIS					
Owner's Name/Address		MAP #: 33			Tents		06/03/2014	PB14-0151	100% FINIS					
CRYSTAL RIVER INVESTMENTS III LLC 2602 S LINDEN COURT DENVER CO 80222		2026 Est TCV 660,343			Tents		06/13/2013	PB13-0158	100% FINIS					
		Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
		Public Improvements			* Factors *									
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					100.00	132.00	1.0000	0.0000	0	100*	CORNER	0		
					90.00	132.00	1.0000	0.0000	0	100*	EXCESS/NOPURC	0		
					2000 COMM	\$24/SQFT	25013	SqFt	24.00000	110	CORNER & CENTER OF TOWN VACA			
					* denotes lines that do not contribute to the total acreage calculation.									
					190 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 660,343									
Tax Description														
2011 JBOR CORRECTED - L342 P574 L367 P754/93 L598 P734/01 L823 P419/04 PRT GOVT LOT 4 SEC 22 COM AT S 1/4 COR SD SEC TH N 0 DEG 27'26" W ALG N-S 1/4 LN & C/L LAKE ST 693.94 FT TH N 89 DEG 32' 40" W ALG NLY R/W LN ST HWY M-22 33.01 FT TO POB TH CONT N 89 DEG 32' 40" W 190.97 FT TH N 00 DEG 40' 55" E 132 FT TH S 89 DEG 28' 34" E 188.35 FT TO WLY R/W LN LAKE ST TH S 00 DEG 27' 26" E 131.73 FT TO POB SEC 22 T29N R14W. MERGED BACK - NOT CONTIG 2011 ROLL MERGED WITH 006-031-034-31 L342 P574 L367 P754/93 L598 P734/01 L823														
														
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	330,200	0	330,200			198,637C			
		PSC	03/13/2025	INSPECTED	2025	300,200	0	300,200			193,415C			
		TPC	12/06/2019	INSPECTED	2024	187,600	0	187,600			187,600S			
		TPC	03/30/2018	INSPECTED	2023	187,600	0	187,600			187,600S			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan														

A photograph of a large, white, two-story house with a green roof and a prominent chimney, situated behind a large, leafless tree. The house is surrounded by a lawn and other trees. A paved road with yellow double lines is in the foreground.

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 308 24 54 84 283 24		Type WCP (1 Story) WCP (1 Story) WGEP (1 Story) WCP (1 Story) Treated Wood Treated Wood		Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 896 % Good: 0 Storage Area: 896 No Conc. Floor:0			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1			Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			283		Treated Wood Treated Wood		Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 896 % Good: 0 Storage Area: 896 No Conc. Floor:0							
Building Style: 2 STORY			X	Drywall			Plaster Wood T&G																							
Yr Built 1900			Remodeled 1984		Trim & Decoration																									
Condition: Average			X	Ex		Ord																					Min	Size of Closets		
Room List				X	Lg		Ord			Small	Central Air Wood Furnace				Class: C +10 Effec. Age: 40 Floor Area: 2,922 Total Base New : 524,040 Total Depr Cost: 243,134 Estimated T.C.V: 486,268			E.C.F. X 2.000		Bsmnt Garage: Carport Area: 336 Roof: Comp.Shingle										
(5) Floors				(12) Electric																										
Kitchen: Hardwood Other: Hardwood Other:				200 Amps Service																										
No./Qual. of Fixtures																														
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1838 SF Floor Area = 2922 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 704 1.5 Story Siding Basement 408 1.5 Story Siding Basement 352 1 Story Siding Crawl Space 374 Total: 398,984 179,592 Other Additions/Adjustments Plumbing Average Fixture(s) 3 4,352 1,958 3 Fixture Bath 2 9,133 4,110 2 Fixture Bath 1 3,056 1,375 Water/Sewer 1000 Gal Septic 1 4,782 2,152 Water Well, 100 Feet 1 5,847 2,631 Porches WCP (1 Story) 308 10,863 7,414 * WGEP (1 Story) 54 6,875 4,692 * WCP (1 Story) 84 4,706 2,647 * WCP (1 Story) 24 1,812 1,649 * Deck Treated Wood 283 5,114 3,567 * Treated Wood 24 1,096 1,008 *																		
X	Insulation			(7) Excavation				(13) Plumbing																						
(2) Windows				Basement: 760 S.F. Crawl: 1078 S.F. Slab: 0 S.F. Height to Joists: 0.0				3 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																						
X	Many Avg. Few			X	Large Avg. Small			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							Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1838 SF Floor Area = 2922 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/75/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 704 1.5 Story Siding Basement 408 1.5 Story Siding Basement 352 1 Story Siding Crawl Space 374 Total: 398,984 179,592 Other Additions/Adjustments Plumbing Average Fixture(s) 3 4,352 1,958 3 Fixture Bath 2 9,133 4,110 2 Fixture Bath 1 3,056 1,375 Water/Sewer 1000 Gal Septic 1 4,782 2,152 Water Well, 100 Feet 1 5,847 2,631 Porches WCP (1 Story) 308 10,863 7,414 * WGEP (1 Story) 54 6,875 4,692 * WCP (1 Story) 84 4,706 2,647 * WCP (1 Story) 24 1,812 1,649 * Deck Treated Wood 283 5,114 3,567 * Treated Wood 24 1,096 1,008 *															
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				(14) Water/Sewer																						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:																						
X	Gable Hip Flat			Gambrel Mansard Shed			1 1				Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 896 40,535 18,241 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			E.C.F. X 2.000		Bsmnt Garage: Carport Area: 336 Roof: Comp.Shingle														
X	Asphalt Shingle			(10) Floor Support				(15) Fireplaces																						
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				(16) Porches/Decks																						
								(17) Garage																						

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DYKSTRA JAMES	KMW PROPERTY MANAGEMENT L	338,213	12/08/2009	WD	03-ARM'S LENGTH	2009 1034-984W	DEED	100.0							
GEE	DYKSTRA	200,000	09/24/2001	WD	03-ARM'S LENGTH	603:39	OTHER	100.0							
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status					
6298 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST				Mechanical		02/23/2015	PM15-0108						
		P.R.E. 0%				Plumbing		02/23/2015	PP15-0041						
Owner's Name/Address		MAP #: 35				Electrical		02/17/2015	PE15-0048						
KMW PROPERTY MANAGEMENT LLC P O BOX 220 GLEN ARBOR MI 49636		2026 Est TCV 1,137,595 TCV/TFA: 300.79				COMMERCIAL ADD/ALT		01/13/2015	LU15-01	100% FINIS					
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L269 P473 L305 P106/89 L603 P39/01 PRT SW						66.00	165.00	1.0000	0.0000	0	100*	CORNER	0		
1/4 OF SE 1/4 SEC 22 COM AT S 1/4COR SD					2000 COMM	\$14.75/SQFT		10890	SqFt	14.75000	125	CORNER LOCATION - IN TOWN			
SEC 22 TH N ALG N-S 1/4 LN SD SEC 692.91					* denotes lines that do not contribute to the total acreage calculation.										
FT TH S 88 DEG 55' 00" E ALG NLY R/W LN					66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 200,784										
ST HWY M-22 1000.56 FT FOR POB THN 165.16		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates										
FT TO S LN REC PLAT OF WHISPERING PINES					Description					Rate	Size	% Good	Cash Value		
TH N 88 DEG 40' 32" E ALG SD PLAT LN					D/W/P: 4in Ren. Conc.					8.33	725	50	3,019		
66.01 FT TH S 164.88 FT TO SD NLY R/W LN					D/W/P: Asphalt Paving					3.16	1537	50	2,428		
TH N 88 DEG 55' 00" W ALG SD NLY R/W LN					Commercial Local Cost Land Improvements										
66 FT TO POB SEC 22 T29N R14W.		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description					Rate	Size	% Good	Arch	Mult	Cash Value
Comments/Influences					WATER WELL 4"-6"					0.00	1	90	100	0	
					SEPTIC TANK 1000 GAL					0.00	1	90	100	0	
					DRAIN FIELD					0.00	1	90	100	0	
					Total Estimated Land Improvements True Cash Value = 5,447										
		Topography of Site													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who When What			2026	100,400	468,400	568,800			362,186C				
		TPC 09/11/2024 INSPECTED			2025	98,700	385,300	484,000			352,665C				
		PSC 08/10/2023 INSPECTED			2024	81,700	411,700	493,400			342,062C				
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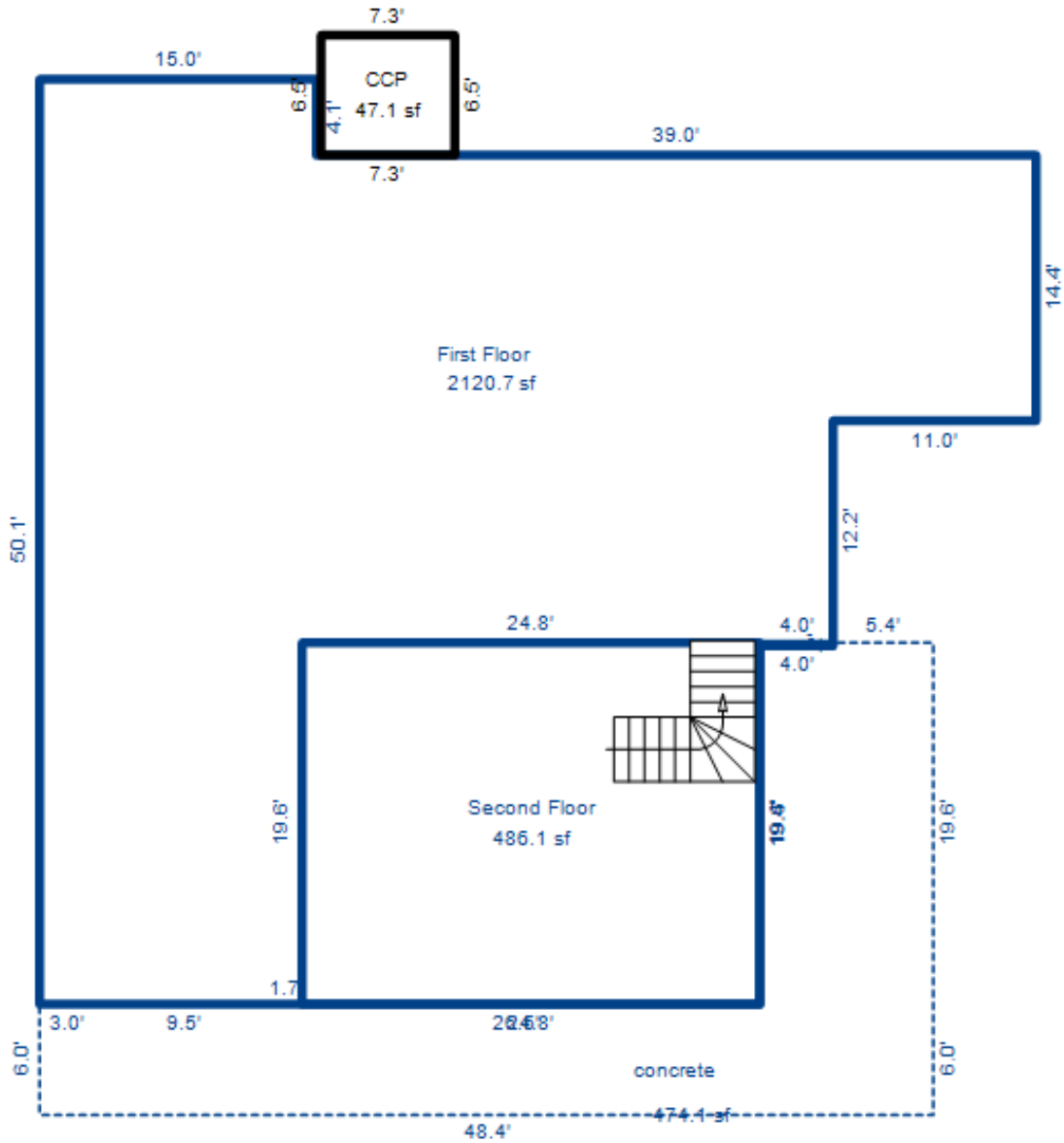


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County of Leelanau, Michigan

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

Desc. of Bldg/Section: 2014 Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: D					Construction Cost					Class: D Quality: Low Cost					Stories: 2 Story Height: 11 Perimeter: 208				
Floor Area: 2,638					High	Above Ave.	Ave.	X	Low	Overall Building Height: 16					Base Rate for Upper Floors = 103.16				
Gross Bldg Area: 3,782					** ** Calculator Cost Data ** **					Storage Basement Basement, Base Rate for Basement = 60.52					(Basement Fireproofing Rate = 0.00)				
Stories Above Grd: 2					Quality: Low Cost					(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.34 100%					(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.34 100%				
Average Sty Hght : 11					Heat#1: Package Heating & Cooling 100					Combined Heating System adjustment: 52.68 100%					Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 24.28				
Bsmnt Wall Hght : 8					Heat#2: Package Heating & Cooling 100					Adjusted Square Foot Cost for Upper Floors = 155.84					Adjusted Square Foot Cost for Basement = 84.80				
Depr. Table : 2.5%					Ave. SqFt/Story: 1319					Total Floor Area: 2,638					Base Cost New of Upper Floors = 411,106				
Effective Age : 3					Ave. Perimeter: 208					Basement Area: 1,319					Base Cost New of Basement = 111,851				
Physical %Good: 93					Has Elevators:					1,319 Sq.Ft. of Bsmt Splr. @ 5.38, Cost New = 7,096					Reproduction/Replacement Cost = 530,053				
Func. %Good : 100					*** Basement Info ***					Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0					Total Depreciated Cost = 492,949				
Economic %Good: 100					Area: 1319					ECF (2201 COMMERCIAL)					1.750 => TCV of Bldg: 1 = 862,661				
1951 Year Built					Perimeter: 208					Replacement Cost/Floor Area= 200.93					Est. TCV/Floor Area= 327.01				
2015 Remodeled					Type: Storage Basement														
16 Overall Bldg Height					Heat: Hot Water, Radiant Floor														
Comments:					* Mezzanine Info *														
					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area: 1319														
					Type: Low														

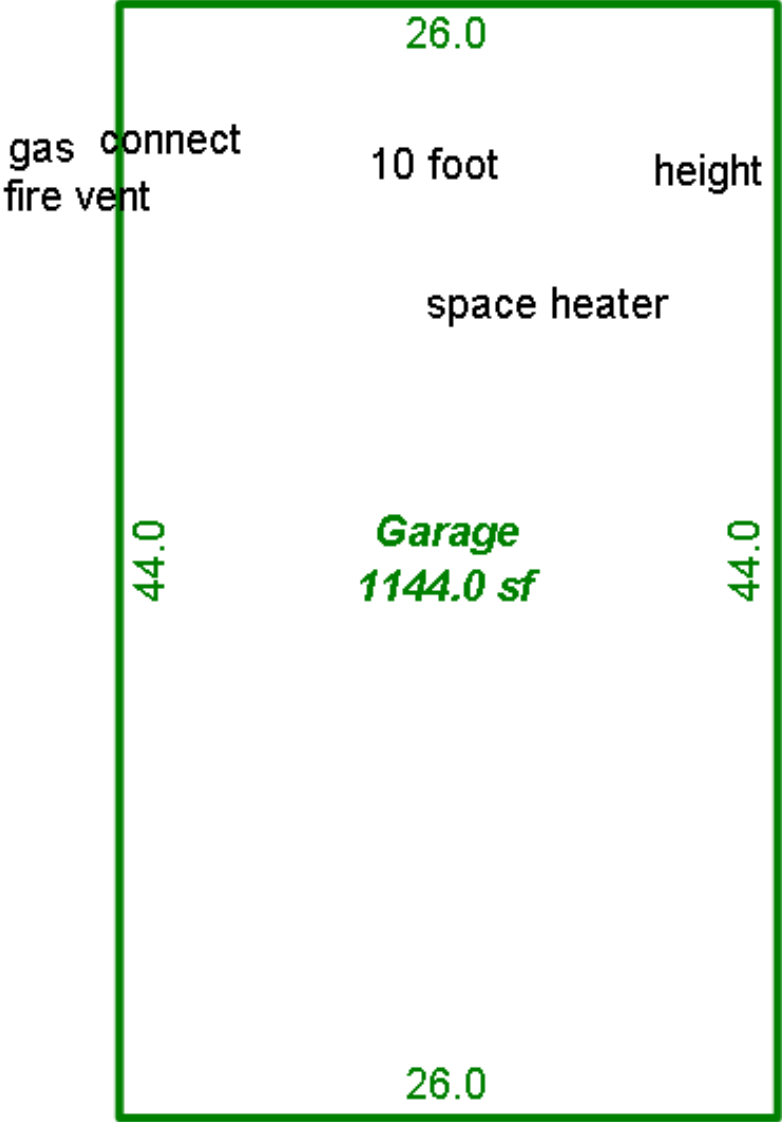
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:								
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:								
X	Poured Conc		Brick/Stone	Block		Many Above Ave.		Average Typical		Few None		Few Average Many Unfinished Typical		Few Average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



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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair										<<<<<< Calculator Cost Computations >>>>>>									
Class: C										Class: C									
Floor Area: 1,144										Quality: Low Cost									
Gross Bldg Area: 3,782										Stories: 1									
Stories Above Grd: 1										Story Height: 10									
Average Sty Hght : 10										Perimeter: 140									
Bsmnt Wall Hght										Base Rate for Upper Floors = 69.76									
Depr. Table : 2%										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.50 100%									
Effective Age : 40										Adjusted Square Foot Cost for Upper Floors = 76.26									
Physical %Good: 45										Total Floor Area: 1,144									
Func. %Good : 100										Base Cost New of Upper Floors = 87,242									
Economic %Good: 100										Reproduction/Replacement Cost = 87,242									
1951 Year Built										Eff.Age:40									
Remodeled										Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0									
Overall Bldg Height										Total Depreciated Cost = 39,259									
Comments: AGE 1951 FROM HISTORICAL RECORD CARD										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 68,703									
										Replacement Cost/Floor Area= 76.26 Est. TCV/Floor Area= 60.06									

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



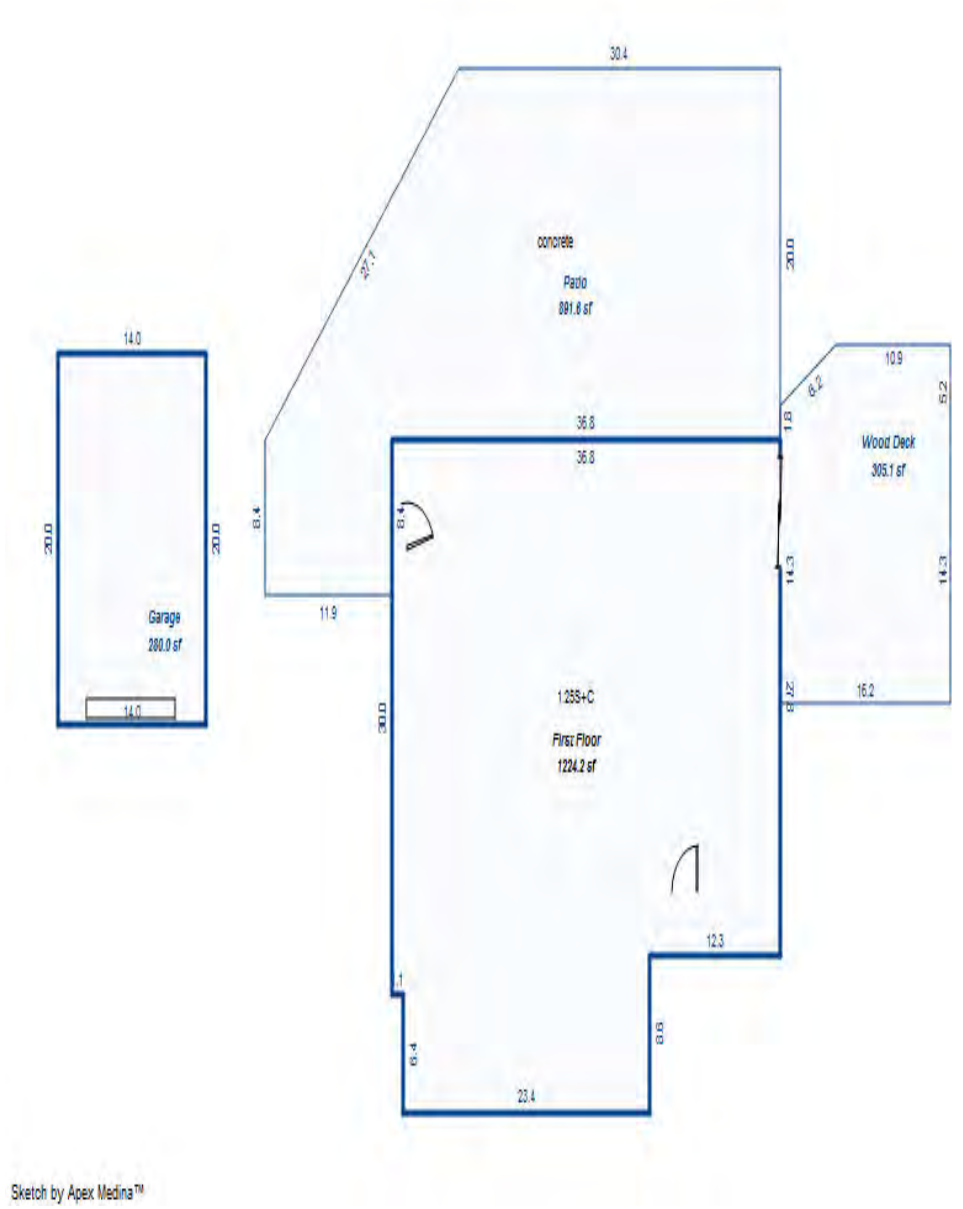
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0					
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status			
6224 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST											
P.R.E. 0%													
Owner's Name/Address		MAP #: 35											
DUMBRILL RICHARD S & LUCILLE C 203 GRANDVIEW DR NEWCASTLE WY 82701		2026 Est TCV 560,719 TCV/TFA: 366.48											
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements		* Factors *									
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L 246 P 567 GA 161-1 PRT SE 1/4 COM				B 100' @ 3400/	100.00	180.00	0.9926	0.8020	3400	100		270,686	
1132.56 FT E OF N & S 1/4LN & 693 FT N OF				B 100' @ 3400/	3.00	180.00	0.9926	0.8020	3400	50	SURPLUS: ZONING 100 FT	100 FT	
S SEC LN TH N 165 FT TH E 313.5 FT TH S				103 Actual Front Feet, 0.43 Total Acres				Total Est. Land Value =		274,746			
56 DEG 15' W 66 FT TOPOB TH S 56 DEG 15'				Land Improvement Cost Estimates									
W 155.76 FT TH N 194.17 FT TH N 56 DEG				Description					Rate	Size % Good		Cash Value	
15' E 51.48 FT TH S 32 DEG 25' E 165 FT				D/W/P: 4in Concrete					7.10	891 0		0	
TO POB SEC 22 T29N R14W .4 A M/L.				Residential Local Cost Land Improvements									
Comments/Influences				Description					Rate	Size % Good		Cash Value	
				LAND IMPROVEMENTS 15					1,500.00	1 100		1,500	
				Total Estimated Land Improvements True Cash Value = 1,500									
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	137,400	143,000	280,400			90,781C		
		TPC 12/18/2010 INSPECTED			2025	141,400	118,600	260,000			88,395C		
		WAS 06/13/2007 INSPECTED			2024	80,800	108,400	189,200			85,738C		
					2023	64,600	101,000	165,600			81,656C		
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 305	Type Treated Wood	Year Built: 1930 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts 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				Class: C Effec. Age: 45 Floor Area: 1,530 Total Base New : 235,101 Total Depr Cost: 129,306 Estimated T.C.V: 284,473	E.C.F. X 2.200	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5 STORY		Ex	X									Ord	Min		
Yr Built 1930	Remodeled 1987	Size of Closets		Central Air Wood Furnace				No./Qual. of Fixtures Ex. X Ord. Min	Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1224 SF Floor Area = 1530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,224 Total: 196,731 108,202	Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 798 3 Fixture Bath 1 4,567 2,512 Water/Sewer 1000 Gal Septic 1 4,782 2,630 Water Well, 100 Feet 1 5,847 3,216 Deck Treated Wood 305 5,365 2,951 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 13,591 7,475 Built-Ins Appliance Allow. 1 2,767 1,522 Totals: 235,101 129,306	Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 284,473				
Condition: Average		Lg	X									Ord	Small		
Room List		Doors	Solid	X	H.C.	(12) Electric 100 Amps Service									
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
		Kitchen: Other: Carpeted Other:													
(1) Exterior		(6) Ceilings		X Drywall				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Wood/Shingle Aluminum/Vinyl Brick Insulation		X Drywall													
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0				Lump Sum Items:							
X Many Avg. X Large Few Small		Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 284,473							
		(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 284,473							
X Gable Hip Gambrel Flat Mansard Shed		(10) Floor Support													
X Asphalt Shingle		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:				Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 284,473							
Chimney: Metal															

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0					
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status					
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST											
Owner's Name/Address		P.R.E. 0%											
		MAP #: 35											
DUMBRILL LUCILLE C 203 GRANDVIEW DR NEWCASTLE WY 82701		2026 Est TCV 79,414											
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					C 100' @ 2000/	32.00	330.00	1.3296	0.9333	2000	100	ADJ PROP OWNER	79,414
Tax Description					32 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						
L 246 P 567 GA 162 PRT OF SE 1/4 COM 1132.56 FT E OF N & S 1/4 LN & 693 FT N OF S SEC LN TH N 165 FT TH E 313.5 FT TO HWY M-22 TH S 56 DEG15' W 66 FT FOR POB TH N 32 DEG 15' W 330 FT TH N 56 DEG 15' E 32 FT TH S 32 DEG 15' E 330 FT TO N LN HWY M-22 TH S 56 DEG 15' W 32 FT TO POB SEC 22 T29N R14W .5 A M/L.		X											
Comments/Influences		X											
		Topography of Site											
		X											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2026	39,700	0	39,700			8,209C		
		PSC 03/13/2025 INSPECTED			2025	39,700	0	39,700			7,994C		
		TPC 05/30/2021 INSPECTED			2024	27,800	0	27,800			7,754C		
		TPC 10/22/2015 INSPECTED			2023	21,800	0	21,800			7,385C		

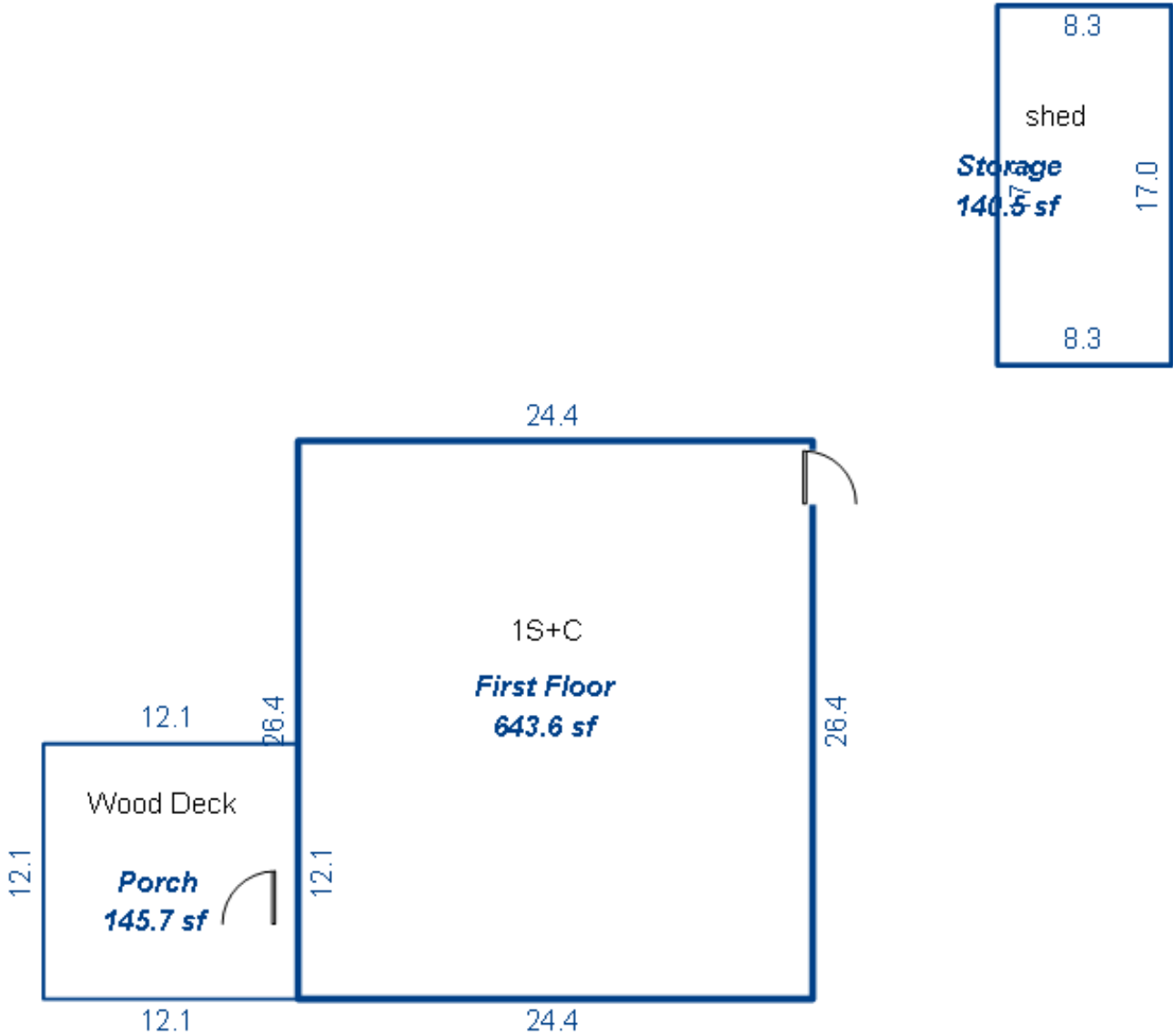
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
DUMBRILL RICHARD S	DUMBRILL LUCILLE CLARK	0	02/25/2009	AFF	07-DEATH CERTIFICATE	1199P376	OTHER	0.0								
WILLIAMS & PRINGLE & DUMB	DUMBRILL RICHARD S & LUCI	10	04/22/1984	WD	03-ARM'S LENGTH	246P567	DEED	0.0								
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status								
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST														
Owner's Name/Address		P.R.E. 0%														
		MAP #: 36														
DUMBRILL RICHARD S & LUCILLE C 203 GRANDVIEW DR NEWCASTLE WY 82701		2026 Est TCV 75,049														
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI											
		Public Improvements			* Factors *											
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L 246 P 567 GA 162A PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT TO HWY M-22 FOR POB TH N 56 DEG 15' E 66 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N 34 DEG W TO POB SEC 22 T29N R14W.					C 100' @ 2000/	66.00	30.00	1.1095	0.5125	2000	100	ADJ PROP OWNER	75,049			
Comments/Influences					66 Actual Front Feet,		0.04 Total Acres		Total Est. Land Value =		75,049					
		Topography of Site														
		X	Level													
			Rolling													
			Low													
			High													
			Landscaped													
			Swamp													
			Wooded													
			Pond													
		X	Waterfront													
			Ravine													
			Wetland													
			Flood Plain													
		X	RIVER			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2026	37,500	0	37,500				3,460C				
		TPC 05/30/2021	INSPECTED		2025	37,500	0	37,500				3,370C				
		TPC 10/29/2018	INSPECTED		2024	26,300	0	26,300				3,269C				
		TPC 06/12/2015	INSPECTED		2023	20,600	0	20,600				3,114C				
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*** Information herein deemed reliable but not guaranteed***

A photograph of a small, white, single-story building with a snow-covered roof, situated in a wooded area with snow on the ground. A paved road is visible in the foreground.

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
HOMAKA LLC	PRINGLE L HOMER III	1	12/29/2017	WD	09-FAMILY/RELATED ENTITY	1318P814	PROPERTY TRANSFER	0.0															
HANSEN MARILYN M	PRINGLE HOMER L III	63,333	12/29/2017	WD	09-FAMILY/RELATED ENTITY	1318P821	PROPERTY TRANSFER	0.0															
PRINGLE HOMER L III	PRINGLE H L & LORNA R TRU	1	12/21/2017	WD	09-FAMILY/RELATED ENTITY	1318P833	PROPERTY TRANSFER	0.0															
PRINGLE HOMER L III ET AL	HOMAKA LLC	0	10/31/2008	QC	09-FAMILY/RELATED ENTITY	2008 988/899QC	DEED	0.0															
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-3 (	Building Permit(s)		Date	Number	Status														
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST																					
		P.R.E. 0%																					
Owner's Name/Address		MAP #: 36																					
PRINGLE H L & LORNA R TRUST 601 E MAIN ST JEROME ID 83338		2026 Est TCV 75,049																					
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI																		
		Public Improvements			* Factors *																		
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value											
					C 100' @ 2000/	66.00	30.00	1.1095	0.5125	2000	100	75,049											
					66 Actual Front Feet, 0.04 Total Acres					Total Est. Land Value =	75,049												
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.																					
L246 P563 L565 P047/01(RE-REC L572 P697)L651 P247 L651 P249/02 PRT OF SE 1/4 OF SE 1/4 COM S 1/4 COR THE 1132.56 FT TH N 693 FT TH CONT N 165 FT TH E 313.5 FT TH N 56 DEG 15' E ALG NLN OF HWY M-22 66 FT FOR POB TH N 56 DEG15' E 66 FT TH S 32 DEG 07' E TO THREAD OF CRYSTAL RIVER TH SWLY ALG SD THREAD 66 FT TH N 34 DEG W TO N LN OF HWY M-22 TO POB UND 1/3 INTEREST EACH TO HOMER L PRINGLEIII & MARILYN M HANSEN & KATHRYN I POMPY (TENANTS IN COMMON) SEC 22 T29N R14W.																							
Comments/Influences																							
																							
													Topography of Site										
													X Level Rolling Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain X RIVER			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
																2026	37,500	0	37,500			10,930C	
																2025	37,500	0	37,500			10,643C	
																2024	26,300	0	26,300			10,323C	
		2023	20,600	0	20,600			9,832C															
		Who	When	What	2026	37,500	0	37,500			10,930C												
		TPC 10/29/2018	INSPECTED		2025	37,500	0	37,500			10,643C												
		TPC 06/12/2015	INSPECTED		2024	26,300	0	26,300			10,323C												
		WAS 01/22/2009	INSPECTED		2023	20,600	0	20,600			9,832C												
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*** Information herein deemed reliable but not guaranteed***

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		(4) Interior		Gas Wood Oil Coal Elec. Steam		1		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 396 Type Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
																			Wood Frame							
																			Building Style: 1 STORY							
	Yr Built 0		Remodeled 0		Trim & Decoration		X																			
	Condition: Average		Ex		Ord		Min		Size of Closets																	
	Room List		Doors		Solid		H.C.		Central Air Wood Furnace																	
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min									
	(1) Exterior		(6) Ceilings				No. of Elec. Outlets		Many		Ave.		Few													
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		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		Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.		1 1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(2) Windows		(7) Excavation																								
Many Avg. Few		Large Avg. Small																								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		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		Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.		1 1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(7) Excavation																								
Gable Hip Flat		Gambrel Mansard Shed																								
Asphalt Shingle		(10) Floor Support																								
Chimney:		Joists: Unsupported Len: Cntr.Sup:																								

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 0

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100

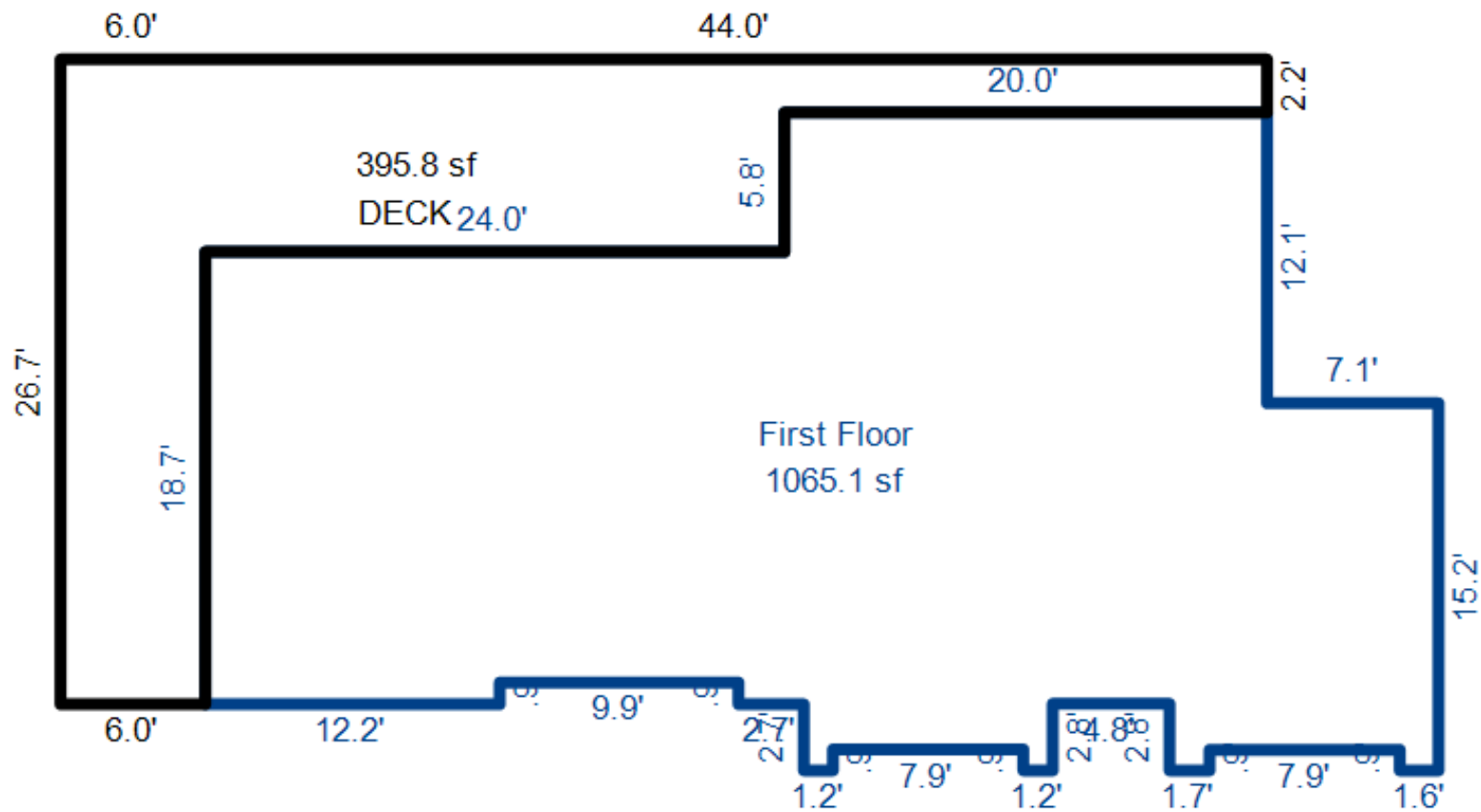
Building Areas	Size	Cost New	Depr. Cost
Plumbing			
Average Fixture(s)	1	2,136	2,136
Water/Sewer			
1000 Gal Septic	1	5,541	5,541
Water Well, 100 Feet	1	6,514	6,514
Deck			
Treated Wood	396	6,748	6,546
Built-Ins			
Appliance Allow.	1	3,976	3,976
Totals:		24,915	24,713

Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 49,426

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D									
Floor Area: 1,065										Quality: Average									
Gross Bldg Area: 1,065										Stories: 1									
Stories Above Grd: 1										Story Height: 10									
Average Sty Hght : 10										Perimeter: 165									
Bsmnt Wall Hght										Base Rate for Upper Floors = 136.17									
Depr. Table : 2.5%										(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.55 100%									
Effective Age : 1										Adjusted Square Foot Cost for Upper Floors = 161.72									
Physical %Good: 98										Total Floor Area: 1,065									
Func. %Good : 100										Base Cost New of Upper Floors = 172,232									
Economic %Good: 100										1,035 Sq.Ft. of Sprinklers @ 6.89, Cost New = 7,131									
2022 Year Built										Reproduction/Replacement Cost = 179,363									
Remodeled										Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0									
Overall Bldg Height										Total Depreciated Cost = 175,776									
Comments: 2021 FIRE. DEMO TO FOUNDATION & REBUILD REMOD 1940										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 307,608									
										Replacement Cost/Floor Area= 168.42 Est. TCV/Floor Area= 288.83									

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



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

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	280,000	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_851&	PROPERTY TRANSFER	100.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status			
6260 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST			Res. Add/Alter/Repair		06/20/2017		PB17-0273		100% FINIS		
		P.R.E. 0%			SIGN		12/11/2011		LU11-2231		100% FINIS		
Owner's Name/Address		MAP #: 35			COMMERCIAL ADD/ALT		10/10/2011		11-0303		100% FINIS		
UP NORTH VENTURES LLC PO BOX 220 GLEN ARBOR MI 49636		2026 Est TCV 517,267 TCV/TFA: 464.33			COMMERCIAL ADD/ALT		09/16/2011		11-2017		100% FINIS		
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						143.23	170.31	1.0000	0.0000	0	100*	0	
					2000 COMM	\$14.75/SQFT		20038	SqFt	14.75000	105	CORNER PARCEL LOCATION	31
					2000 COMM	\$0/SQFT ROW		4356	SqFt	0.00000	100		0
					* denotes lines that do not contribute to the total acreage calculation.								
					143 Actual Front Feet,		0.56 Total Acres		Total Est. Land Value =		310,337		
					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		2 97		19,400		
					Total Estimated Land Improvements True Cash Value =							19,400	
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	155,200	103,400	258,600			213,291C		
		TPC 11/17/2021 INSPECTED			2025	152,500	86,700	239,200			207,684C		
		TPC 07/27/2017 INSPECTED			2024	126,200	93,500	219,700			201,440C		
		TPC 05/04/2016 INSPECTED			2023	126,200	89,000	215,200			191,848C		

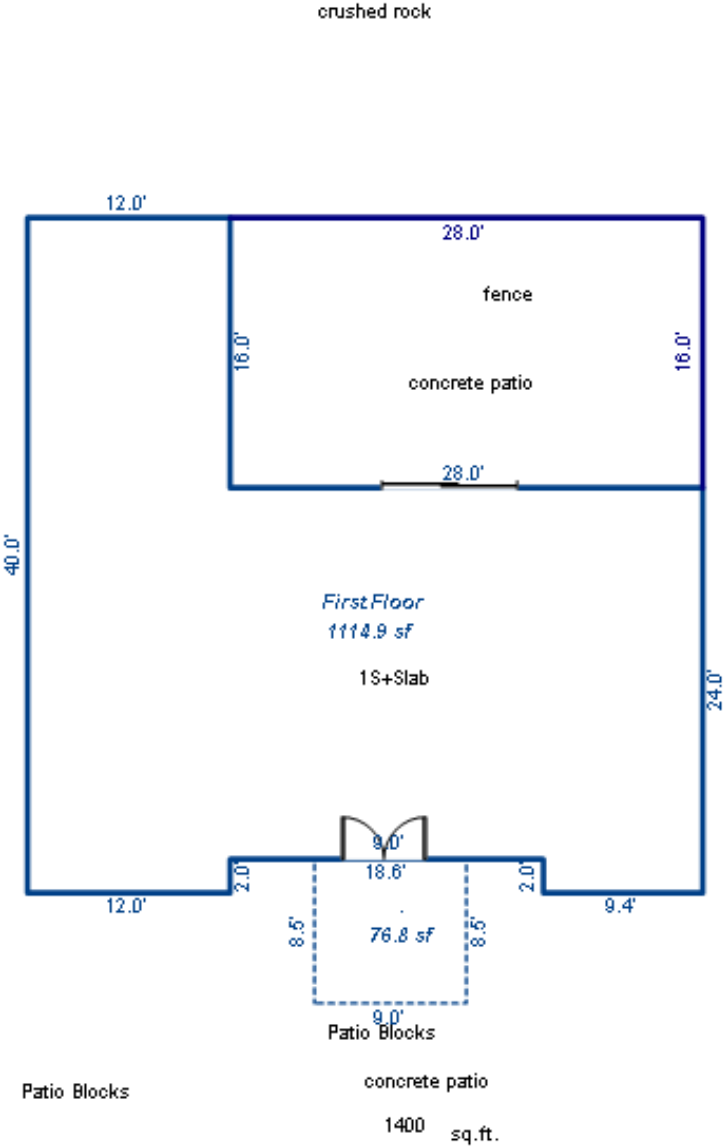
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D Quality: Low Cost									
Floor Area: 1,114										Stories: 1 Story Height: 8 Perimeter: 164									
Gross Bldg Area: 1,114										Overall Building Height: 8									
Stories Above Grd: 1										Base Rate for Upper Floors = 93.45									
Average Sty Hght : 8										(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.86 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 117.31									
Depr. Table : 2.5%										Total Floor Area: 1,114 Base Cost New of Upper Floors = 130,683									
Effective Age : 8										Reproduction/Replacement Cost = 130,683									
Physical %Good: 82										Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Func. %Good : 100										Total Depreciated Cost = 107,160									
Economic %Good: 100										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 187,530									
1950 Year Built										Replacement Cost/Floor Area= 117.31 Est. TCV/Floor Area= 168.34									
2012 Remodeled																			
8 Overall Bldg Height																			
Comments:																			

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



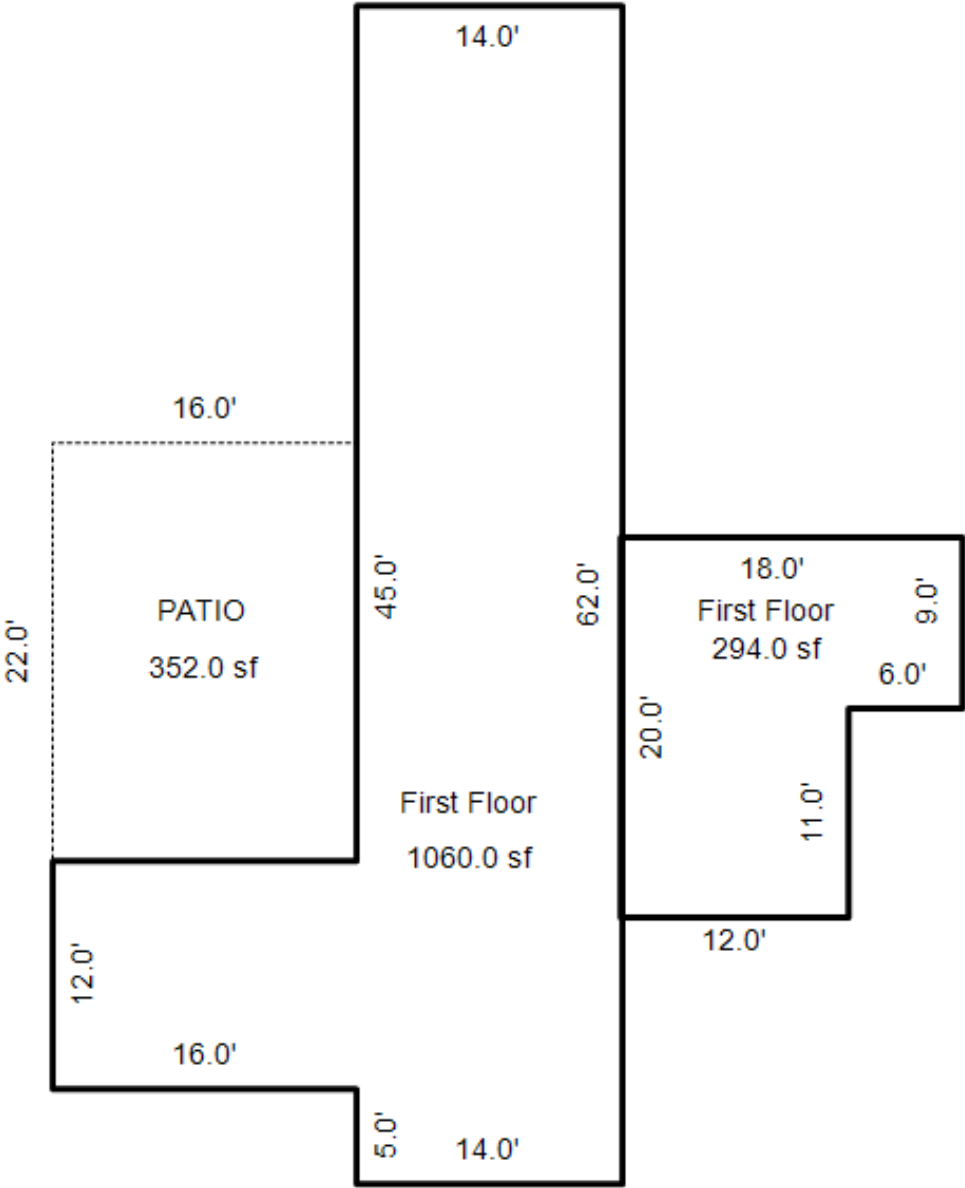
*** Information herein deemed reliable but not guaranteed***

A small, dark grey shed with a red roof and trim, situated in a wooded area with many fallen autumn leaves on the ground. The shed has two large doors and is surrounded by trees and a thick layer of brown and orange leaves.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WILLIAMS TRUST	WWM PROPERTIES LLC	0	02/25/2003	WD	03-ARM'S LENGTH	736:274	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status			
6168 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST			ELECTRICAL		02/20/2004		PE04-0075				
		P.R.E. 0%			PLUMBING		02/17/2004		PP04-0050				
Owner's Name/Address		MAP #: 36			Res. Add/Alter/Repair		10/28/2003		PB03-0665				
WWM PROPERTIES LLC		2026 Est TCV 579,836 TCV/TFA: 428.24			ADDITION/ALTERATION		10/09/2003		2024A				
C/O ROOT ALICE		X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
10277 ROUGH & READY RD		Public Improvements			* Factors *								
ROUGH & READY CA 95975					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					B 100' @ 3400/	66.00	165.00	0.9329	0.7848	3400	100		164,296
					B 100' @ 3400/	66.00	50.00	0.9329	0.5823	3400	100	STIP ACCROSS RD	121,899
					132 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	286,195
Tax Description					Land Improvement Cost Estimates								
L272 P116-118/87 L736 P274/03 PRT OF SE					Description					Rate	Size % Good		Cash Value
1/4 OF SE FRL 1/4 SEC 22 COM 1446.06 FT E					Residential Local Cost Land Improvements								
& 858 FT N OF S 1/4 COR TH N 50 DEG 15' E					Description					Rate	Size % Good		Cash Value
132 FT ALG NLY LN M-22 FOR POB TH N 32					LAND IMPROVEMENTS 25					2,500.00	1 100		2,500
DEG 15' W 165 FT TH N 56 DEG 15' E 66 FT					Total Estimated Land Improvements True Cash Value = 2,500								
TH S 32 DEG 07' E 165 FT M/L TO NLY LN													
M-22 TH S 32 DEG 07' E TO THREAD OF N													
BEND OF CRYSTAL RIVER TH SWLY ALG SD													
THREAD 66 FT M/L TH N 32 DEG 07' W TO POB													
SEC 22 T29N R14W.													
Comments/Influences													
		Topography of Site											
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Rolling										
			Low										
		X	High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	2026	143,100	146,800	289,900			118,255C		
		TPC 11/06/2024	INSPECTED		2025	147,300	121,200	268,500			115,147C		
		TPC 06/12/2015	INSPECTED		2024	84,200	110,800	195,000			111,685C		
		WAS 06/22/2007	INSPECTED		2023	67,300	103,300	170,600			106,367C		
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County of Leelanau, Michigan													

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: C -5 Effec. Age: 35 Floor Area: 1,354 Total Base New : 203,641 Total Depr Cost: 132,337 Estimated T.C.V: 291,141		352	CPP	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY			Drywall Paneled			Plaster Wood T&G			Trim & Decoration			E.C.F. X 2.200								
Yr Built 1970 200		Remodeled 2003	Ex X Ord			Min			Size of Closets											
Condition: Average			Lg X Ord			Small			Doors			Solid X H.C.								
Room List			(5) Floors			(12) Electric			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 1970					
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			0 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Air w/ Ducts								
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			X Ex. Ord. Min			Ground Area = 1354 SF Floor Area = 1354 SF.								
X	Wood/Shingle Aluminum/Vinyl Brick					Many X Ave. Few			X Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Insulation						(13) Plumbing			1 Average Fixture(s)			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows			(7) Excavation			1 3 Fixture Bath			1 3 Fixture Bath			1 Story Siding Crawl Space 1,060								
X	Many Avg.	X Large Avg.	Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			2 Fixture Bath			1 Story Siding Crawl Space 294			Total: 176,303 114,567					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									Plumbing			Average Fixture(s) 1 1,451 943					
(3) Roof			(9) Basement Finish			(14) Water/Sewer						Water/Sewer			1000 Gal Septic 1 4,782 3,108					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			CPP 352 5,977 3,885					
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:						Built-Ins			Appliance Allow. 1 2,767 1,799					
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:									Fireplaces			Exterior 1 Story 1 6,514 4,234					
												Totals:			203,641 132,337					
												Notes:			ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 291,141					

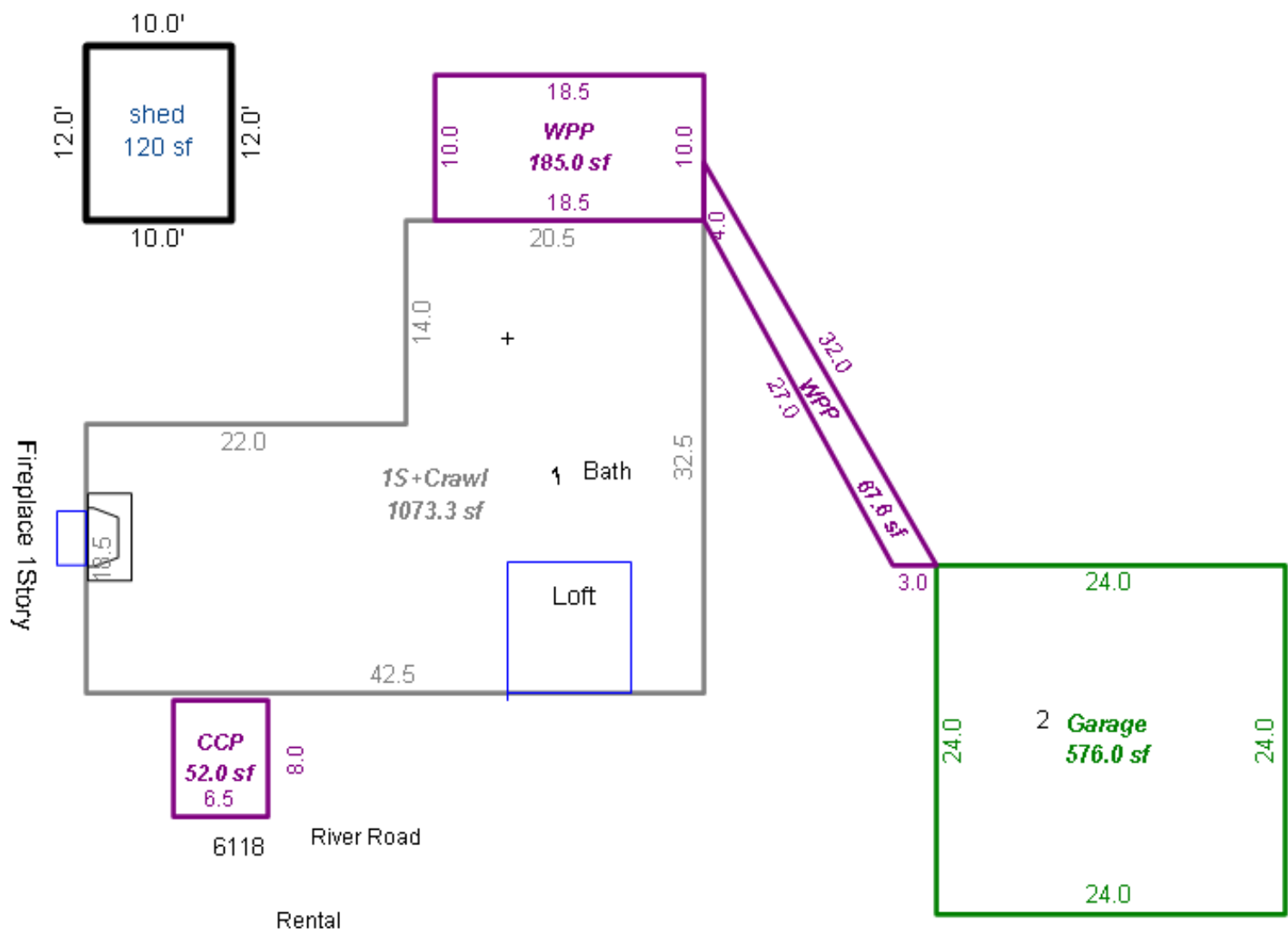


A photograph of a small, light blue house with a stone chimney and a white garage, surrounded by trees with autumn foliage. The house has a dark roof and a red door. A gravel driveway leads to the garage. The property is surrounded by trees with yellow and orange leaves, suggesting an autumn setting.

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 52 185 50	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1999 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 93 Storage Area: 0 No Conc. Floor:0	
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 35 Floor Area: 1,036 Total Base New : 201,095 Total Depr Cost: 136,995 Estimated T.C.V: 301,389			E.C.F. X 2.200			Bsmnt Garage:						
Building Style: 1 STORY				X	Drywall Paneled		Plaster Wood T&G																		
Yr Built 1943				Trim & Decoration																					
Remodeled 2003				Ex	X	Ord															Min				
Condition: Average				Size of Closets																					
Room List					Lg	X	Ord		Small	Central Air Wood Furnace										Carport Area: Roof:					
	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms			(5) Floors				(12) Electric																	
				Kitchen: Other: Carpeted Other:				120 Amps Service																	
(1) Exterior								No./Qual. of Fixtures																	
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																	
	Insulation			X	Tile			Many				X	Ave.			Few									
(2) Windows				(7) Excavation				(13) Plumbing																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1036 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																					
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
(3) Roof				(9) Basement Finish				(14) Water/Sewer																	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																	
Chimney: Brick				Joists: 2X8X16 Unsupported Len: Cntr.Sup:																					
Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCv: 301,389																									

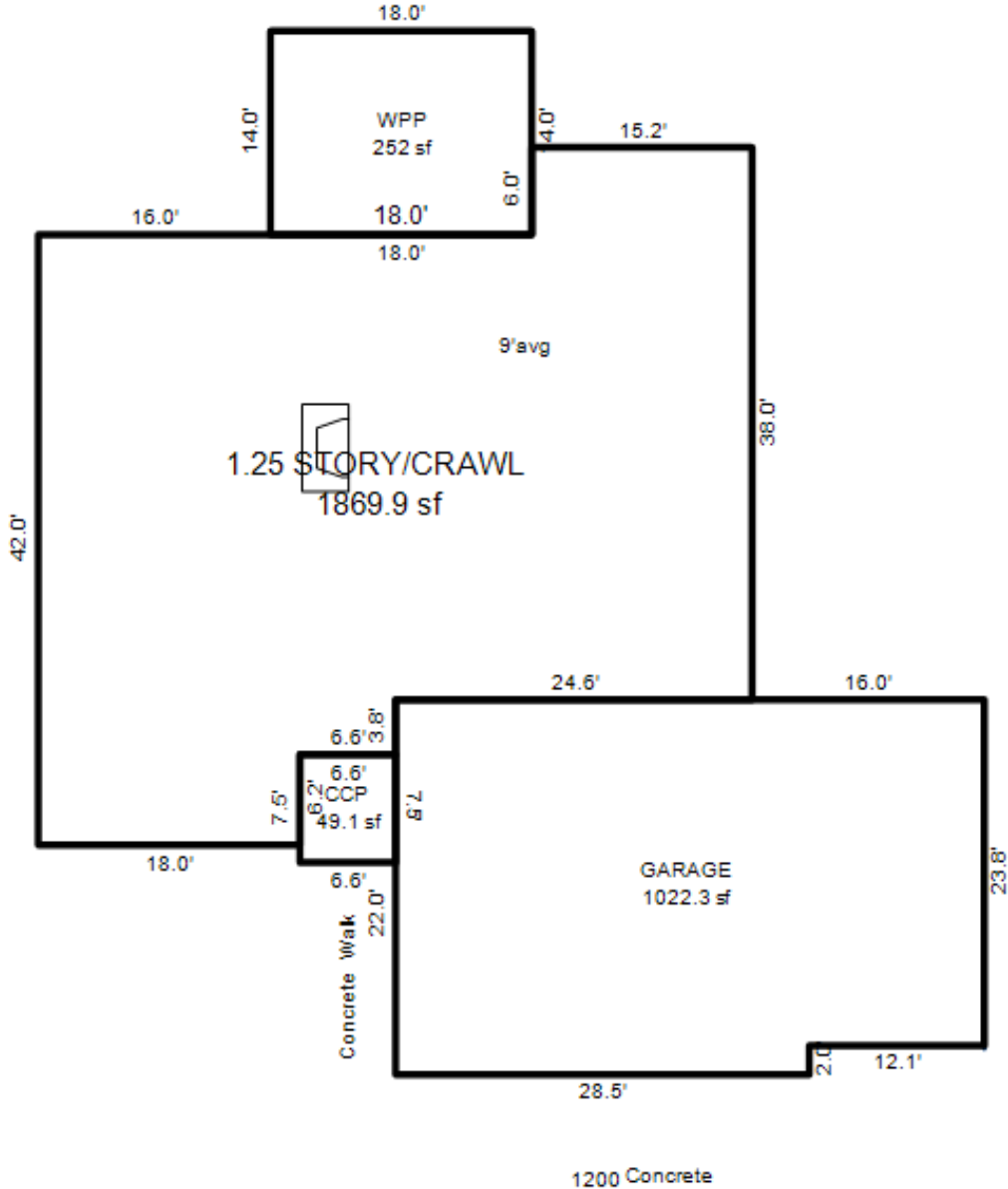
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MENACHER THOMAS F & WENDY	MENACHER THOMAS F & WENDY	0	08/14/2023	WD	03-ARM'S LENGTH	2023003519	PROPERTY TRANSFER	0.0				
CASS STEVEN A & RENEE L	MENACHER THOMAS F & WENDY	222,500	06/11/2021	WD	03-ARM'S LENGTH	2021004915	PROPERTY TRANSFER	100.0				
CASS STEVEN A & RENEE L	CASS STEVEN A & RENEE L	100	06/01/2020	QC	09-FAMILY/RELATED ENTITY	2020003459	PROPERTY TRANSFER	0.0				
RADER ROBERT D & RADER JA	CASS STEVEN A & RENEE L	142,500	04/06/2017	WD	32-SPLIT VACANT	1292P291	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (		Building Permit(s)		Date	Number	Status		
6116 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		02/16/2024		PM24-0099		100% FINIS		
		P.R.E. 100% 06/01/2025		Plumbing		02/16/2024		PP24-0040		100% FINIS		
Owner's Name/Address		MAP #: 36		Electrical		12/05/2023		PE23-0890		100% FINIS		
MENACHER THOMAS F & WENDY S TRUST PO BOX 418 GLEN ARBOR MI 49636		2026 Est TCV 1,338,046 TCV/TFA: 512.27		Mechanical		09/18/2023		PM23-0818		100% FINIS		
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors * CONTAINS NO BUILD AREA								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 3400/	100.00	631.49	0.9216	1.0977	3400	100		343,928
				B 100' @ 3400/	38.65	631.49	0.9216	1.0977	3400	50	ZONING 100': SURPLUS	66,
				139 Actual Front Feet, 2.01 Total Acres					Total Est. Land Value = 410,392			
				Land Improvement Cost Estimates								
				Description	Rate		Size % Good		Cash Value			
				D/W/P: 4in Ren. Conc.	8.33		1200 50		4,998			
				Total Estimated Land Improvements True Cash Value = 4,998								
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		X RIVER										
		Who	When	What	2026	205,200	463,800	669,000		487,284C		
		TPC 11/06/2024	INSPECTED		2025	211,200	385,300	596,500		474,474C		
		TPC 04/15/2024	INSPECTED		2024	132,800	48,100	180,900		137,512C		
		TPC 11/14/2023	INSPECTED		2023	114,700	0	114,700		85,155C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.			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 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 Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C +5 Effec. Age: 1 Floor Area: 2,612 Total Base New : 423,614 Total Depr Cost: 419,389 Estimated T.C.V: 922,656			Area 252 49 WPP WCP (1 Story)			Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1022 % Good: 0 Storage Area: 0 No Conc. Floor:0 Bsmnt Garage: Carport Area: Roof:		
X	Wood Frame																			
Building Style: 1.5 STORY																				
Yr Built 2024	Remodeled 0																			
Condition: Average																				
Room List																				
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors																	
(1) Exterior			Kitchen: Other: Other:																	
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																	
X	Vinyl Insulation																			
(2) Windows			(7) Excavation																	
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1869 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof			(9) Basement Finish																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Asphalt Shingle		(10) Floor Support																	
Chimney:			Joists: Unsupported Len: Cntr.Sub:																	
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1869 SF Floor Area = 2612 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 1,869 1 Story Siding Overhang 276 Total: 340,912 337,515 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,436 3 Fixture Bath 2 9,133 9,042 Water/Sewer 2000 Gal Septic 1 9,503 9,408 Water Well, 150 Feet 1 8,608 8,522 Porches WPP 252 5,360 5,306 WCP (1 Story) 49 3,290 3,257 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 2 Wall 1 -5,280 -5,227 Door Opener 2 1,075 1,064 Base Cost 1022 44,202 43,760 Built-Ins Appliance Allow. 1 2,767 2,739 Fireplaces Prefab 1 Story 1 2,593 2,567 Totals: 423,614 419,389 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 922,656																				

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

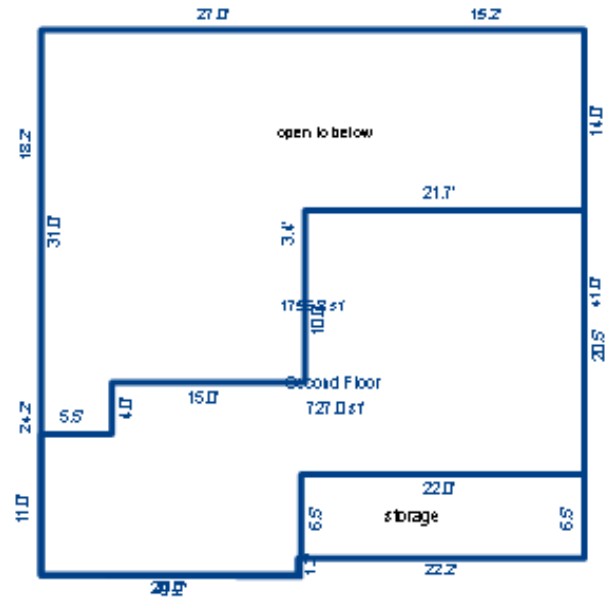
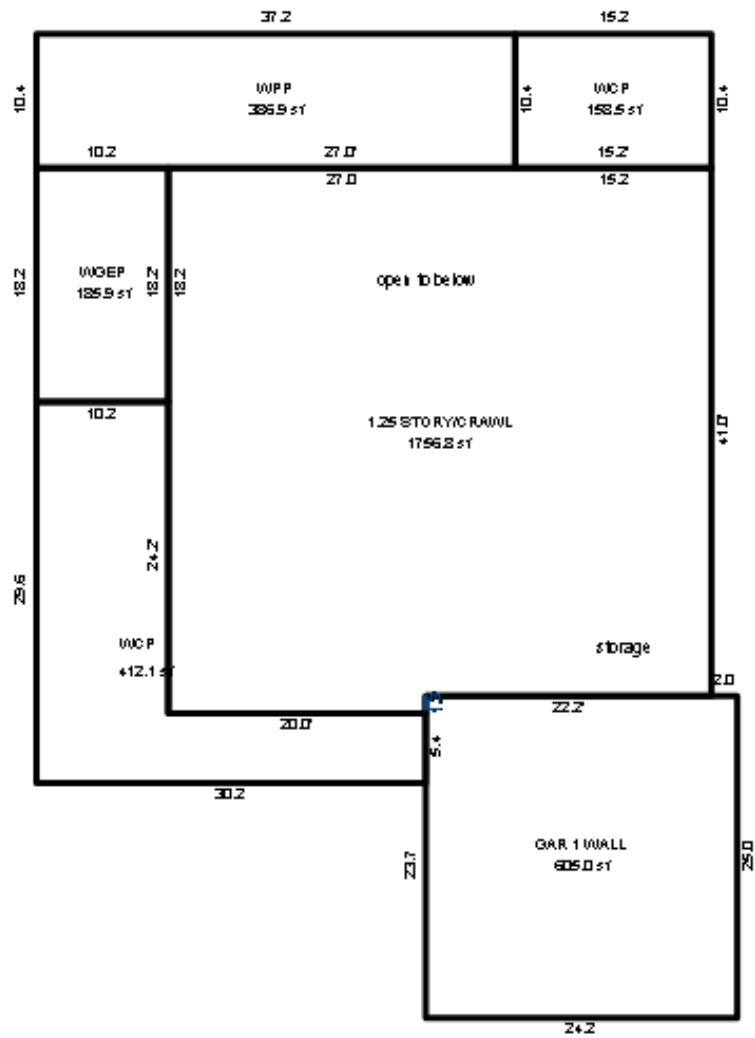


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BIRD MARY & DAVID TRUST	MURPHY WENDY M & JOSEPH F	1,875,000	07/15/2025	WD	03-ARM'S LENGTH	2025003301	PROPERTY TRANSFER	100.0						
BIRD MARY & DAVID TURST F	BIRD MARY & DAVID	0	07/15/2025	WD	09-FAMILY/RELATED ENTITY	2025003298	DEED	0.0						
BIRD DAVID L & KYNKOR MAR	KYNKOR MARY T TRUST	0	06/28/2018	WD	09-FAMILY/RELATED ENTITY	1336P878	PROPERTY TRANSFER	0.0						
RADER ROBERT D & RADER JA	BIRD DAVID L & KYNKOR MAR	146,500	04/03/2017	WD	32-SPLIT VACANT	1292P317	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (		Building Permit(s)		Date	Number	Status				
6108 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/12/2019		PM19-0414		100% FINIS				
		P.R.E. 0%		Electrical		06/04/2019		PE19-0275		100% FINIS				
Owner's Name/Address		MAP #: 36		Mechanical		01/17/2018		PM18-0051		100% FINIS				
MURPHY WENDY M & JOSEPH F 1744 NORTHRIDGE RD ATLANTA GA 30350		2026 Est TCV 1,328,770 TCV/TFA: 538.84		Plumbing		01/17/2018		PP18-0010		100% FINIS				
		X	Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors * CONTAINS NO BUILD AREA									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					B 100' @ 3400/	100.00	618.92	0.9216	1.0922	3400	100		342,204	
					B 100' @ 3400/	38.65	618.92	0.9216	1.0922	3400	50	ZONING 100': SURPLUS	66,	
					139 Actual Front Feet, 1.97 Total Acres Total Est. Land Value = 408,335									
Tax Description					Land Improvement Cost Estimates									
SPLIT ON 04/12/2017 FROM 006-122-017-01; PARCEL 1 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T29N, RL4W, GLEN ARBOR TWP., LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N88°55'30"W 575.48 FEET; THENCE N22°07'13"W 411.29 FEET; THENCE N63°03'28"E 138.65 FEET TO THE POINT OF BEGINNING; THENCE N24°51'53"W 527.39 FEET TO THE SOUTHERLY BANK OF THE NORTH PART					Description									
					Rate									
					Size % Good									
					Cash Value									
					D/W/P: 4in Ren. Conc.									
					8.33									
					240 0									
					D/W/P: Asphalt Paving									
					3.16									
		350 0												
		Residential Local Cost Land Improvements												
		Description												
		Rate												
		Size % Good												
		Cash Value												
		LAND IMPROVEMENTS 25												
		2,500.00												
		1 100												
		2,500												
		Total Estimated Land Improvements True Cash Value = 2,500												
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2026	204,200	460,200	664,400			664,400S
					TPC 05/24/2025	INSPECTED		2025	210,200	381,100	591,300			379,863C
					TPC 03/26/2018	INSPECTED		2024	132,100	348,300	480,400			368,442C
					TPC 11/14/2017	INSPECTED		2023	114,100	324,400	438,500			350,898C
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																				
X	Single Family Mobile Home Town Home Duplex A-Frame		(4) Interior			Gas Wood			Oil Coal			Elec. Steam			1			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 412 185 386 158			WCP (1 Story) WGEP (1 Story) WPP WCP (1 Story)			Year Built: 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: 605 % Good: 0 Storage Area: 161 No Conc. Floor: 0								
Eavestrough Insulation 0 Front Overhang 0 Other Overhang						Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min						Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1756 SF Floor Area = 2466 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95															Cls C 10 Blt 2018					
X	Wood Frame					Drywall Paneled			Plaster Wood T&G			No. of Elec. Outlets Many Ave. Few						(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,756 1 Story Siding Overhang 271 Total: 337,999 321,117					
Building Style: 1.25 STORY						Trim & Decoration			Ex Ord Min			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet															Porches WCP (1 Story) WGEP (1 Story) WPP WCP (1 Story)			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Storage Over Garage Common Wall: 1 Wall Door Opener		
Yr Built 2018	Remodeled 0	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: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		
Condition: Average			Size of Closets			Lg Ord Small			Doors Solid H.C.			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1756 SF Floor Area = 2466 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls C 10 Blt 2018								
Room List			Doors Solid H.C.			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1756 SF Floor Area = 2466 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls C 10 Blt 2018														
Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
(1) Exterior			(5) Floors			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
Insulation			(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
(2) Windows			(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
Many Avg. Few			(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
(3) Roof			(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle		(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
Chimney:			(6) Ceilings			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 1756 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Class: C +10 Effec. Age: 5 Floor Area: 2,466 Total Base New : 439,185 Total Depr Cost: 417,243 Estimated T.C.V: 917,935 E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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

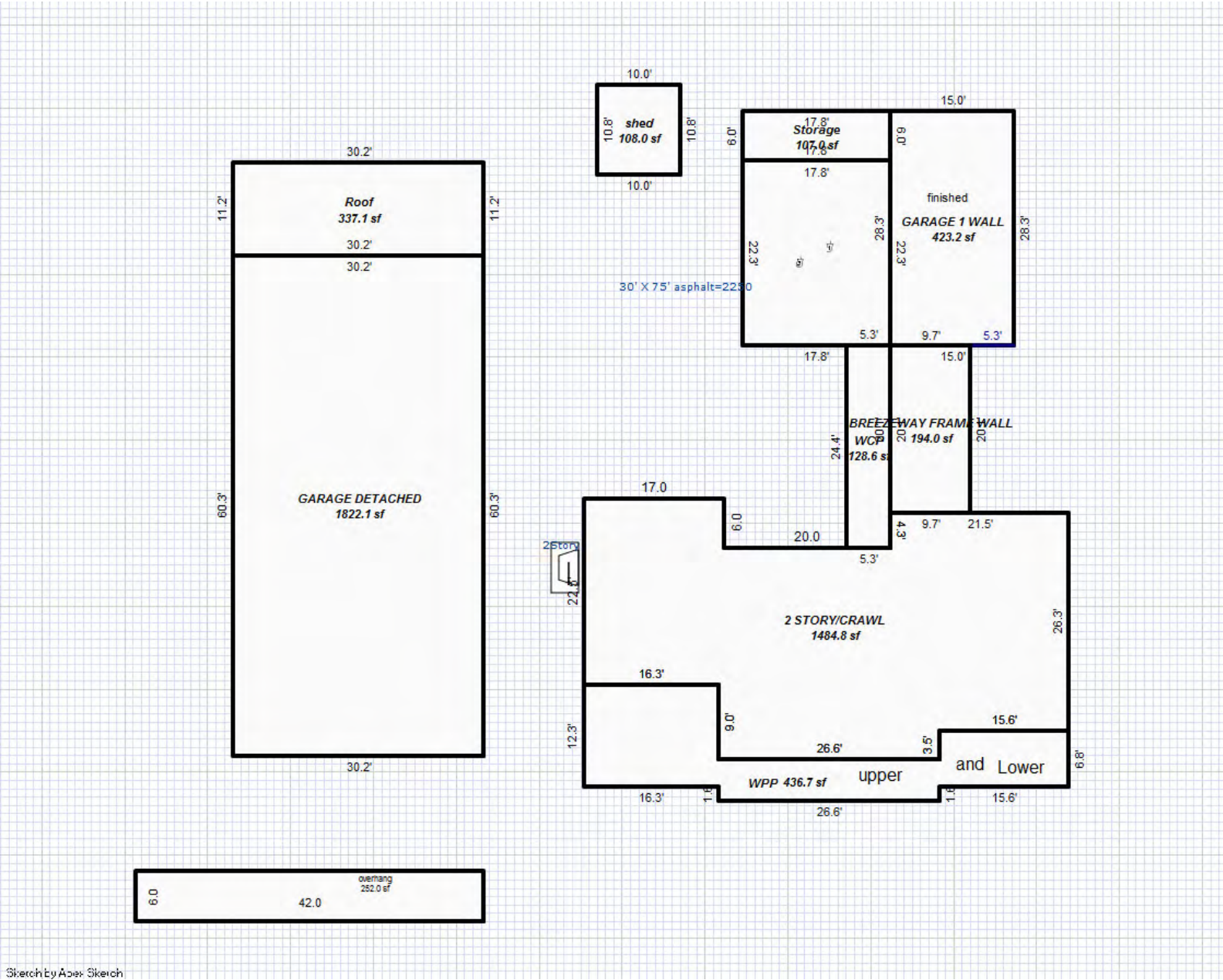


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
CAMPBELL BRETT & FITZGIBB	BC MANAGEMENT LLC	0	09/03/2014	WD	09-FAMILY/RELATED ENTITY	1208P33	DEED	100.0											
US BANK NATIONAL ASSOCIAT	CAMPBELL BRETT	367,000	07/21/2014	CD	11-FROM LENDING INSTITUT	1206P465	DEED	100.0											
SUTHERLAND MICHAEL & REBE	US BANK	588,673	09/21/2012	SD	10-FORECLOSURE	1138P201	PROPERTY TRANSFER	100.0											
RADER	SUTHERLAND	155,000	09/30/1994	WD	03-ARM'S LENGTH	393:670	OTHER	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (		Building Permit(s)		Date	Number	Status									
6150 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST			WELL/SEPTIC		02/15/2008		2008 L02-384										
		P.R.E. 0%			WELL/SEPTIC		02/15/2008		2008 L01-094										
Owner's Name/Address		MAP #: 36																	
BC MANAGEMENT LLC PO BOX 1932 TRAVERSE CITY MI 49685		2026 Est TCV 1,609,700 TCV/TFA: 542.35																	
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI														
Tax Description		Public Improvements			* Factors *														
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
L1206P465 THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 22; THENCE ALONG THE SOUTH SECTION LINE, NORTH 88 DEGREES 55 MINUTES 30 SECONDS WEST, 1320.48 FEET; THENCE ALONG THE EAST 1/8 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 118 LINE NORTH 00 DEGREES 40 MINUTES 45 SECONDS EAST 570.27 FEET TO		X			Dirt Road			A 100' @ 7000/	100.00	480.00	0.8962	1.0249	7000	100		642,988			
					Gravel Road			A 100' @ 7000/	55.00	480.00	0.8962	1.0249	7000	50	SURPLUS: ZONING 100 FT 17	100			
		X			Paved Road			155 Actual Front Feet, 1.71 Total Acres								Total Est. Land Value =	819,810		
					Storm Sewer														
		X			Sidewalk														
					Water														
		X			Sewer			Land Improvement Cost Estimates											
					Electric			Description								Rate	Size	% Good	Cash Value
		X			Gas			D/W/P: Asphalt Paving								3.16	2250	0	0
					Curb			Wood Frame								29.07	107	50	1,555
		X			Street Lights			Wood Frame								29.02	108	50	1,567
					Standard Utilities			Residential Local Cost Land Improvements											
		X			Underground Utils.			Description								Rate	Size	% Good	Cash Value
								LAND IMPROVEMENTS 5								5,000.00	1	100	5,000
								Total Estimated Land Improvements True Cash Value =								8,122			
		Topography of Site																	
		X Level																	
		Rolling																	
		X Low																	
		High																	
		X Landscaped																	
		Swamp																	
		X Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		X Wetland																	
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value								
		Who When What			2026	409,900	395,000	804,900			325,480C								
		TPC 05/10/2021 INSPECTED			2025	292,800	331,300	624,100			316,924C								
		TPC 01/15/2015 INSPECTED			2024	128,800	303,200	432,000			307,395C								
		TPC 10/30/2013 INSPECTED			2023	111,300	282,300	393,600			292,758C								

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County of Leelanau, Michigan

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 820 % Good: 0 Storage Area: 0 No Conc. Floor:0				
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		436	WPP	E.C.F. X 2.200					
Building Style: 2 STORY		X	Drywall		Plaster Wood T&G									436	WPP						
Yr Built 1920 199	Remodeled 2014		Ex	X	Ord										Min				128	WCP (1 Story)	
Condition: Average		Trim & Decoration			337									Roof Cover Onl							
		Size of Closets			194									Brzwy, FW							
			Lg	X	Ord										Small						
Room List		Doors		Solid	X									H.C.	Central Air Wood Furnace						
Basement 4 1st Floor 3 2nd Floor 4 Bedrooms		(5) Floors			(12) Electric									Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1484 SF Floor Area = 2968 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,484 Total: 349,749 227,368 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 943 3 Fixture Bath 2 9,133 5,936 Water/Sewer 1000 Gal Septic 1 4,782 3,108 Water Well, 100 Feet 1 5,847 3,801 Porches WPP 436 7,913 5,143 WPP 436 7,913 5,143 WCP (1 Story) 128 6,264 4,072 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 820 37,810 24,576 Common Wall: 1 Wall 1 -2,640 -1,716 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 1822 24,597 15,988 Door Opener 3 1,612 1,048 Base Cost 1822 64,717 42,066 Built-Ins Appliance Allow. 1 2,767 1,799 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
		Kitchen: Softwood			100 Amps Service																
		Other: Carpeted			No./Qual. of Fixtures																
		Other:			Ex. X Ord. Min																
(1) Exterior	(6) Ceilings			No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall				Many	X	Ave.		Few									
X	Insulation		X	Tile				(13) Plumbing													
(2) Windows		(7) Excavation			1	Average Fixture(s)															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1484 S.F. Slab: 0 S.F. Height to Joists: 0.0			3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
X	Storms & Screens		(9) Basement Finish			(14) Water/Sewer															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
X	Gable Hip Flat	Gambrel Mansard Shed				1	Lump Sum Items:														
X	Asphalt Shingle		(10) Floor Support																		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																			

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
CAMPBELL BRETT & FITZGIBB	BC MANAGEMENT LLC	0	09/03/2014	WD	09-FAMILY/RELATED ENTITY	1208P33	DEED	100.0												
US BANK NATIONAL ASSOCIAT	CAMPBELL BRETT	0	07/21/2014	CD	11-FROM LENDING INSTITUT	1206P465	DEED	100.0												
SUTHERLAND MICHAEL & REBE	US BANK	588,673	09/21/2012	SD	10-FORECLOSURE	1138P201	DEED	0.0												
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-3 (	Building Permit(s)		Date	Number	Status											
W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST																		
Owner's Name/Address		P.R.E. 0%																		
		MAP #: 36																		
BC MANAGEMENT LLC PO BOX 1932 TRAVERSE CITY MI 49685		2026 Est TCV 189,843																		
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI															
		Public Improvements			* Factors *															
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value							
					C 100' @ 2000/	100.00	251.00	0.8378	0.8716	2000	100			146,033						
					C 100' @ 2000/	60.00	251.00	0.8378	0.8716	2000	50	SURPLUS: ZONING		100 FT 4						
					E 100' @ 800/	43.00	251.00	0.7805	0.8249	800	0	EASEMENT		0						
					203 Actual Front Feet, 1.17 Total Acres Total Est. Land Value = 189,843															
Tax Description		Topography of Site																		
PER APPROVED LDA 2002 SPLIT FROM 006-122-017-11 PARCEL B PRT OF SE 1/4 OF SE 1/4 SEC 22 COM AT SE COR SD SEC TH N 88 DEG 55'30" W ALG S LN SD SEC 1320.48 FT TO E 1/8 LN SD SEC TH N 00 DEG 40'45" E 33.00 FT TH N 80 DEG 34'20" E 101.58 FT TO POB TH CONT N 80 DEG 34'20" E 13.92 FT TH N 70 DEG 51'20"E 172.09 FT TH N 61 DEG 51'20" E 49.86 FT TH N 11 DEG 49'05" W 64.93 FT TH ALG ARC OF 150 FT RAD CRV TO RIGHT 37.34 FT (CHORD=N 04 DEG 41'14" W 37.24 FT) TH N 02 DEG 26'36" E 69.01 FT TH S 90 DEG 00'00" W 203.89 FT TH S 00 O POB TOGETHER NT SEC 22 T29N 3 A.		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What										2026	94,900	0	94,900			37,355C
		TPC 05/30/2021 INSPECTED												2025	83,400	0	83,400			36,373C
		TPC 10/29/2018 INSPECTED												2024	56,400	0	56,400			35,280C
		WAS 01/13/2008 INSPECTED												2023	45,200	0	45,200			33,600C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GREGSON	REID	65,000	07/27/1998	WD	03-ARM'S LENGTH	484:996	OTHER	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-3 (		Building Permit(s)		Date	Number	Status			
W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 36											
REID KENNETH M & KATHLEEN A		2026 Est TCV 376,026											
4472 MORNINGVIEW													
SHELBY TWP MI 48316		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					B 100' @ 3400/	100.00	566.00	0.9678	1.0680	3400	100		351,426
					B 100' @ 3400/	14.00	566.00	0.9678	1.0680	3400	50	SURPLUS: ZONING 100 FT	2
					114 Actual Front Feet, 1.48 Total Acres						Total Est. Land Value =		376,026

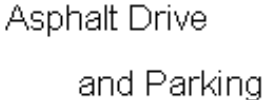
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BOLEN BRUCE & JANE	BOLEN BRUCE & JANE TRUST	0	12/11/2024	WD	14-INTO/OUT OF TRUST	2024005953	DEED	0.0				
BOLEN JANE	BOLEN BRUCE & JANE	0	12/19/2016	WD	09-FAMILY/RELATED ENTITY	1292P176	OTHER	0.0				
THOMASMA VIRGINIA M TRUST	VREDEVOOGD COMBS PATRICIA	0	12/15/2016	QC	19-MULTI PARCEL ARM'S LE	1292P166	DEED	0.0				
VREDEVOOGD COMBS PATRICIA	VREDEVOOGD PATRICIA A TRU	0	12/15/2016	QC	09-FAMILY/RELATED ENTITY	1292P169	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
6104 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
		MAP #: 36										
BOLEN BRUCE & JANE TRUST 5421 CASCADE RD SE GRAND RAPIDS MI 49546		2026 Est TCV 1,343,393 TCV/TFA: 590.76										
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B 100' @ 3400/	200.00	565.09	0.7757	1.0676	3400	100		563,095
				B 100' @ 3400/	76.27	565.09	0.7757	1.0676	3400	50	SURPLUS: ZONING	100 FT 10
				276 Actual Front Feet, 3.58 Total Acres					Total Est. Land Value =		670,463	
				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								
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
		X	Waterfront									
			Ravine									
		X	Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	335,200	336,500	671,700			221,133C	
		TPC 10/29/2018	INSPECTED		2025	345,100	281,600	626,700			215,320C	
		WAS 01/13/2008	INSPECTED		2024	216,900	257,600	474,500			208,846C	
					2023	187,300	240,100	427,400			198,901C	

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County of Leelanau, Michigan



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 1124 72 478	WPP WPP Treated Wood		Year Built: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor:0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1			1			Class: BC Effec. Age: 35 Floor Area: 2,274 Total Base New : 465,335 Total Depr Cost: 302,468 Estimated T.C.V: 665,430			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Building Style: 1.25 STORY				X	Drywall Paneled		Plaster Wood T&G																			Trim & Decoration																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Yr Built 1984	Remodeled 0			X	Ex		Ord																				Min	Size of Closets																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Condition: Average				X	Lg		Ord																				Small	Doors				X	Solid		H.C.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Room List				(5) Floors																						(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1984 (11) Heating System: Forced Heat & Cool Ground Area = 1570 SF Floor Area = 2274 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,570 1 Story Siding Overhang 312 Total: 350,921 228,100 Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,136 1,388 3 Fixture Bath 1 6,716 4,365 2 Fixture Bath 1 4,500 2,925 Water/Sewer 1000 Gal Septic 1 5,541 3,602 Water Well, 100 Feet 1 6,514 4,234 Porches WPP 72 3,466 2,253 WPP 1124 23,031 14,970 Deck Treated Wood 478 7,638 4,965 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 30,595 19,887 Common Wall: 1 Wall 1 -2,606 -1,694 Door Opener 1 672 437 Built-Ins Appliance Allow. 1 3,976 2,584 Jacuzzi Tub 1 11,893 7,730 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms				Kitchen: Vinyl Other: Carpeted Other: Tile				200 Amps Service																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall			X	Ex.		Ord.		Min	No. of Elec. Outlets			X			Many		Ave.		Few																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
X	Insulation			(7) Excavation				(13) Plumbing				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1			1		

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

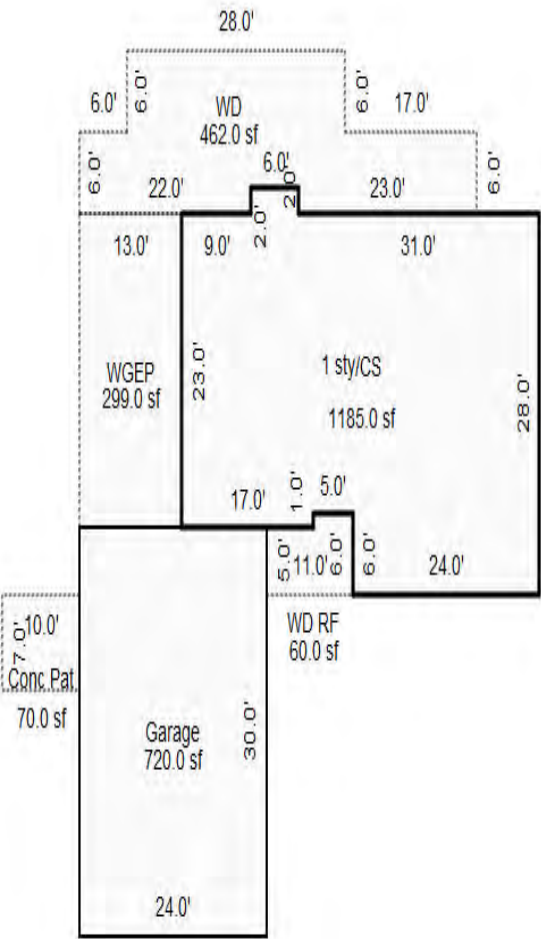


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCOVILLE	REID	64,125	08/19/1996	LC	16-LC PAYOFF	428:936	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (		Building Permit(s)		Date	Number	Status
6136 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		12/16/2013		PM13-0622		
		P.R.E. 0%		Electrical		10/28/2013		PE13-0488		
Owner's Name/Address		MAP #: 36		HOUSE		11/07/1996		97004061		INSPECTED
REID KENNETH M & KATHLEEN A 4472 MORINGVIEW DR SHELBY TOWNSHIP MI 48316-3932		2026 Est TCV 1,160,749 TCV/TFA: 979.54								
		X	Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
		Public Improvements			* Factors *					
		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			Gravel Road	A 100' @ 7000/ 100.00 580.00 0.9721 1.0746 7000 100 731,187						
			Paved Road	A 100' @ 7000/ 12.00 580.00 0.9721 1.0746 7000 50 SURPLUS: ZONING 100 FT 4						
			Storm Sewer	112 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 775,058						
			Sidewalk							
			Water							
			Sewer							
		X	Electric	Land Improvement Cost Estimates						
			Gas	Description Rate Size % Good Cash Value						
			Curb	D/W/P: 3.5 Concrete 6.71 70 0 0						
			Street Lights	Total Estimated Land Improvements True Cash Value = 0						
			Standard Utilities							
			Underground Utils.							
Tax Description										
L428 P936-941 L433 P602/96 PRT SE 1/4 SEC 22 COM SE COR SD SEC TH ALG S SEC LN N 88 DEG 55' 30" W 575.48 FT TH N 22 DEG 06' 55" W 411.41 FT TH S 41 DEG 25' 20" W 127.02 FT TO POB TH S 41 DEG 25' 20" W 103.78 FT TH S 61 DEG 51' 20" W 16.82 FT TH N 22 DEG 06' 55" W 591.96 FT TO S BANK N PRT CRYSTAL RIVER TH ALG BANK N 56 DEG 04' 05" E 112.01 FT TH S 22 DEG 06' 55" E 566.88 FT TO POB TOGETHER & SUBJECT TO EASEMENTS SEC 22 T29N R14W.										
Comments/Influences										
		Topography of Site								
		X	Level							
			Rolling							
			Low							
		X	High							
		X	Landscaped							
			Swamp							
		X	Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Who When What		2026	387,500	192,900	580,400			148,737C		
TPC 10/31/2013 INSPECTED		2025	276,800	160,400	437,200			144,827C		
WAS 01/13/2008 INSPECTED		2024	121,800	167,500	289,300			140,473C		
		2023	105,200	155,900	261,100			133,784C		

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 299 468 60	Type WGEP (1 Story) Treated Wood Pine	Year Built: 1997 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +5 Effec. Age: 30 Floor Area: 1,185 Total Base New : 250,425 Total Depr Cost: 175,314 Estimated T.C.V: 385,691		E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G																
Yr Built 1997		Remodeled 0		Trim & Decoration																
Condition: Average		Size of Closets		Central Air Wood Furnace																
Room List		Doors		Solid X H.C.															(12) Electric	
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			0 Amps Service														
(1) Exterior			Kitchen: Other: Other:			No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			X Ex.			Ord.			Min								
	Insulation					No. of Elec. Outlets														
(2) Windows						Many X Ave.			Few											
						(13) Plumbing														
X	Many Avg. Few		Large Avg. Small		X	Basement: 0 S.F. Crawl: 1185 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																	
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat		Gambrel Mansard Shed		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				

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

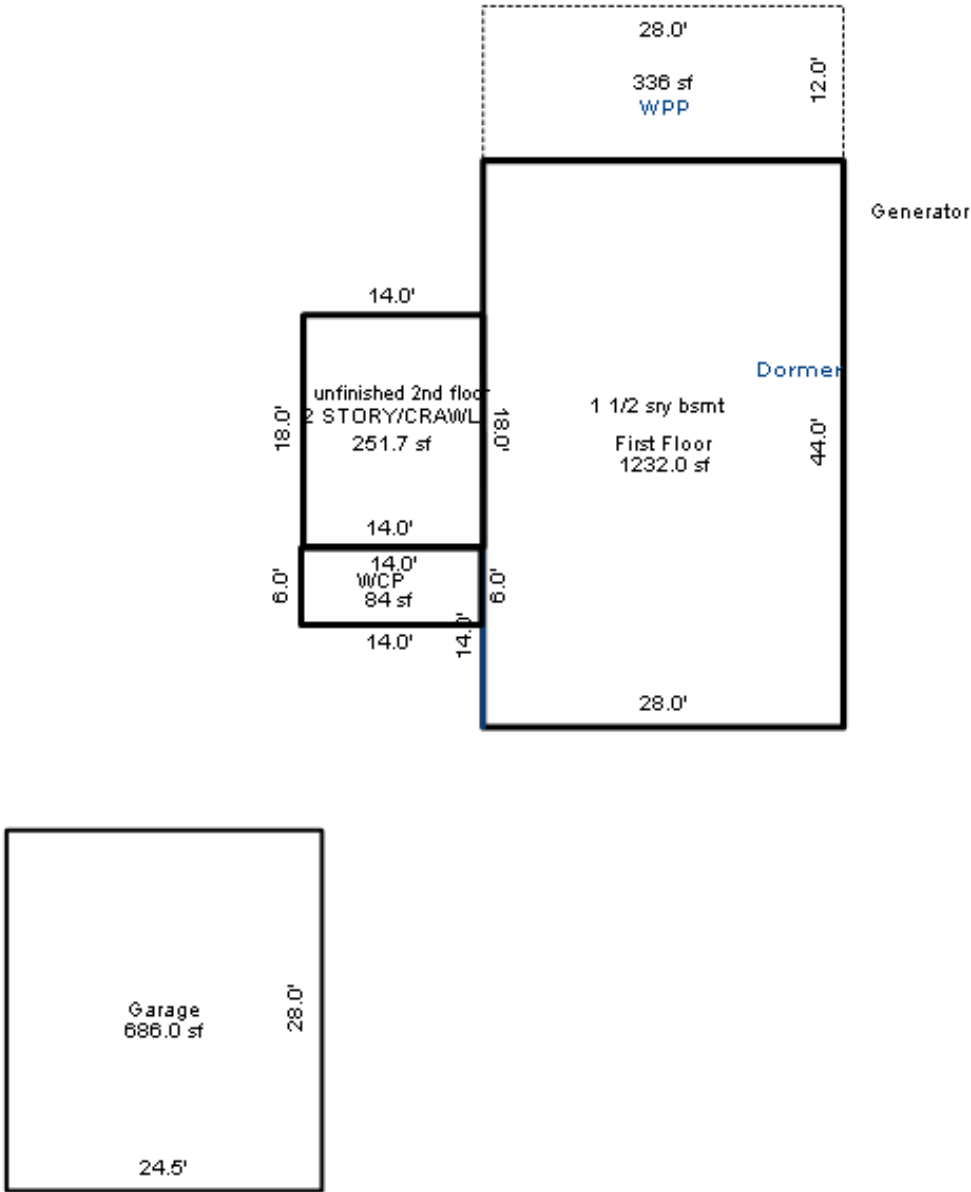


Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0						
SUTHERLAND PAUL H & AMY B	CRYSTAL GLEN PROPERTIES L	1	07/31/2020	QC	09-FAMILY/RELATED ENTITY	2020004961	OTHER	100.0						
HORIZON ENTERPRISES LLC	SUTHERLAND PAUL H & AMY B	440,000	06/25/2020	WD	03-ARM'S LENGTH	2020004022	REALTOR	100.0						
WEAVER ROBERT C & KAREN C	HORIZON ENTERPRISES LLC	0	04/08/2014	WD	09-FAMILY/RELATED ENTITY	1196P247	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)		Date	Number	Status					
6166 W CRYSTAL BEND DR		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		02/03/2021	PP21-0028	100% FINIS						
		P.R.E. 100% 08/24/2022		Res. Add/Alter/Repair		02/01/2021	PB20-0476	100% FINIS						
Owner's Name/Address		MAP #: 36		ADDITION/ALTERATION		11/29/2020	LU20-38	100% FINIS						
SUTHERLAND PAUL H & AMY BORER 12935 S WESTBAY SHORE DR TRAVERSE CITY MI 49684		2026 Est TCV 886,957 TCV/TFA: 377.43		Electrical		11/05/2020	PE20-0585	100% FINIS						
		X	Improved		Vacant					Land Value Estimates for Land Table 4120.4120 RESI				
		Public Improvements			* Factors *									
					Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					B 100' @ 3400/		100.00	600.00	1.0000	1.0837	3400	100		368,463
					100 Actual Front Feet,		1.38 Total Acres		Total Est. Land Value =		368,463			
					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	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 336 16	Type WPP WPP	Year Built: 1994 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 686 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: C Effec. Age: 35 Floor Area: 2,350 Total Base New : 360,833 Total Depr Cost: 234,543 Estimated T.C.V: 515,994		E.C.F. X 2.200			Bsmnt Garage:			
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G															
Yr Built 1992		Ex		Ord		Min														
Remodeled 2021		Size of Closets																		
Condition: Average		Lg		Ord		Small														
Room List			Doors		Solid		H.C.		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors			(12) Electric														
(1) Exterior			Kitchen: Other: Other:			200 Amps Service														
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1			Single Family			1.5 STORY			Cls C Blt 1992		
X	Insulation					X Ex.			Ord.			Min								
(2) Windows						No. of Elec. Outlets														
	Many Avg. Few		Large Avg. Small					Many			X Ave.			Few						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			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														
			(8) Basement																	

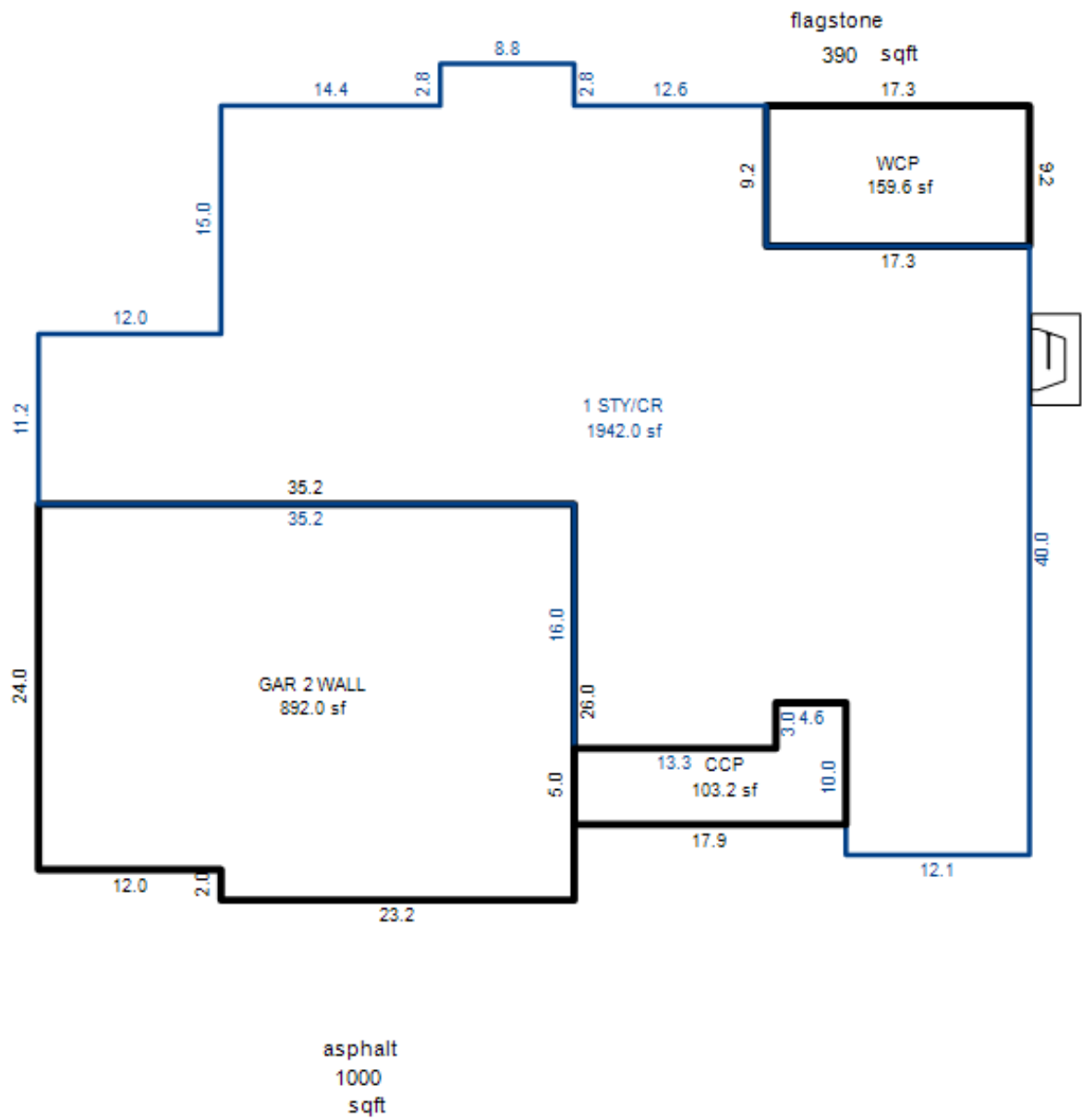


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RADER JACK D II & CHRISTI	KURAS PROPERTIES	0	04/04/1987	WD	03-ARM'S LENGTH	309P860	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NONE	Building Permit(s)		Date	Number	Status				
W STATE ST		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KURAS PROPERTIES 5000 S WOODRIDGE RD GLEN ARBOR MI 49636		2026 Est TCV 816											
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					E 100' @ 800/	33.00	68.64	1.4741	0.5240	800	4	ROW EASEMENT	816
					33 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =		816	
Tax Description													
SEE TITLE OPINION REMAINDER PART OF LIBER													
309P860 EXCEPT THAT PART CONVEYED TO													
WOODSTONE CONDOMINIUM REC L1339P695													
Comments/Influences													
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2026	400	0	400				332C	
		TPC 05/30/2021 INSPECTED			2025	500	0	500				324C	
		WAS 01/13/2013 NEW PARCEL			2024	500	0	500				315C	
					2023	300	0	300				300S	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 159 103		WCP (1 Story) CCP (1 Story)		Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 892 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		1			Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Class: C +10 Effec. Age: 5 Floor Area: 1,942 Total Base New : 363,958 Total Depr Cost: 345,758 Estimated T.C.V: 760,668		E.C.F. X 2.200		Bsmnt Garage:			
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G		No./Qual. of Fixtures		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1942 SF Floor Area = 1942 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 1,942 Total: 287,519 273,141		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,378 3 Fixture Bath 1 4,567 4,339 2 Fixture Bath 1 3,056 2,903 Water/Sewer 2000 Gal Septic 1 9,503 9,028 Water Well, 100 Feet 1 5,847 5,555 Porches WCP (1 Story) 159 7,382 7,013 CCP (1 Story) 103 3,097 2,942 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 892 40,381 38,362 Common Wall: 2 Wall 1 -5,280 -5,016 Door Opener 2 1,075 1,021 Built-Ins Appliance Allow. 1 2,767 2,629 Fireplaces Prefab 1 Story 1 2,593 2,463 Totals: 363,958 345,758		Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 760,668								
Yr Built 2018	Remodeled 0	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		1		2000 Gal Septic					
Condition: Average		Size of Closets			(14) Water/Sewer		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Totals: 363,958 345,758		No Conc. Floor: 0									
Room List		Doors		Solid		H.C.		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex. Ord. Min		Basement: 0 S.F. Crawl: 1942 S.F. Slab: 0 S.F. Height to Joists: 0.0						
(1) Exterior		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				
Insulation		(6) Ceilings		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				
(2) Windows		(6) Ceilings		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				
Many Avg. Few		Large Avg. Small		(6) Ceilings		(6) Ceilings		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		1		2000 Gal Septic				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				
(3) Roof		(6) Ceilings		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				
Gable Hip Flat		Gambrel Mansard Shed		(6) Ceilings		(6) Ceilings		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		1		2000 Gal Septic				
Asphalt Shingle		(6) Ceilings		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				
Chimney:		(6) Ceilings		Kitchen: Other: Other:		(6) Ceilings		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		1		2000 Gal Septic				

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

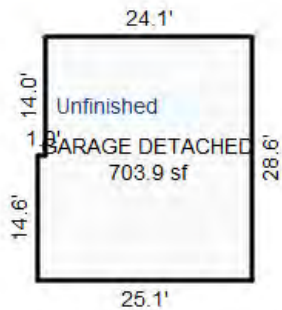
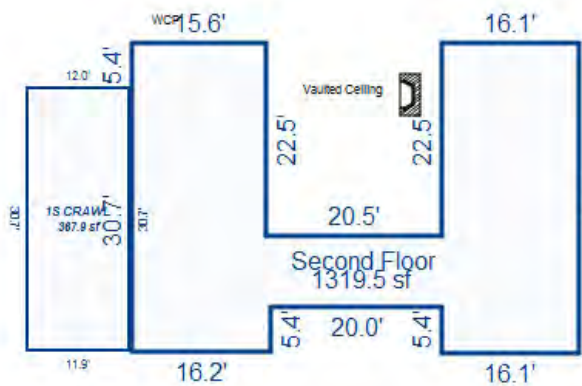


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ANGILERI FRANK A LIVING T	ANGILERI FRANK A & MARIA	0	09/21/2016	WD	03-ARM'S LENGTH	1274P718	PROPERTY TRANSFER	0.0		
FRUEHAUF ROHN H	ANGILERI FRANK A LIVING T	1,100,000	09/15/2009	WD	03-ARM'S LENGTH	2009 1027-883W	DEED	100.0		
FRUEHAUF		0	08/11/2009	OTH	33-TO BE DETERMINED	2009 1024-7580	DEED	0.0		
FRUEHAUF ROHN		0	07/31/2009	SD	10-FORECLOSURE	2009 1024-41SD	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status
5998 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		04/25/2014		PE14-0126		100% FINIS
		P.R.E. 0%		Res. Garage, Detached		08/16/2013		PB13-0264		100% FINIS
Owner's Name/Address		MAP #: 30		GARAGE		07/27/2013		2013-02		100% FINIS
ANGILERI FRANK A & MARIA F 1074 SUFFIELD AVE BIRMINGHAM MI 48009		2026 Est TCV 3,768,635 TCV/TFA: 1023.8		Mechanical		02/15/2013		PM13-0080		100% FINIS
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN						
		Public Improvements		* Factors * EFF 122.81						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				LK MI "A" 21000 100.00 496.75 0.9403 1.0086 21000 100 1,991,603						
				LK MI "A" 21000 22.81 496.75 0.9403 1.0086 21000 50 SURPLUS: ZONING 100 FT 22						
				123 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 2,218,746						
				Land Improvement Cost Estimates						
				Description Rate Size % Good Cash Value						
				D/W/P: Flagstone/Sand 26.62 100 0 0						
				D/W/P: 4in Ren. Conc. 10.45 87 0 0						
				Residential Local Cost Land Improvements						
				Description Rate Size % Good Cash Value						
				LAND IMPROVEMENTS 15 1,500.00 1 95 1,425						
				Total Estimated Land Improvements True Cash Value = 1,425						
		</								

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 992	Type WCP (1 Story)	Year Built: 2014 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: 703 % Good: 0 Storage Area: 0 No Conc. Floor:0	
X	Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: BC Effec. Age: 10 Floor Area: 3,681 Total Base New : 637,229 Total Depr Cost: 573,505 Estimated T.C.V: 1,548,464			E.C.F. X 2.700				Bsmnt Garage:	
Building Style: 1 STORY			Drywall Paneled				Plaster Wood T&G												
Yr Built 2013	Remodeled 0	Ex			Ord			Min											
Condition: Average			Trim & Decoration				Size of Closets				Lg			Ord				Small	
Room List			Doors			Solid			H.C.			Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors			(12) Electric			0 Amps Service										
(1) Exterior			Kitchen: Other: Other:			No./Qual. of Fixtures			Ex.			Ord.			Min				
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few				
	Insulation					(13) Plumbing			1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows			(7) Excavation																
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2454 S.F. Slab: 0 S.F. Height to Joists: 0.0																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof			(9) Basement Finish			(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	Asphalt Shingle Metal		(10) Floor Support			1 Lump Sum Items:													
Chimney:			Joists: Unsupported Len: Cntr.Sup:																
ECF (4085 LAKE MICHIGAN) 2.700 => TCV:																		1,548,464	

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

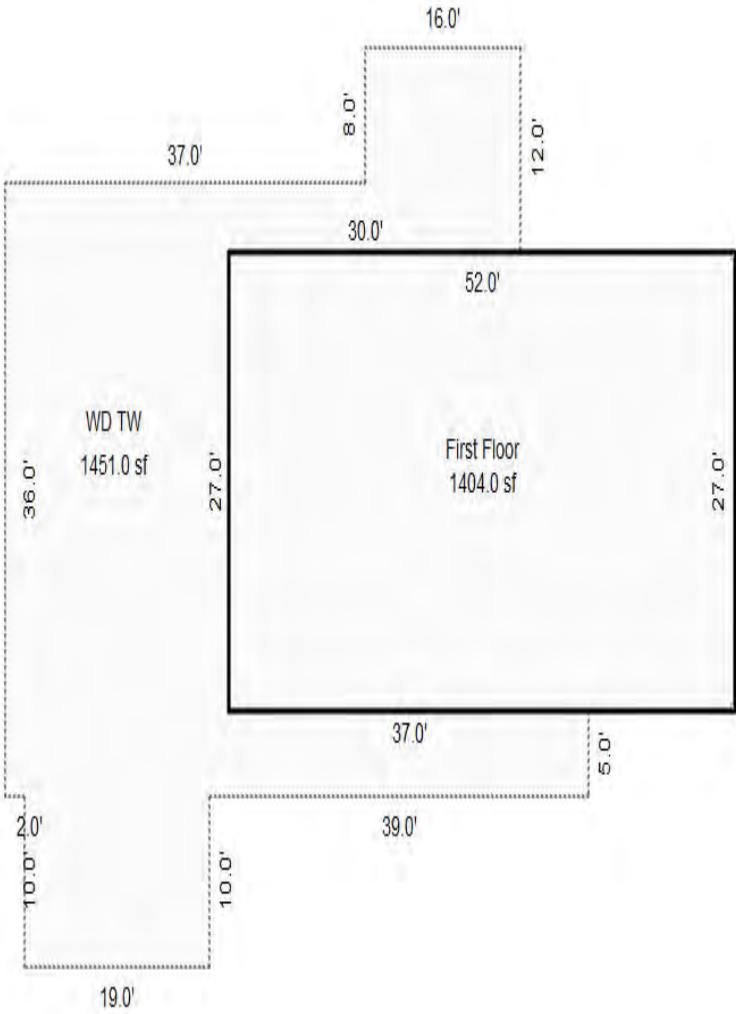


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
BALIAN ANNETTE T TRUST 28	BALIAN JOHN V TRUST 71.43	1	01/19/2011	OTH	33-TO BE DETERMINED	1082-242	OTHER	0.0									
BALIAN JOHN V TRUST	BALIAN ANNETTE T TRUST	1	07/12/1998	WD	03-ARM'S LENGTH	659-582	OTHER	0.0									
BALIAN JOHN V & ANNETTE T	BALIAN ANNETTE T REVOC TR	1	12/23/1988	QC	09-FAMILY/RELATED ENTITY	295-168	OTHER	0.0									
FRUEHAUF RUTH H	BALIAN JOHN V & ANNETTE T	750,000	12/22/1988	WD	03-ARM'S LENGTH	294-959	OTHER	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status								
6180 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST			PLUMBING		07/28/2004	PP04-0245									
		P.R.E. 0%			MECHANICAL		07/20/2004	PM04-0437									
Owner's Name/Address		MAP #: 30			MECHANICAL		06/21/2004	PM04-0381									
BALIAN ANNETTE T TRUST & BALINA JOHN V TRUST TNT IN COM		2026 Est TCV 6,254,485 TCV/TFA: 2969.8			Res. Single Family		06/10/2004	PB04-0259									
2147 FAIRWAY DR		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN												
BIRMINGHAM MI 48009		Public Improvements			* Factors *												
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
L294 P959/88 L295 P168/89 L659 P582/02					LK MI "A"	21000	300.00	700.00	0.7097	1.0989	21000	100			4,913,430		
PRT GOVT LOT 1 SEC 22 COM E 1/4 COR SD					LK MI "A"	21000	78.40	700.00	0.7097	1.0989	21000	50	SURPLUS: ZONING 100' MIN				
SEC TH N 00 DEG 20' 00" E ALG E SEC LN					378 Actual Front Feet, 6.08 Total Acres Total Est. Land Value = 5,555,452												
152.27 FT TO POB TH CONT N 00 DEG 20' 00"																	
E ALG E SEC LN 616.44 FT TH N 42 DEG 09' 50" W 543.72 FT TO TRAVERSE LN ALG SHR																	
LAKE MICHIGAN TH S 40 DEG 08' 03" W ALG SD TRAVERSE LN 411.40 FT TO C/L BAY LANE																	
TH S 41 DEG 37' 58" E ALG SD C/L 943.13 FT TO POB SEC 22 T29N R14W.																	
Comments/Influences																	
					Topography of Site												
					X	Level											
						Rolling											
						Low											
						High											
						Landscaped											
						Swamp											
						Wooded											
			Pond														
		X	Waterfront														
			Ravine														
			Wetland														
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2026	2,777,700	349,500	3,127,200			1,077,407C						
The Equalizer. Copyright (c) 1999 - 2009.		TPC 05/15/2017	INSPECTED		2025	2,645,500	334,600	2,980,100			1,049,082C						
Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		WAS 10/14/2007	INSPECTED		2024	2,380,900	329,200	2,710,100			1,017,539C						
					2023	2,116,400	247,800	2,364,200			969,085C						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1451	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X Drywall Paneled		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 10 Floor Area: 2,106 Total Base New : 286,631 Total Depr Cost: 257,975 Estimated T.C.V: 696,533	E.C.F. X 2.700	Bsmnt Garage:				
Building Style: MODULAR		Plaster Wood T&G			Central Air Wood Furnace					Carport Area: Roof:				
Yr Built 2004		Ex X Ord Min			(12) Electric									
Remodeled 0		Size of Closets			200 Amps Service									
Condition: Average		Lg X Ord Small		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family MODULAR			Cls C -5 Blt 2004				
Room List		Doors Solid X H.C.		Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool							
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		No. of Elec. Outlets			Ground Area = 1404 SF Floor Area = 2106 SF.							
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(13) Plumbing			Building Areas							
Insulation				1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		2 3 Fixture Bath			1.5 Story Siding Crawl Space 1,404							
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1404 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Softener, Auto			Total: 245,696 221,134							
X	Large Avg. X Small			2 Softener, Manual			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		2 No Plumbing			Plumbing							
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		2 Extra Toilet			Average Fixture(s) 1 1,451 1,306							
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		2 Extra Sink			3 Fixture Bath 1 4,567 4,110							
(3) Roof		(9) Basement Finish		2 Separate Shower			Separate Shower 2 2,673 2,406							
X	Gable Hip X Flat			2 1000 Gal Septic			Water/Sewer							
X	Gambrel Mansard Shed			2 Water Well, 100 Feet			Built-Ins							
X	Asphalt Shingle	(10) Floor Support		2 Ceramic Tile Floor			Appliance Allow. 1 2,767 2,490							
Chimney: Metal		Joists: WOOD I BEAM Unsupported Len: Cntr.Sup:		2 Ceramic Tile Wains			Deck							
				2 Ceramic Tub Alcove			Treated Wood 1451 18,848 16,963							
				2 Vent Fan			Totals: 286,631 257,975							
				(14) Water/Sewer			Notes:							
				1 Public Water			ECF (4085 LAKE MICHIGAN) 2.700 => TCv: 696,533							
				1 Public Sewer										
				1 Water Well										
				1 1000 Gal Septic										
				1 2000 Gal Septic										
				Lump Sum Items:										



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
NISONGER HELGA M TRUST	NISONGER HELGA M TRUST	0	12/31/2001	AFF	07-DEATH CERTIFICATE		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status					
6006 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 100% 01/01/2012												
Owner's Name/Address		MAP #: 30												
NISONGER HELGA M TRUST C/O NISONGER WILLIAM PO BOX 8 GLEN ARBOR MI 49636		2026 Est TCV 3,001,006 TCV/TFA: 892.63												
		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	400.00	0.9665	0.9554	21000	100		1,939,294
					LK MI "A"	21000	10.00	400.00	0.9665	0.9554	21000	50	SURPLUS: ZONING 100 FT	
Tax Description					110 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 2,036,259									
L232 P619 L258 P839 DC L851 P583/05 PRT OF GOVT LOT 1 SEC 22 COM AT E 1/4 POST TH N 0 DEG 20' E ON E SEC LN 1334.7 FT TO POB TH S 88 DEG 35' W 239.5 FT TO SHR LAKE MICHIGAN TH S 39 DEG 50' W ON SHR 100 FT TH S 42 DEG 12' 15" E TO E LN SEC TH N ON SEC LN TO POB SEC 22 T29N R14W .85 A M/L.					Land Improvement Cost Estimates									
Comments/Influences					Description	Rate		Size % Good		Cash Value				
					D/W/P: 3.5 Concrete	6.71		1174 0		0				
					Residential Local Cost Land Improvements									
					Description	Rate		Size % Good		Cash Value				
					LAND IMPROVEMENTS 5	5,000.00		1 100		5,000				
					Total Estimated Land Improvements True Cash Value = 5,000									
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		X Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who When What		2026	1,018,100	482,400	1,500,500			514,043C						
TPC 03/28/2012 INSPECTED		2025	969,600	465,500	1,435,100			500,529C						
WAS 10/14/2007 INSPECTED		2024	872,700	457,700	1,330,400			485,480C						
		2023	775,700	344,900	1,120,600			462,362C						

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 14 888	WPP WPP	Year Built: 1969 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor:0					
X	Wood Frame			(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 34 Floor Area: 3,362 Total Base New : 514,896 Total Depr Cost: 355,462 Estimated T.C.V: 959,747			E.C.F. X 2.700												
Building Style: 1 STORY				X	Drywall Paneled		Plaster Wood T&G												Trim & Decoration								
Yr Built 1967	Remodeled 1987			Ex	X	Ord																	Min				
Condition: Average				Size of Closets				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2101 SF Floor Area = 3362 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Bi-Level Siding Bi-Lev. 60% 2,101 Total: 402,102 265,389			Cls C 10 Blt 1967												
				Lg	X	Ord													Small								
Room List				Doors		Solid	X	H.C.	(12) Electric				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 958 3 Fixture Bath 1 4,567 3,014 Water/Sewer 1000 Gal Septic 1 4,782 3,156 Water Well, 100 Feet 1 5,847 3,859 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 15,671 10,343 Common Wall: 1 Wall 1 -2,182 -1,440 Door Opener 1 537 354 Class: C Exterior: Pole (Unfinished) Base Cost 2400 57,888 53,836 * Built-Ins Appliance Allow. 1 2,767 1,826 Fireplaces Interior 2 Story 1 6,649 4,388 Porches WPP 14 742 490 WPP 888 14,075 9,289 Totals: 514,896 355,462			Carport Area: Roof:											
	Basement 4 1st Floor 2 2nd Floor 3 Bedrooms			(5) Floors				200 Amps Service																			
(1) Exterior				Kitchen: Hardwood Other: Carpeted Other: Hardwood				No./Qual. of Fixtures				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 958 3 Fixture Bath 1 4,567 3,014 Water/Sewer 1000 Gal Septic 1 4,782 3,156 Water Well, 100 Feet 1 5,847 3,859 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 15,671 10,343 Common Wall: 1 Wall 1 -2,182 -1,440 Door Opener 1 537 354 Class: C Exterior: Pole (Unfinished) Base Cost 2400 57,888 53,836 * Built-Ins Appliance Allow. 1 2,767 1,826 Fireplaces Interior 2 Story 1 6,649 4,388 Porches WPP 14 742 490 WPP 888 14,075 9,289 Totals: 514,896 355,462			Cls C 10 Blt 1967												
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				Ex. X Ord. Min																			
X	Insulation			X	Drywall			No. of Elec. Outlets				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 958 3 Fixture Bath 1 4,567 3,014 Water/Sewer 1000 Gal Septic 1 4,782 3,156 Water Well, 100 Feet 1 5,847 3,859 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 15,671 10,343 Common Wall: 1 Wall 1 -2,182 -1,440 Door Opener 1 537 354 Class: C Exterior: Pole (Unfinished) Base Cost 2400 57,888 53,836 * Built-Ins Appliance Allow. 1 2,767 1,826 Fireplaces Interior 2 Story 1 6,649 4,388 Porches WPP 14 742 490 WPP 888 14,075 9,289 Totals: 514,896 355,462			Cls C 10 Blt 1967												
(2) Windows				(7) Excavation				Many X Ave. Few																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 958 3 Fixture Bath 1 4,567 3,014 Water/Sewer 1000 Gal Septic 1 4,782 3,156 Water Well, 100 Feet 1 5,847 3,859 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 15,671 10,343 Common Wall: 1 Wall 1 -2,182 -1,440 Door Opener 1 537 354 Class: C Exterior: Pole (Unfinished) Base Cost 2400 57,888 53,836 * Built-Ins Appliance Allow. 1 2,767 1,826 Fireplaces Interior 2 Story 1 6,649 4,388 Porches WPP 14 742 490 WPP 888 14,075 9,289 Totals: 514,896 355,462			Cls C 10 Blt 1967												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				(13) Plumbing																			
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 958 3 Fixture Bath 1 4,567 3,014 Water/Sewer 1000 Gal Septic 1 4,782 3,156 Water Well, 100 Feet 1 5,847 3,859 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 15,671 10,343 Common Wall: 1 Wall 1 -2,182 -1,440 Door Opener 1 537 354 Class: C Exterior: Pole (Unfinished) Base Cost 2400 57,888 53,836 * Built-Ins Appliance Allow. 1 2,767 1,826 Fireplaces Interior 2 Story 1 6,649 4,388 Porches WPP 14 742 490 WPP 888 14,075 9,289 Totals: 514,896 355,462			Cls C 10 Blt 1967												
(3) Roof				(9) Basement Finish				(15) Fireplaces																			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 958 3 Fixture Bath 1 4,567 3,014 Water/Sewer 1000 Gal Septic 1 4,782 3,156 Water Well, 100 Feet 1 5,847 3,859 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 15,671 10,343 Common Wall: 1 Wall 1 -2,182 -1,440 Door Opener 1 537 354 Class: C Exterior: Pole (Unfinished) Base Cost 2400 57,888 53,836 * Built-Ins Appliance Allow. 1 2,767 1,826 Fireplaces Interior 2 Story 1 6,649 4,388 Porches WPP 14 742 490 WPP 888 14,075 9,289 Totals: 514,896 355,462			Cls C 10 Blt 1967												
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																			
Chimney: Brick				Joists: 2X12X16 Unsupported Len: Cntr.Sup:				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			

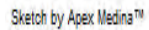


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
STEVENS DAVID F & LAUREL	STEVENS FAMILY TRUST	1	02/12/2014	QC	09-FAMILY/RELATED ENTITY	1193P347	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
6119 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 30												
STEVENS FAMILY TRUST 1102 STADLER LN PETALUMA CA 94952		2026 Est TCV 2,212,486 TCV/TFA: 1216.9												
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors * AT PUBLIC RD END/BEACH									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	175.00	0.9235	0.7771	21000	100	1,506,929	
					LK MI "A"	21000	32.00	175.00	0.9235	0.7771	21000	50	SURPLUS: ZONING 100 FT 24	
					132 Actual Front Feet, 0.53 Total Acres						Total Est. Land Value =		1,748,038	
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					D/W/P: Crushed Rock				2.31	200 0		0		
					Residential Local Cost Land Improvements									
					Description					Rate	Size % Good		Cash Value	
					LAND IMPROVEMENTS 5				5,000.00	1 100		5,000		
					Total Estimated Land Improvements True Cash Value =									5,000
		Topography of Site												

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 295	Type Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 40 Floor Area: 1,818 Total Base New : 283,610 Total Depr Cost: 170,166 Estimated T.C.V: 459,448			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1 STORY				X	Drywall Paneled		Plaster Wood T&G																				
Trim & Decoration																											
Yr Built 1960	Remodeled 1984				Ex	X	Ord														Min						
Condition: Average				Size of Closets					Lg	X	Ord		Small														
Room List				Doors					Solid		X	H.C.		Central Air Wood Furnace													
	Basement 6 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric																			
				Kitchen: Other: Carpeted Other: Hardwood				200 Amps Service																			
(1) Exterior								No./Qual. of Fixtures																			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				Ex.				X	Ord.		Min												
								No. of Elec. Outlets																			
X	Insulation							Many				X	Ave.		Few												
(2) Windows				(7) Excavation				(13) Plumbing																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1818 S.F. Slab: 0 S.F. Height to Joists: 0.0				1	Average Fixture(s)																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
(3) Roof				(9) Basement Finish				(14) Water/Sewer																			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																		
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																			
Chimney: Block				Joists: 2X10X16 Unsupported Len: Cntr.Sup:																							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1818 SF Floor Area = 1818 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,818 Total: 238,907 143,344 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 871 3 Fixture Bath 1 4,567 2,740 Water/Sewer 1000 Gal Septic 1 4,782 2,869 Water Well, 100 Feet 1 5,847 3,508 Deck Treated Wood 295 5,248 3,149 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 16,885 10,131 Common Wall: 1 Wall 1 -2,182 -1,309 Built-Ins Appliance Allow. 1 2,767 1,660 Fireplaces Interior 1 Story 1 5,338 3,203 Totals: 283,610 170,166 Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 459,448																											

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



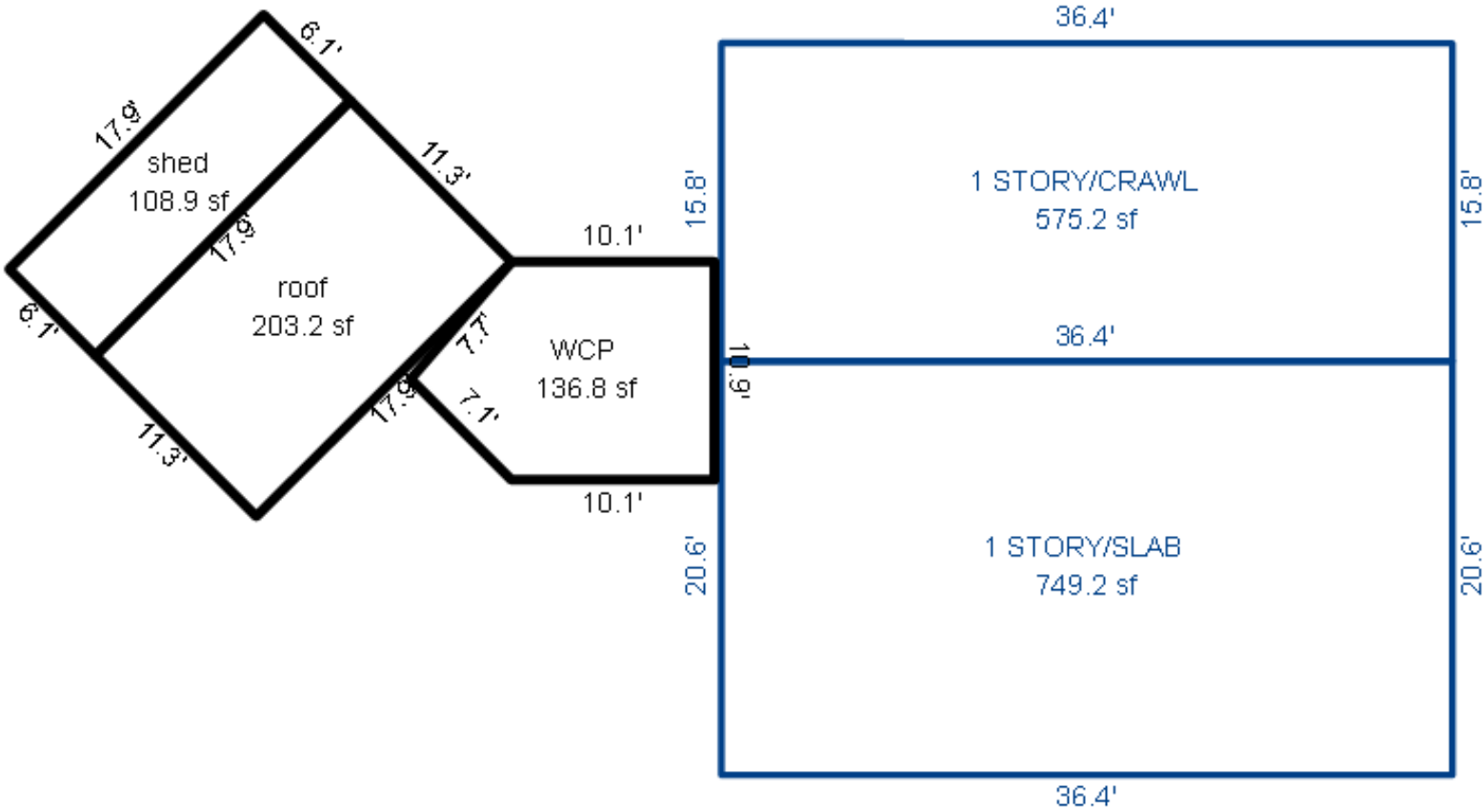
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
BRIGHT WALTER W & MARGARE	SEYFARTH ROBERT B & SUSAN	300,000	04/05/2019	WD	03-ARM'S LENGTH	1356P710	PROPERTY TRANSFER	100.0							
BRIGHT WALTER W & MARGARE	BRIGHT WALTER W & MARGARE	1	02/01/1993	QC	09-FAMILY/RELATED ENTITY	357P837	OTHER	0.0							
HANSEN ARNOLD L & CLAA	BRIGHT WALTER W & MARGARE	9,600	01/30/1976	WD	16-LC PAYOFF	186P955	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status					
5717 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		09/30/2021	PM21-0755	100% FINIS						
		P.R.E. 0%			Electrical		06/08/2021	PE21-0355	100% FINIS						
Owner's Name/Address		MAP #: 32			Plumbing		07/15/2020	PP20-0177	100% FINIS						
SEYFARTH ROBERT B & SUSAN B 340 NORTHLAWN AVE EAST LANSING MI 48823		2026 Est TCV 816,820 TCV/TFA: 616.93			Electrical		09/26/2019	PE19-0570	100% FINIS						
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI										
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L357 P837/93 PRT GOVT LOT 3 COM SW COR OF SD GOVT LOT TH E 330.7 FT TH N 0 DEG 08' 20" W 165.96 FT TH S 89 DEG 11' 50" E 110.97 FT FOR POB TH N 0 DEG 06' 20" W 401.05 FT TH N 76 DEG 04' E 273.36 FT TH S 01 DEG 35' 45" W 469.83 FT TH N 89 DEG 10' 45" W 252.20 FT TO POB SEC 22 T29N R14W.					C 100' @ 2000/	200.00	435.00	0.7953	1.0000	2000	100		318,108		
					C 100' @ 2000/	50.00	435.00	0.7953	1.0000	2000	50	SURPLUS: ZONING 100 FT		3	
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		250 Actual Front Feet, 2.50 Total Acres									Total Est. Land Value =	357,872
					Land Improvement Cost Estimates										
					Description					Rate		Size	% Good	Cash Value	
							29.02		108	97		3,040			
					Total Estimated Land Improvements True Cash Value =							3,040			
		Topography of Site													
		X	Level												
		X	Rolling												
			Low												
			High												
			Landscaped												
			Swamp												
			Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	178,900	229,500	408,400				337,063C			
		TPC 11/14/2023	INSPECTED		2025	287,800	189,100	476,900				328,202C			
		TPC 12/12/2022	INSPECTED		2024	178,900	173,000	351,900				318,334C			
		TPC 11/17/2021	INSPECTED		2023	143,100	129,100	272,200				270,509C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan															

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood			Oil Coal			Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 136 203			Type WCP (1 Story) Roof Cover Onl			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame		(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 1,324 Total Base New : 209,326 Total Depr Cost: 207,231 Estimated T.C.V: 455,908			E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:																
Building Style: 1 STORY		Drywall Paneled			Plaster Wood T&G																													
Yr Built 2023		Remodeled 0			Trim & Decoration																													
Condition: Average		Ex			Ord																Min													
Room List		Size of Closets			Lg			Ord			Small			Doors			Solid			H.C.			Central Air Wood Furnace											
(1) Exterior		(5) Floors			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 2023														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex.			Ord.			Min			(11) Heating System: Forced Heat & Cool			Ground Area = 1324 SF			Floor Area = 1324 SF.														
Insulation					No. of Elec. Outlets			Many			Ave.			Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99																	
(2) Windows		(7) Excavation			(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
Many Avg. Few		Basement: 0 S.F. Crawl: 575 S.F. Slab: 749 S.F. Height to Joists: 0.0			1 3 Fixture Bath			2 2 Fixture Bath			Softener, Auto			1 Story			Siding			Crawl Space			575											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			2 2 Fixture Bath			Softener, Manual			1 Story			Siding			Slab			749														
		(9) Basement Finish			2 2 Fixture Bath			Solar Water Heat			Other Additions/Adjustments																							
(3) Roof					2 2 Fixture Bath			No Plumbing			Plumbing																							
Gable Hip		Recreation SF			2 2 Fixture Bath			Extra Toilet			Average Fixture(s)			1			1,451			1,436														
X Flat		Living SF			2 2 Fixture Bath			Extra Sink			3 Fixture Bath			1			4,567			4,521														
Asphalt Shingle		Walkout Doors (B)			2 2 Fixture Bath			Separate Shower			Water/Sewer			1			4,782			4,734														
Chimney:		No Floor SF			2 2 Fixture Bath			Ceramic Tile Floor			Water/Sewer			1			3,410			3,376														
		Walkout Doors (A)			2 2 Fixture Bath			Ceramic Tile Wains			Porches			136			6,566			6,500														
		(10) Floor Support			2 2 Fixture Bath			Ceramic Tub Alcove			Built-Ins			136			-1,066			-1,055														
		Joists:			2 2 Fixture Bath			Vent Fan			Appliance Allow.			1			2,767			2,739														
		Unsupported Len:			2 2 Fixture Bath						Deck			203			3,414			3,380														
		Cntr.Sup:			2 2 Fixture Bath						w/Roof (Roof portion)																							
					1 Public Water						Local Cost Items			1			1			1														
					1 Public Sewer						SOLAR POWER <150KW			Totals:			209,326			207,231														
					1 Water Well						Notes:																							
					1 1000 Gal Septic						ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV:																							
					1 2000 Gal Septic																													
					Lump Sum Items:																													

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



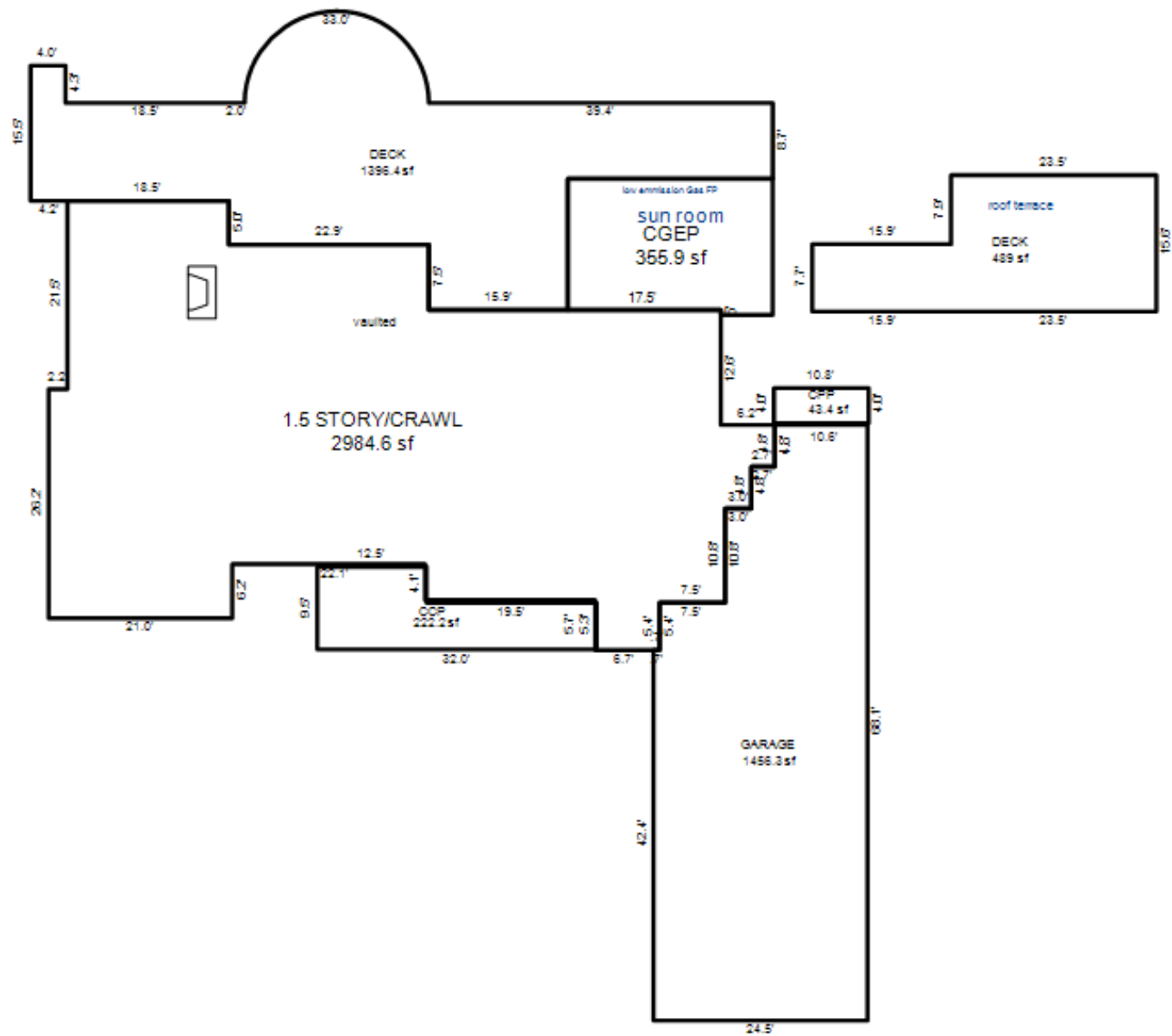
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BURTON ALEXANDRIA TRUST	BURTON ALEXANDRIA TRUST	1	11/03/2022	WD	09-FAMILY/RELATED ENTITY	2022006404	PROPERTY TRANSFER	0.0					
SHERIDAN MICHAEL L REVOCA	BURTON ALEXANDRIA TRUST	1,300,000	09/01/2017	WD	19-MULTI PARCEL ARM'S LE	1307P483	PROPERTY TRANSFER	100.0					
SHERIDAN MICHAEL L TRUST	SHERIDAN MICHAEL L & DEAN	0	08/31/2017	QC	09-FAMILY/RELATED ENTITY	1307P479	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status				
5705 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST			Electrical		10/08/2024	PE24-0711	100% FINIS				
		P.R.E. 0%			Mechanical		12/12/2023	PM23-1135	100% FINIS				
Owner's Name/Address		MAP #: 32			Plumbing		12/12/2023	PP23-0388	100% FINIS				
BURTON ALEXANDRIA TRUST 5620 LANE LAKE RD BLOOMFIELD HILLS MI 48302		2026 Est TCV 4,557,158 TCV/TFA: 790.49			Mechanical		06/12/2023	PM23-0512	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements		* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
1/25/2017 EXEMPT PARCEL LINE TRANSFER ON SURVEY AS PARCEL A OF COS RECORDED 2022006403 L14P925 A PARCEL OF LAND IN SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED				LK MI "A"	21000	100.00	230.77	0.9232	0.8327	21000	90	ADJACENT LEBEAR RESORT1,45	
AS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, THENCE NORTH 00°00'00" WEST, 371.37 FEET; THENCE NORTH 87°33'00" EAST, 209.39 FEET; THENCE NORTH 00°01'24" EAST, 149.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°01'24" EAST. 196.99 FEET TO A TRAVERSE				LK MI "A"	21000	32.13	230.77	0.9232	0.8327	21000	50	SURPLUS ZONING 100' &LEBEA	
				132 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,712,359									
		Topography of Site		Land Improvement Cost Estimates									
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Description					Rate	Size	% Good	Cash Value	
				Wood Frame					28.51	120	50	1,710	
				Total Estimated Land Improvements True Cash Value = 1,710									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		TPC	10/15/2024	INSPECTED	2026	856,200	1,422,400	2,278,600			2,020,734C		
		TPC	04/10/2024	INSPECTED	2025	815,400	1,380,700	2,196,100			1,967,609C		
		TPC	12/20/2023	INSPECTED	2024	733,900	464,900	1,198,800			1,055,489C		
					2023	652,300	265,500	917,800			681,683C		

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood			Oil Coal			Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga			Area Type 222 43 355 1396 489 58			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: 3 Mech. Doors: 0 Area: 1632 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 1 Floor Area: 5,765 Total Base New : 1,063,477 Total Depr Cost: 1,052,996 Estimated T.C.V: 2,843,089			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:								
Building Style: 3 STORY		Drywall Paneled			Plaster Wood T&G																					
Yr Built 2024		Trim & Decoration																								
Remodeled 0		Ex			Ord																Min					
Condition: Average		Size of Closets																								
Room List		Doors			Solid			H.C.			Central Air Wood Furnace															
		(5) Floors			(12) Electric																					
		Kitchen: Other: Other:			0 Amps Service																					
(1) Exterior					No./Qual. of Fixtures																					
		(6) Ceilings			Ex.			Ord.			Min															
					No. of Elec. Outlets																					
					Many			Ave.			Few															
					(13) Plumbing																					
					1 Average Fixture(s)																					
					4 3 Fixture Bath																					
					1 2 Fixture Bath																					
					Softener, Auto																					
					Softener, Manual																					
					Solar Water Heat																					
					No Plumbing																					
					Extra Toilet																					
					Extra Sink																					
					Separate Shower																					
					Ceramic Tile Floor																					
					Ceramic Tile Wains																					
					Ceramic Tub Alcove																					
					Vent Fan																					
					(14) Water/Sewer																					
					Public Water																					
					Public Sewer																					
					1 Water Well																					
					1000 Gal Septic																					
					1 2000 Gal Septic																					
					Lump Sum Items:																					
					Joists:																					
					Unsupported Len:																					
					Cntr.Sup:																					

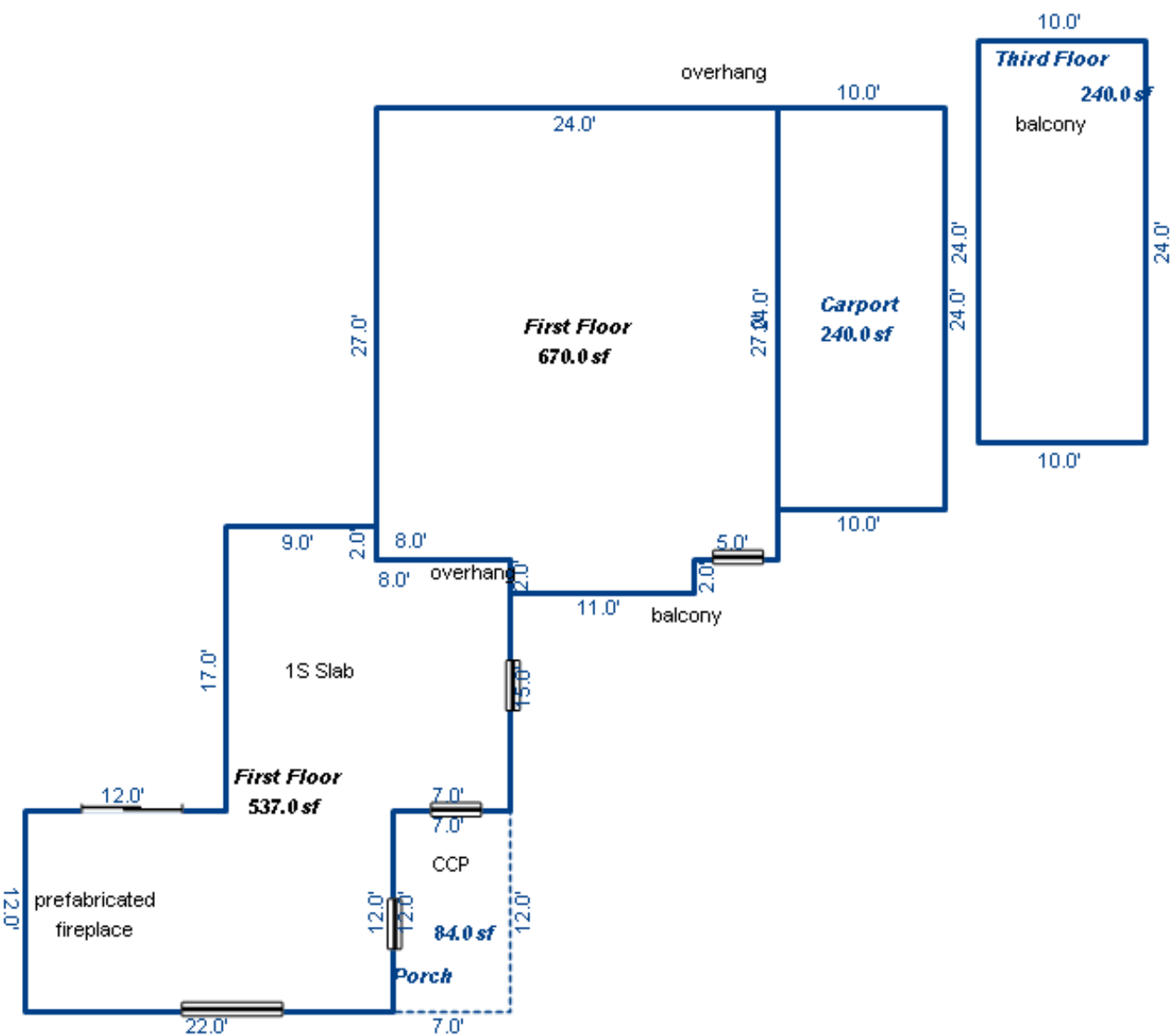
*** Information herein deemed reliable but not guaranteed***



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

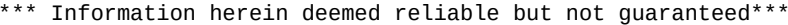
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
RKG TRUST	RKG TRUST	0	07/16/2024	QC	09-FAMILY/RELATED ENTITY	2024003444	DEED	0.0						
RKG TRUST	BURTON ALEXANDRIA TRUST	0	02/12/2024	WD	32-SPLIT VACANT	20240006664	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status					
5723 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
RKG TRUST 1907 VALLE VERDE DR LEANDER TX 78641		MAP #: 32												
		2026 Est TCV 1,085,009 TCV/TFA: 428.01												
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					B 100' @ 3400/	100.89	291.50	0.9978	0.9048	3400	100		309,680	
					126 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =		309,680		
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					D/W/P: Crushed Rock					2.67	1500 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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story 1 Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 84 240	CCP (1 Story) Wood Balcony		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame			(4) Interior	X	Drywall Paneled			Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: B Effec. Age: 35 Floor Area: 2,535 Total Base New : 540,442 Total Depr Cost: 351,286 Estimated T.C.V: 772,829			E.C.F. X 2.200		Bsmnt Garage:					
Building Style: 2 STORY				Trim & Decoration																						
Yr Built 1987	Remodeled 0				Ex	X	Ord			Min																
Condition: Average				Size of Closets																						
					Lg	X	Ord			Small																
Room List				Doors					Solid		X	H.C.		Central Air Wood Furnace												
3 Basement 4 1st Floor 1 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																		
				Kitchen: Carpeted				150 Amps Service																		
				Other:				No./Qual. of Fixtures																		
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																		
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall																					
X	Insulation			(7) Excavation				1 Average Fixture(s)																		
(2) Windows								2 3 Fixture Bath																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 666 S.F. Crawl: 0 S.F. Slab: 537 S.F. Height to Joists: 0.0																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																						
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																						
				(9) Basement Finish																						
(3) Roof																										
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																						
X	Asphalt Shingle			(10) Floor Support																						
Chimney: Brick				Joists: 2X10X16 Unsupported Len: Cntr.Sub:																						



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

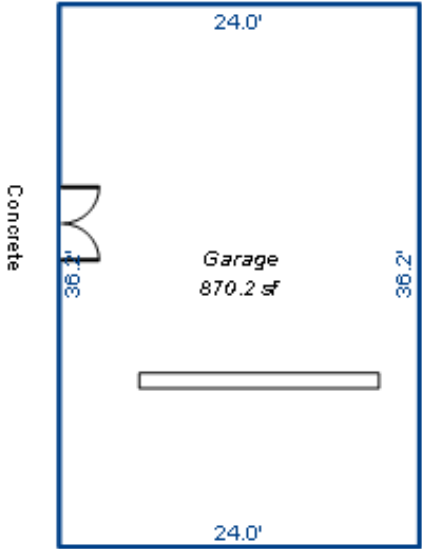
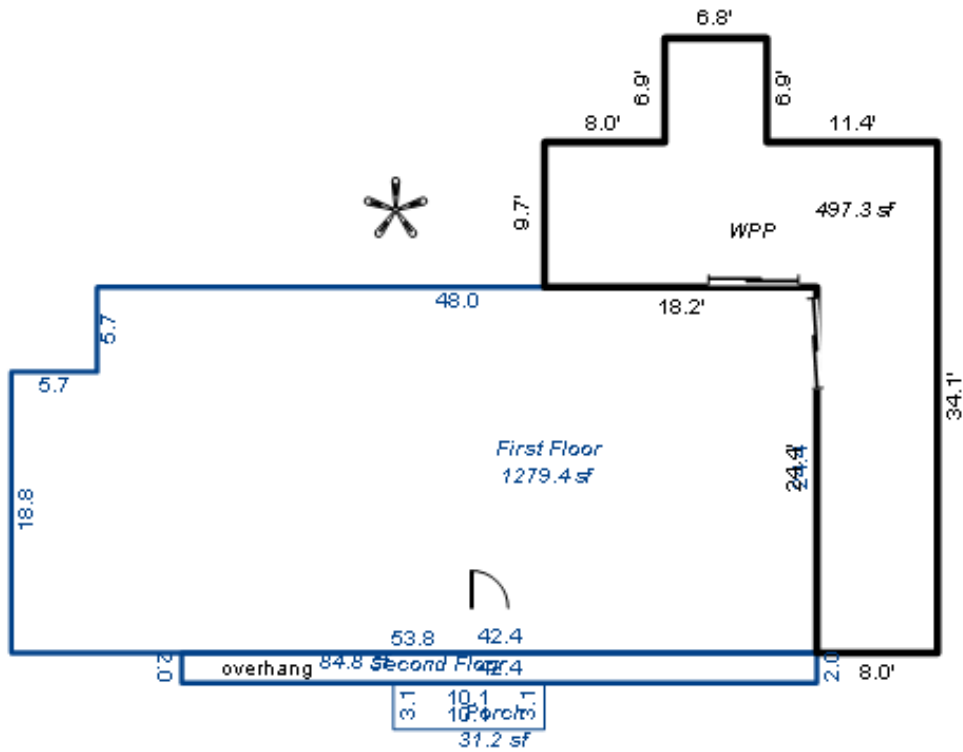
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga			Area 264 496 72	WCP (1 Story) Treated Wood Wood Balcony		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +5 Effec. Age: 20 Floor Area: 1,386 Total Base New : 227,322 Total Depr Cost: 181,871 Estimated T.C.V: 400,116			E.C.F. X 2.200		Bsmnt Garage:									
Building Style: 1.5 STORY			Drywall Paneled				Plaster Wood T&G																				
Yr Built 1996			Trim & Decoration																								
Remodeled 2018			Ex X Ord Min																								
Condition: Average			Size of Closets																								
Room List			Lg X Ord Small																								
Basement 1st Floor 2nd Floor 3 Bedrooms			Doors Solid X H.C.																								
(1) Exterior			(5) Floors																								
			Kitchen: Other: Other:																								
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 912 SF Floor Area = 1386 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 5 Blt 1996												
Insulation							X Ex. Ord. Min																				
							Many X Ave. Few																				
(2) Windows				(7) Excavation				(13) Plumbing				1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath				1.75 Story Siding Crawl Space 632			Total: 185,731 148,596												
								1 2 Fixture Bath				1 Story Siding Crawl Space 280															
								Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments															
				(8) Basement								Plumbing															
												Average Fixture(s)			1 1,451 1,161												
												2 Fixture Bath			1 3,056 2,445												
												Water/Sewer															
												1000 Gal Septic			1 4,782 3,826												
												Water Well, 100 Feet			1 5,847 4,678												
												Porches															
												WCP (1 Story)			264 10,072 8,058												
												Deck															
												Treated Wood			496 7,385 5,908												
												Balcony															
												Wood Balcony			72 3,208 2,566												
												Built-Ins															
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water				Appliance Allow.			1 2,767 2,214												
								1 Public Sewer				Fireplaces															
								1 Water Well				Direct-Vented Gas			1 3,022 2,418												
X	Asphalt Shingle			(10) Floor Support				1 1000 Gal Septic				Local Cost Items															
								1 2000 Gal Septic				GENERATOR			1 1 1 *												
								Lump Sum Items:							Totals: 227,322 181,871												
				Joists: Unsupported Len: Cntr.Sub:								Notes: 5711 S SHERIDAN LN ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCv:			400,116												



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKNIGHT PAMELA S & RICHARD	MCKNIGHT PAMELA S TRUST	0	03/25/2014	QC	09-FAMILY/RELATED ENTITY	1194P758	OTHER	0.0
MCKNIGHT RICHARD D	MCKNIGHT PAMELA S	0	08/28/2013	AFF	07-DEATH CERTIFICATE	1178P790	OTHER	0.0
MCCURTIES JANICE M TRUSTE	MCKNIGHT PAMELA S & RICHARD	350,000	12/27/2005	WD	03-ARM'S LENGTH	886:328	OTHER	100.0
ROBERTSON	MCCURTIES	181,000	08/08/1997	WD	03-ARM'S LENGTH	450:524	OTHER	0.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status
5747 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/07/2024	PM24-0406	100% FINIS
		P.R.E. 100% 07/25/2012		Mechanical		08/27/2013	PM13-0394	100% FINIS
Owner's Name/Address		MAP #: 32		Electrical		08/21/2013	PE13-0372	
MCKNIGHT PAMELA S TRUST PO BOX 594 GLEN ARBOR MI 49636		2026 Est TCV 869,973 TCV/TFA: 329.29		Res. Add/Alter/Repair		06/28/2013	PB13-0197	100% FINIS
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				B 100' @ 3400/	100.00	250.07	0.8757	0.8707
				B 100' @ 3400/	70.01	250.07	0.8757	0.8707
				170 Actual Front Feet,	0.98	Total Acres	Total Est. Land Value =	350,030
				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
				2026	175,000	260,000	435,000	
				2025	180,200	217,600	397,800	
				2024	103,000	198,500	301,500	
				2023	82,400	185,000	267,400	
				Who	When	What		
				TPC 12/06/2019	INSPECTED			227,150C
				TPC 10/22/2015	INSPECTED			220,321C
				TPC 10/24/2013	INSPECTED			209,830C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 31 497		Type CCP (1 Story) WPP		Year Built: 2013 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 870 % Good: 0 Storage Area: 0 No Conc. Floor:0	
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 30 Floor Area: 2,642 Total Base New : 334,381 Total Depr Cost: 234,065 Estimated T.C.V: 514,943				E.C.F. X 2.200		Bsmnt Garage:						
Building Style: BI-LEVEL			X Drywall Paneled Plaster Wood T&G																						
Yr Built 1980 201			Trim & Decoration																						
Remodeled 0			Ex X Ord Min																						
Condition: Average			Size of Closets																						
Room List			Doors Solid X H.C.				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL (11) Heating System: Forced Heat & Cool Ground Area = 1279 SF Floor Area = 2642 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Bi-Level Siding Bi-Lev.100% 1,279 1 Story Siding Overhang 84 Total: 264,753 185,326 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,016 3 Fixture Bath 1 4,567 3,197 Water/Sewer 1000 Gal Septic 1 4,782 3,347 Water Well, 100 Feet 1 5,847 4,093 Porches CCP (1 Story) 31 1,095 766 WPP 497 9,006 6,304 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 870 39,576 27,703 Door Opener 1 537 376 Built-Ins Appliance Allow. 1 2,767 1,937 Totals: 334,381 234,065 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 514,943				Carport Area: Roof:										
(1) Exterior			(5) Floors																						
Basement 3 1st Floor 2nd Floor 4 Bedrooms			Kitchen: Linoleum Other: Carpeted Other:																						
(6) Ceilings			No./Qual. of Fixtures																						
X Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min																						
X	Insulation			X Drywall				No. of Elec. Outlets				Lump Sum Items:				Totals:		334,381 234,065							
(2) Windows			(7) Excavation				(13) Plumbing																		
Many Avg. Few			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				Many X Ave. Few																		
X Asphalt Shingle			(9) Basement Finish				(14) Water/Sewer																		
Chimney: Brick			Joists: 2X10X16 Unsupported Len: Cntr.Sup:																						

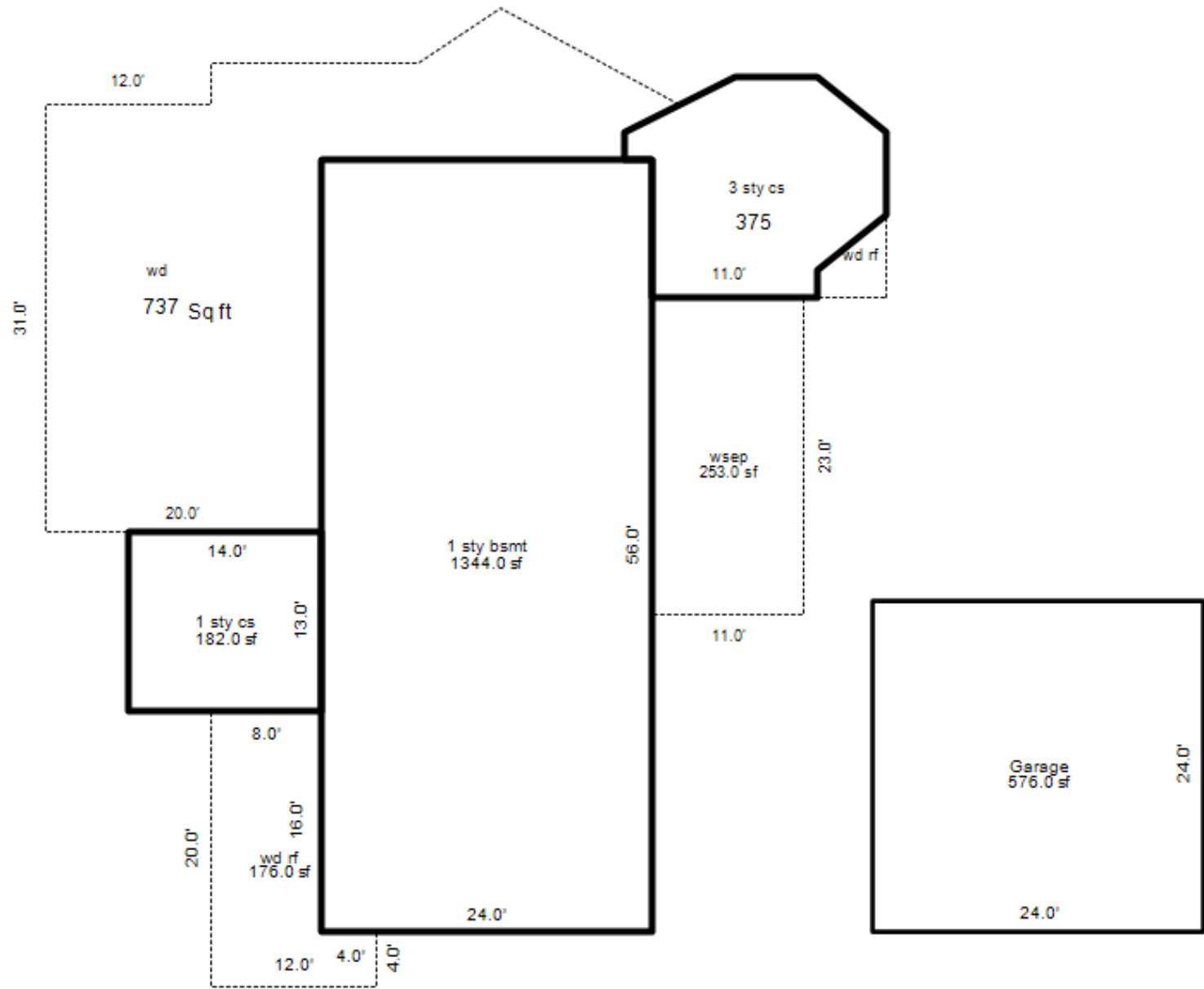
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
KEATON ELAINE TRUST	WRIGHT PHILLIP C & MARCIA	141,000		09/25/2020	PTA	03-ARM'S LENGTH		PTA	PROPERTY TRANSFER	100.0	
TANIELIAN INVESTMENT LLC	THOMSEN MARY JANE TRUST	125,000		08/28/2019	PTA	03-ARM'S LENGTH		PTA	PROPERTY TRANSFER	0.0	
TANIELIAN INVESTMENTS LLC	THOMSEN MARY JANE TRUST	125,000		07/12/2017	WD	03-ARM'S LENGTH		OTHER	PROPERTY TRANSFER	0.0	
MISSAD	JMB MANAGEMENT TRUST	125,000		06/01/2017	OTH	03-ARM'S LENGTH		OTHER	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-VACAN			Zoning: R-1 (		Building Permit(s)		Date	Number	Status
S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
OAK SHORES LLC C/O SCHANHALS RICK PO BOX 632 GLEN ARBOR MI 49636		MAP #: 32									
Tax Description		2026 Est TCV 1,852,861									
L231 P880 L858 P894/05 L858 P898/05 PRT GOVT LOT 3 SEC 22 COM SW LOT COR TH N 539. 22 FT TH E 341.2 FT TH N 75 DEG 15' E 351.3 FT TO POB TH N 75 DEG 15' E 101.32FT TH N 26 DEG 53' W 304.25 FT TO SHR LAKE MICHIGAN TH ON SHR S 55 DEG 36' W 100 FT TH S 26 DEG 53' E 269.8 FT TO POB SEC 22 T29N R14W.		Improved		X	Vacant		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
Comments/Influences		Public Improvements			* Factors *						
		X			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		X			LK MI "A" 21000 100.00 300.00 0.9874 0.8891 21000 100 1,843,643						
		X			LK MI "A" 21000 1.00 300.00 0.9874 0.8891 21000 50 SURPLUS: ZONING 100 FT						
		X			101 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,852,861						
		Topography of Site									
		X									
		X									
		X									
		X									
		X									
		X									
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*** Information herein deemed reliable but not guaranteed***

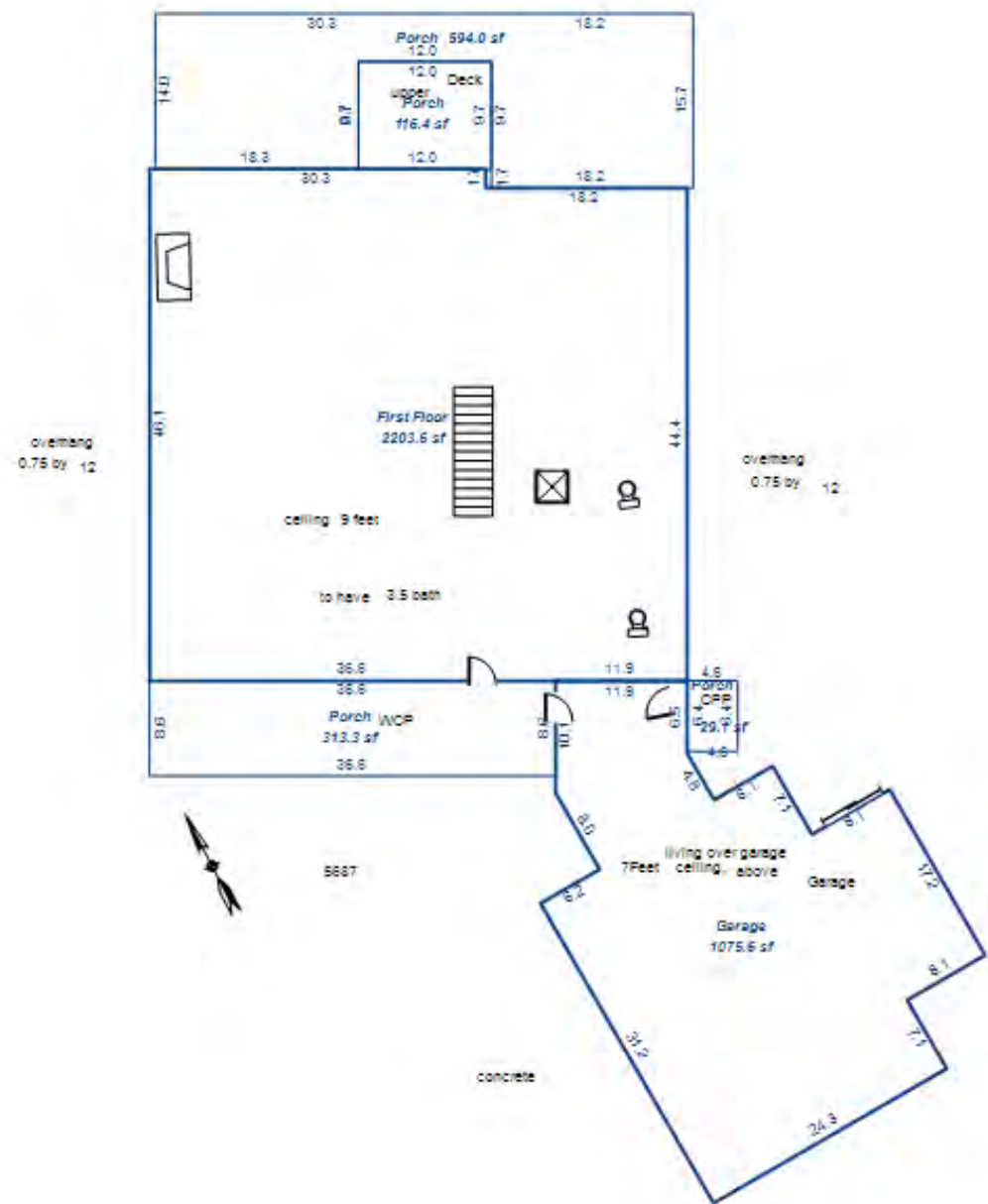
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
YARED KRISTINE E B TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/501	DEED	0.0		
NANKERVIS	YARED TRUST	825,000	06/29/2000	WD	03-ARM'S LENGTH	548:143	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status
5687 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/05/2008		PM08-0520		
		P.R.E. 100% 04/08/2009		Electrical		10/24/2008		PE08-0494		
Owner's Name/Address		MAP #: 32		Mechanical		10/16/2008		PM08-0457		
YARED KRISTINE E B TRUST		2026 Est TCV 3,595,171 TCV/TFA: 1082.2		Plumbing		10/13/2008		PP08-0222		
PO BOX 134										
GLEN ARBOR MI 49636										

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

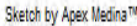


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GLOBAL CAPITAL INSIGHTS L	TWO MANITOU VIEW LLC	1	08/18/2020	WD	06-COURT JUDGEMENT	2020005387	PROPERTY TRANSFER	0.0					
MOORE ROBERT J & ANNABEL	GLOBAL CAPITAL INSIGHTS L	0	07/10/2008	QC	09-FAMILY/RELATED ENTITY	983/182	DEED	0.0					
STEWART VICKI L LIVING TR	MOORE ROBERT J & ANNABEL	1,985,000	06/13/2008	WD	03-ARM'S LENGTH	981/321	DEED	100.0					
MOORE ROBERT J & ANNABEL		0	06/12/2008	QC	03-ARM'S LENGTH	981/315	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status			
5681 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 32											
TWO MANITOU VIEW LLC 5347 NORTHWOOD DR GLEN ARBOR MI 49636		2026 Est TCV 3,324,996 TCV/TFA: 1492.3											
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				LK MI "A"	21000	100.00	420.04	0.9100	0.9672	21000	100		1,848,274
				LK MI "A"	21000	40.00	420.04	0.9100	0.9672	21000	50	SURPLUS: ZONING 100 FT	36
				140 Actual Front Feet, 1.35 Total Acres					Total Est. Land Value =		2,217,929		
				Land Improvement Cost Estimates									
				Description					Rate	Size % Good		Cash Value	
				Residential Local Cost Land Improvements									
		X Electric		Description					Rate	Size % Good		Cash Value	
		X Gas		LAND IMPROVEMENTS 5				5,000.00	1 100		5,000		
		X Curb		Total Estimated Land Improvements True Cash Value =						5,000			
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	1,109,000	553,500	1,662,500			886,891C		
		TPC 10/22/2015	INSPECTED		2025	1,056,200	531,600	1,587,800			863,575C		
		TPC 10/24/2013	INSPECTED		2024	950,500	522,800	1,473,300			837,610C		
		TPC 12/05/2008	INSPECTED		2023	844,900	393,800	1,238,700			797,724C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			1701 304	Treated Wood Treated Wood	Year Built: Car Capacity: 2.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor:0	
X	Wood Frame			(4) Interior	X	Drywall Paneled			Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 26 Floor Area: 2,228 Total Base New : 551,586 Total Depr Cost: 408,173 Estimated T.C.V: 1,102,067			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY				Trim & Decoration																					
Yr Built 1965 200	Remodeled 1973				Ex	X	Ord			Min															
Condition: Average				Size of Closets																					
					Lg	X	Ord				Small														
Room List				Doors						Solid		X	H.C.		Central Air Wood Furnace										
	Basement 8 1st Floor 2nd Floor 3 Bedrooms			(5) Floors								(12) Electric													
				Kitchen: Other: Carpeted Other:								200 Amps Service													
(1) Exterior												No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings								No. of Elec. Outlets													
X	Insulation			X	Drywall										Many			X	Ave.		Few				
(2) Windows				(7) Excavation								(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2228 S.F. Slab: 0 S.F. Height to Joists: 0.0								1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																					
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
(3) Roof				(9) Basement Finish								(14) Water/Sewer													
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle			(10) Floor Support							Lump Sum Items:														
Chimney: Brick				Joists: 2X10X16 Unsupported Len: Cntr.Sup:																					
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2228 SF Floor Area = 2228 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,228 Total: 430,556 318,611 Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,257 2,410 3 Fixture Bath 2 20,550 15,207 Water/Sewer 1000 Gal Septic 1 6,011 4,448 Water Well, 100 Feet 1 6,941 5,136 Deck Treated Wood 304 5,916 4,378 Treated Wood 1701 24,443 18,088 Garages Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 39,171 28,987 Built-Ins Appliance Allow. 1 6,850 5,069 Fireplaces Interior 1 Story 1 7,891 5,839 Totals: 551,586 408,173 Notes: ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,102,067																									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RADER S STEPHEN & SUSAN O	RADER S STEPHEN & SUSAN O	0	09/18/2019	QC	03-ARM'S LENGTH	2019006281	PROPERTY TRANSFER	0.0					
OLSEN RALPH A	OLSEN NANCY	0	07/08/2011	AFF	07-DEATH CERTIFICATE	1217P30	DEED	0.0					
RADER S STEPHEN & SUSAN O	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/509	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status				
5693 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		08/14/2019	PM19-0552	100% FINIS				
		P.R.E. 88% 04/26/2008			Electrical		07/30/2019	PE19-0426	100% FINIS				
Owner's Name/Address		MAP #: 32			Mechanical		12/29/2017	PM17-0836	100% FINIS				
RADER S STEPHEN & SUSAN O P O BOX 181 GLEN ARBOR MI 49636		2026 Est TCV 3,632,826 TCV/TFA: 669.03			Res. Porch/Deck		05/21/2015	PB15-0143	100% FINIS				
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L278 P334-335 L313 P885/90 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N 539.22 FT TH E 341.2 FT TH LEFT 14 DEG 45' 655.27 FT TO POB TH CONT 101.32 FT TH LEFT 102 DEG 09' 407.4 FT TO PT ON SHR LAKE MICHIGAN TH LEFT 97 DEG 30' 100 FT TH LEFT 82 DEG 32' 373 FT TO POB SEC 22 T29N R14W .9 A M/L.		X	Dirt Road			LK MI "A"	21000	100.44	398.13	0.9888	0.9543	21000 100	1,990,274
Comments/Influences		X	Gravel Road			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,990,274							
		X	Paved Road			Land Improvement Cost Estimates Description Wood Frame Residential Local Cost Land Improvements Description LAND IMPROVEMENTS 5 Total Estimated Land Improvements True Cash Value =							
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer			Rate 42.11 Size % Good 80 50 Cash Value 1,684							
		X	Electric			Rate 5,000.00 Size % Good 1 100 Cash Value 5,000							
		X	Gas			Total Estimated Land Improvements True Cash Value = 6,684							
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		TPC 10/22/2015	INSPECTED		2026	995,100	821,300	1,816,400			562,456C		
		TPC 10/24/2013	INSPECTED		2025	947,700	790,800	1,738,500			547,669C		
		WAS 11/26/2007	INSPECTED		2024	853,000	777,600	1,630,600			531,202C		
					2023	758,200	585,600	1,343,800			505,907C		

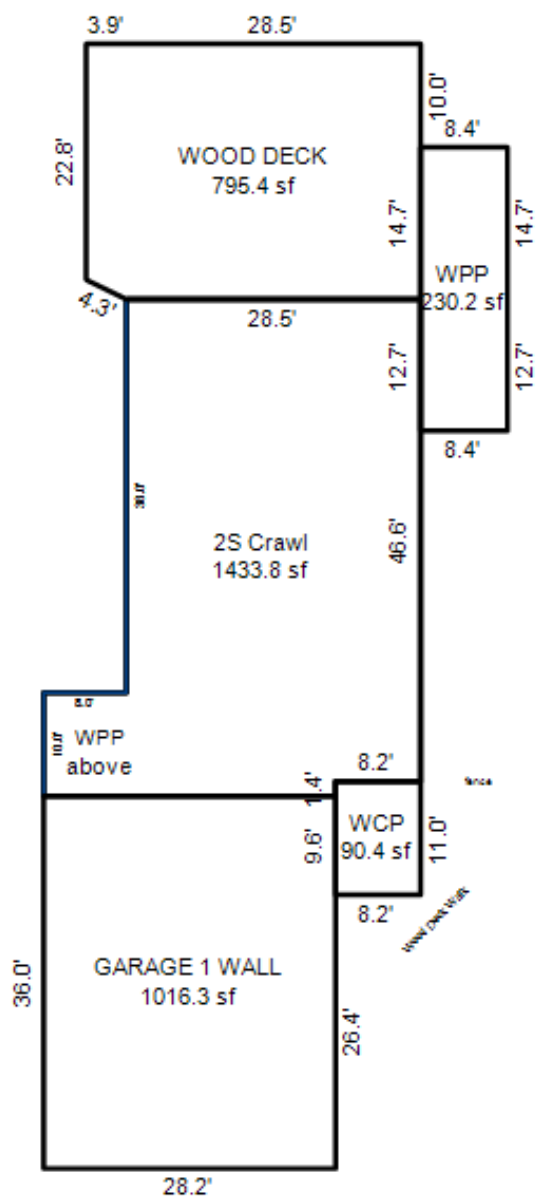


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County of Leelanau, Michigan

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 90 230 80 795	WCP (1 Story) WPP WPP Treated Wood	Year Built: 1990 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: 1063 % Good: 0 Storage Area: 0 No Conc. Floor:0			
X	Wood Frame			(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 35 Floor Area: 3,802 Total Base New : 643,835 Total Depr Cost: 418,493 Estimated T.C.V: 1,129,931			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:											
Building Style: 2 STORY				X												Drywall Paneled		Plaster Wood T&G				Trim & Decoration			
Yr Built 1960	Remodeled 1990			Ex												X	Ord		Min			Size of Closets			
Condition: Average				Lg												X	Ord		Small	Doors		X	Solid		H.C.
Room List				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 2 STORY				Cls BC				Blt 1960					
	Basement 1st Floor 2nd Floor 6 Bedrooms			Kitchen: Vinyl Other: Carpeted Other: Vinyl				200 Amps Service				Ground Area = 1433 SF				Floor Area = 3802 SF.									
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall			No. of Elec. Outlets				Stories				Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Insulation			(7) Excavation				Many				X		Ave.		Few		2 Story		Siding		Crawl Space		1,353	
(2) Windows																		1 Story		Siding		Crawl Space		80	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1433 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s)				1 Story		Siding		Overhang		1016		Total:		529,937		344,459	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments		Average Fixture(s)		1		2,136		1,388					
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Plumbing		3 Fixture Bath		2		13,432		8,731					
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Water/Sewer		1000 Gal Septic		1		5,541		3,602					
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				Porches		WCP (1 Story)		90		6,220		4,043					
Chimney: Brick				Joists: 2X12X16 Unsupported Len: Cntr.Sup:								WPP		230		6,592		4,285							
												WPP		80		3,634		2,362							
												Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Common Wall: 1 Wall		1		-3,064		-1,992			
														Door Opener		1		672		437					
														Base Cost		1063		48,802		31,721					
												Built-Ins		Appliance Allow.		1		3,976		2,584					
												Fireplaces		Interior 2 Story		1		8,495		5,522					
												<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

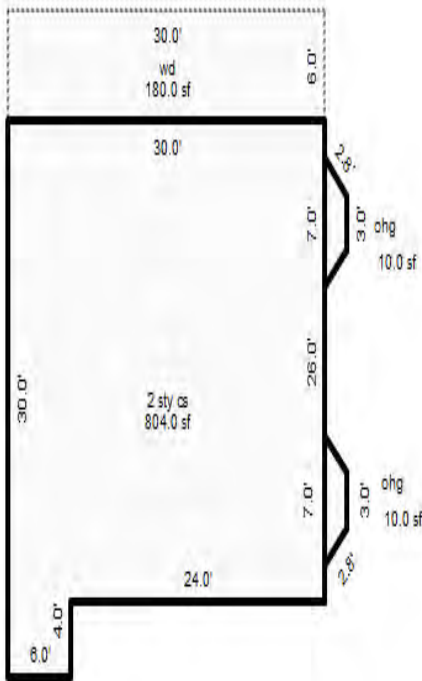
*** Information herein deemed reliable but not guaranteed***



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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 180	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 35 Floor Area: 1,628 Total Base New : 288,285 Total Depr Cost: 187,384 Estimated T.C.V: 505,937		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: 2 STORY			Trim & Decoration				Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 804 SF Floor Area = 1628 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls BC		Blt 1960						
Yr Built 1960	Remodeled 0	Size of Closets			No./Qual. of Fixtures			Ex. Ord. X Min		Stories Exterior Foundation Size Cost New Depr. Cost										
Condition: Average			Lg X Ord Small				60 Amps Service			No. of Elec. Outlets		2 Story Siding Crawl Space 804								
Room List			Doors Solid X H.C.				No. of Elec. Outlets			Many Ave. X Few		1 Story Siding Overhang 20								
Basement 4 1st Floor 2nd Floor 2 Bedrooms			(5) Floors			(12) Electric			Average Fixture(s)			Total: 258,240		167,856						
(1) Exterior			Kitchen: Other: Tile Other:			60 Amps Service			No. of Elec. Outlets			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many Ave. X Few			Plumbing								
X	Insulation					No. of Elec. Outlets			Many Ave. X Few			(13) Plumbing								
(2) Windows			(7) Excavation			1 Average Fixture(s)			1 3 Fixture Bath			Plumbing								
X	Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 804 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			2 2 Fixture Bath			Water/Sewer								
X	Few	X Small				1 Softener, Auto			1 Softener, Manual			1000 Gal Septic		5,541 3,602						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			1 Extra Toilet			1 Extra Sink			Water Well, 100 Feet		6,514 4,234						
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Separate Shower			1 Ceramic Tile Floor			Deck								
						1 Ceramic Tile Wains			1 Ceramic Tub Alcove			Treated Wood w/Roof (Deck Portion)		180 4,028 2,618						
						1 Vent Fan						Treated Wood w/Roof (Roof portion)		180 4,156 2,701						
(3) Roof			(9) Basement Finish			(14) Water/Sewer			Notes: 5693A			Built-Ins								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 505,937			Appliance Allow.		1 3,976 2,584						
X	Asphalt Shingle		(10) Floor Support			1 Public Sewer						Fireplaces								
Chimney: Brick			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1 Water Well						Wood Stove		1 3,694 2,401						
						1 1000 Gal Septic						Totals:		288,285 187,384						
						2000 Gal Septic														
						Lump Sum Items:														

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



Sketch by Apex Medina™

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

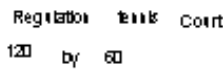
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
BROOKS RONALD D TRUST	BROOKS RONALD D MARITAL T	0		11/17/2025	QC	14-INTO/OUT OF TRUST		2025006018	PROPERTY TRANSFER	0.0			
BROOKS RONALD D TRUST	MICHCON EASEMENT	0		09/11/2008	OTH	33-TO BE DETERMINED		2008 989/503	DEED	0.0			
CHERNEY	BROOKS	3,400,000		09/11/2000	WD	03-ARM'S LENGTH			DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO			Zoning: R-1 (		Building Permit(s)		Date	Number	Status		
5691 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST			Res. Add/Alter/Repair		06/18/2010		PB10-0151	100% FINIS			
		P.R.E. 0%			Electrical		06/17/2010		PE10-0179				
Owner's Name/Address		MAP #: 32			Mechanical		04/26/2010		PM10-0126				
BROOKS RONALD D TRUST & BROOKS RONALD D MARITAL TRUST		2026 Est TCV 8,104,756 TCV/TFA: 944.39			ADDITION/ALTERATION		03/31/2009		ASSESSOR2009	100% FINIS			
2367 ONANDAGA DR		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
COLUMBUS OH 43221													
		Public Improvements			* Factors * TENNIS CT ACROSS RD								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L269 P851 L333 P708/91 L554 P213/00 L554 P384/00 PRT GOVT LOT 3 COM AT SW COR LOT 3 TH N ON W LOT LN 539.22 FT TH E 341.2 FT TH N 75 DEG 15' E 756.59 FT TO POB TH CONT N 75 DEG 15' E 202.64 FT TH N 26 DEG 53' W 476.05 FT TO SHR LAKE MICHIGAN TH S 55 DEG 36' W 200 FT TH S 26 DEG 53' E 407.4 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT UND 1/2 INT BROOKS RONALD D TRUST UND 1/2 INT BROOKS DEBORAH F TRUST SEC 22 T29N R14W 2.01 A M/L.		X	Dirt Road			LK MI "A"	21000	200.00	441.50	0.8324	0.9793	21000 100	3,423,592
		X	Gravel Road			200 Actual Front Feet, 2.03 Total Acres Total Est. Land Value = 3,423,592							
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
Comments/Influences													
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	2026	1,711,800	2,340,600	4,052,400				2,102,171C	
		TPC 02/02/2021	INSPECTED		2025	1,630,300	2,235,800	3,866,100				2,046,905C	
		TPC 05/06/2018	INSPECTED		2024	1,467,300	2,181,900	3,649,200				1,985,359C	
		TPC 10/22/2015	INSPECTED		2023	1,304,200	1,644,400	2,948,600				1,890,819C	

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 1352 539 184 540 504 72 144		Type CGEP (1 Story) CCP (1 Story) CCP (1 Story) CPP CPP Wood Balcony Wood Balcony		Year Built: 1988 Car Capacity: Class: A Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1051 % Good: 0 Storage Area: 0 No Conc. Floor:0			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1							Class: A Effec. Age: 35 Floor Area: 8,098 Total Base New : 2,451,153 Total Depr Cost: 1,590,655 Estimated T.C.V: 4,294,769		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.75 STORY			X	Drywall			Plaster Wood T&G																							
Yr Built 1988			Remodeled 2010	X	Ex		Ord																						Min	
Condition: Average			Size of Closets																											
Room List			X	Lg		Ord																						Small		
			Doors	X	Solid		H.C.	Central Air Wood Furnace																						
			(5) Floors				(12) Electric																							
			Kitchen: Slate/Stone Other: Carpeted Other:				600 Amps Service																							
							No./Qual. of Fixtures																							
							X Ex.					Ord.		Min																
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																						
X	Insulation			X	Drywall			X	Many		Ave.		Few																	
			(7) Excavation				(13) Plumbing																							
X	Many Avg. Few			X	Large Avg. Small			1 Average Fixture(s) 5 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				1 Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
			(9) Basement Finish				(14) Water/Sewer																							
X	Gable Hip Flat			Gambrel Mansard Shed			487 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic																			
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																						
			Joists: 2X12X12 Unsupported Len: Cntr.Sup:																											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																														

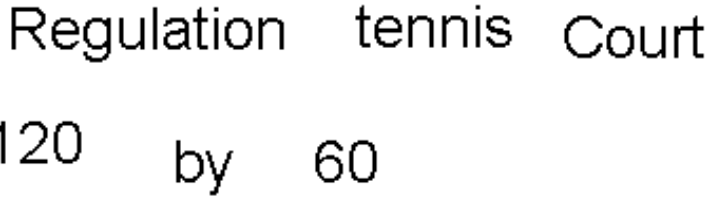
*** Information herein deemed reliable but not guaranteed***



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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 40	Type CCP (1 Story)	Year Built: 2004 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: 968 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: GARAGE			Drywall Paneled			Plaster Wood T&G			Trim & Decoration												
Yr Built 2006	Remodeled 0	Ex X Ord			Min	Size of Closets			Lg X Ord				Small								
Condition: Average			Doors			X	Solid	X	H.C.	Central Air Wood Furnace			Class: B Effec. Age: 35 Floor Area: 484 Total Base New : 145,217 Total Depr Cost: 94,392 Estimated T.C.V: 254,858			E.C.F. X 2.700			Bsmnt Garage:		
Room List			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family GARAGE			Cls B			Blt 2006						
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			0 Amps Service			(11) Heating System: Forced Air w/ Ducts			Ground Area = 0 SF			Floor Area = 484 SF.						
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			Ex. X Ord. Min			1 Story Siding Overhang			Total: 58,283			37,884						
Insulation			Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments			Exterior Stone Veneer 80 4,066 2,643			Plumbing Average Fixture(s) 1 3,257 2,117						
(2) Windows			(7) Excavation			1 Average Fixture(s)			Water/Sewer			Water/Sewer 1000 Gal Septic 1 6,011 3,907			Water Well, 100 Feet 1 6,941 4,512						
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			Porches			CCP (1 Story) 40 1,887 1,227			Garages						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			2 Fixture Bath			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 968 63,268 41,124			Door Opener 2 1,504 978						
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 145,217 94,392			Notes: TENNIS BUILDING: NO A/C			ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 254,858						
(9) Basement Finish			(10) Floor Support			1 1000 Gal Septic															
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 2000 Gal Septic															
Asphalt Shingle						Lump Sum Items:															
Chimney: Brick																					

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Desc. of Bldg/Section: TENNIS COURT										Unit in Place Items					Rate	Quantity	Arch	%Good	Depr.Cost
Calculator Occupancy: Clubhouses										/CI17/SPOC/TENC/ASPCA					7.65	7200	1.00	75	41,310
Class: C				Construction Cost											ECF (4085 LAKE MICHIGAN) 2.700 => TCV of Bldg: 1 = 111,537				
Floor Area				High		Above Ave.		Ave.		X		Low							
Gross Bldg Area				** ** Calculator Cost Data ** **															
Stories Above Grd				Quality: Excellent															
Average Sty Hght				Heat#1: Zoned A.C. Warm & Cooled Air 0%															
Bsmnt Wall Hght				Heat#2: Zoned A.C. Warm & Cooled Air 0%															
Depr. Table : 2.25%				Ave. SqFt/Story															
Effective Age				Ave. Perimeter															
Physical %Good: 100				Has Elevators:															
Func. %Good : 100				*** Basement Info ***															
Economic %Good: 100				Area:															
Year Built				Perimeter:															
Remodeled				Type:															
Overall Bldg Height				Heat: Hot Water, Radiant Floor															
Comments:				* Mezzanine Info *															
				Area #1:															
				Type #1:															
				Area #2:															
				Type #2:															
				* Sprinkler Info *															
				Area:															
				Type:															

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

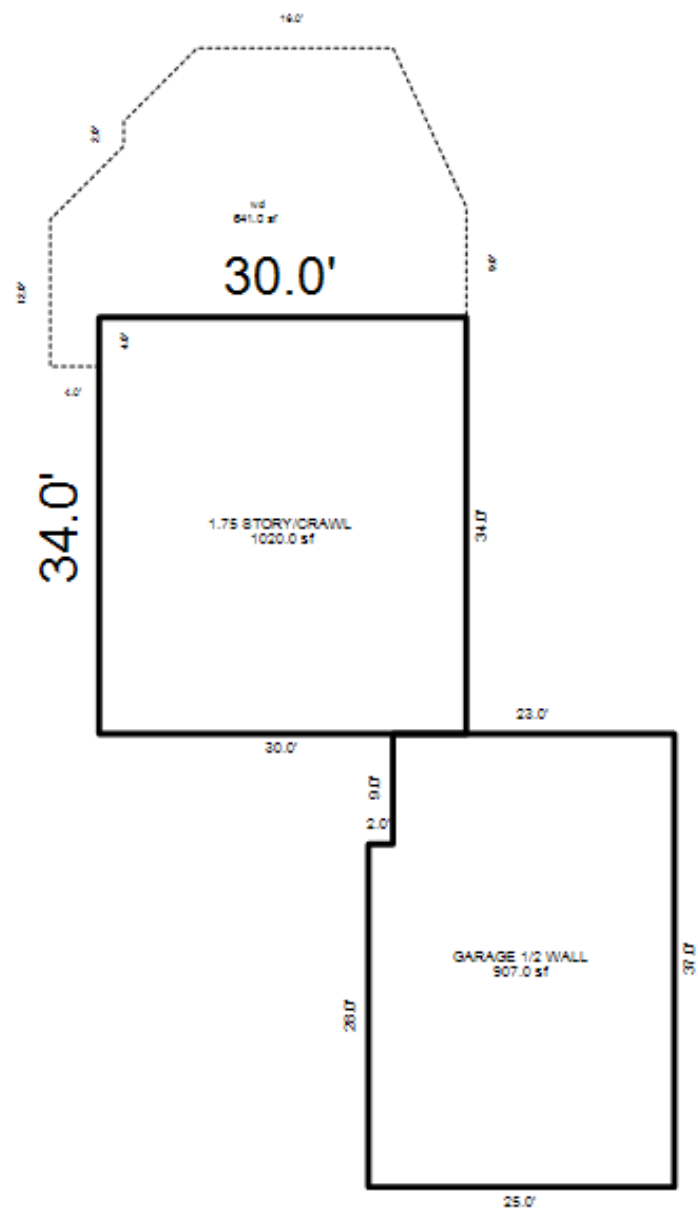
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
READ STEVEN & RENEE	READ RENEE T TRUST	0	08/28/2018	WD	09-FAMILY/RELATED ENTITY	1339P156	PROPERTY TRANSFER	0.0					
SCHLUETER ROBERT W TRUST	READ STEVE & RENEE	1,100,000	04/15/2011	WD	03-ARM'S LENGTH	1084-40	PROPERTY TRANSFER	100.0					
SCHLUETER ROBERT W TRUST	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/505	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status				
5695 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		06/06/2011	PM11-0153					
		P.R.E. 0%			Mechanical		05/13/2011	PM11-0137					
Owner's Name/Address		MAP #: 32											
READ RENEE T TRUST 1460 W LONG LAKE RD BLOOMFIELD HILLS MI 48302		2026 Est TCV 2,512,705 TCV/TFA: 1407.6											
		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *								
Tax Description		X			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
L292 P259/88 L430 P352/96 PRT GOVT LOT 3 COM AT SW COR THEREOF TH N 539.22 FT TH E 341.2 FT TH 14 DEG 45' LEFT 553.94 FT TO POB TH ON LAST COURSE 101.22 FT TH 102 DEG 10' LEFT 373 FT TO SHR LAKE MICHIGAN TH 97 DEG 29' LEFT 100 FT ON SHR TH 82 DEG 32' LEFT 338.65 FT TO POB SEC 22 T29N R14W .8 A M/L.					LK MI "A"	21000	100.41	348.37	0.9888	0.9230	21000	100	1,924,463
Comments/Influences					100 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 1,924,463								
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good	Cash Value		
					D/W/P: Asphalt Paving	3.16		1800		0	0		
					Wood Frame	39.96		24		50	479		
					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 = 2,979								
		Topography of Site											
		X			Level								
					Rolling								
					Low								
High													
Landscaped													
			Swamp										
			Wooded										
			Pond										
X			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who When What		2026	962,200	294,200	1,256,400			679,638C					
TPC 10/22/2015 INSPECTED		2025	916,400	282,400	1,198,800			661,771C					
TPC 10/24/2013 INSPECTED		2024	824,800	277,700	1,102,500			641,873C					
WAS 11/26/2007 INSPECTED		2023	733,100	209,200	942,300			611,308C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 518	Type Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 907 % Good: 0 Storage Area: 907 No Conc. Floor: 0
X	Wood Frame	(4) Interior	X Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace		Class: C +10 Effec. Age: 35 Floor Area: 1,785 Total Base New : 333,468 Total Depr Cost: 216,764 Estimated T.C.V: 585,263		Class: C +10 Effec. Age: 35 Floor Area: 1,785 Total Base New : 333,468 Total Depr Cost: 216,764 Estimated T.C.V: 585,263		E.C.F. X 2.700		Bsmnt Garage:
Yr Built 1977	Remodeled 1986	Size of Closets		150 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY		Cls C 10		Blt 1977		
Condition: Average		Lg X Ord Small		No./Qual. of Fixtures		(11) Heating System: Electric Baseboard		Ground Area = 1020 SF		Floor Area = 1785 SF.		
Room List		Doors Solid X H.C.		Ex. X Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
	Basement 3 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors		Many X Ave. Few		1.75 Story Siding Crawl Space 1,020		Total:		238,435		154,993
(1) Exterior		(6) Ceilings		(13) Plumbing		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,451 943
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		1 Average Fixture(s)		3 Fixture Bath		Average Fixture(s)		1		943
X	Insulation	(7) Excavation		3		2 Fixture Bath		3 Fixture Bath		2		5,936
(2) Windows		Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Plumbing		Solar Water Heat		Water/Sewer		1000 Gal Septic		4,782 3,108
X	Many Avg. Few	X Large Avg. Small		Extra Toilet		Extra Sink		Water Well, 100 Feet		1		5,847 3,801
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Extra Shower		Separate Shower		Deck		Treated Wood		518 7,599 4,939
X	Double Hung	Conc. Block		Ceramic Tile Floor		Ceramic Tile Wains		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
X	Horiz. Slide Casement	Poured Conc. Stone		Ceramic Tub Alcove		Vent Fan		Base Cost		907		40,933 26,606
Patio Doors Storms & Screens		Treated Wood Concrete Floor		(14) Water/Sewer		Storage Over Garage		Door Opener		907		12,245 7,959
(3) Roof		(9) Basement Finish		Public Water		Built-Ins		Appliance Allow.		1		2,767 1,799
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer		Fireplaces		Interior 2 Story		1		6,649 4,322
X	Asphalt Shingle	(10) Floor Support		Water Well		Wood Stove		Totals:		333,468		216,764
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		2000 Gal Septic		Notes:		ECF (4085 LAKE MICHIGAN) 2.700 => TCv:		585,263		

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

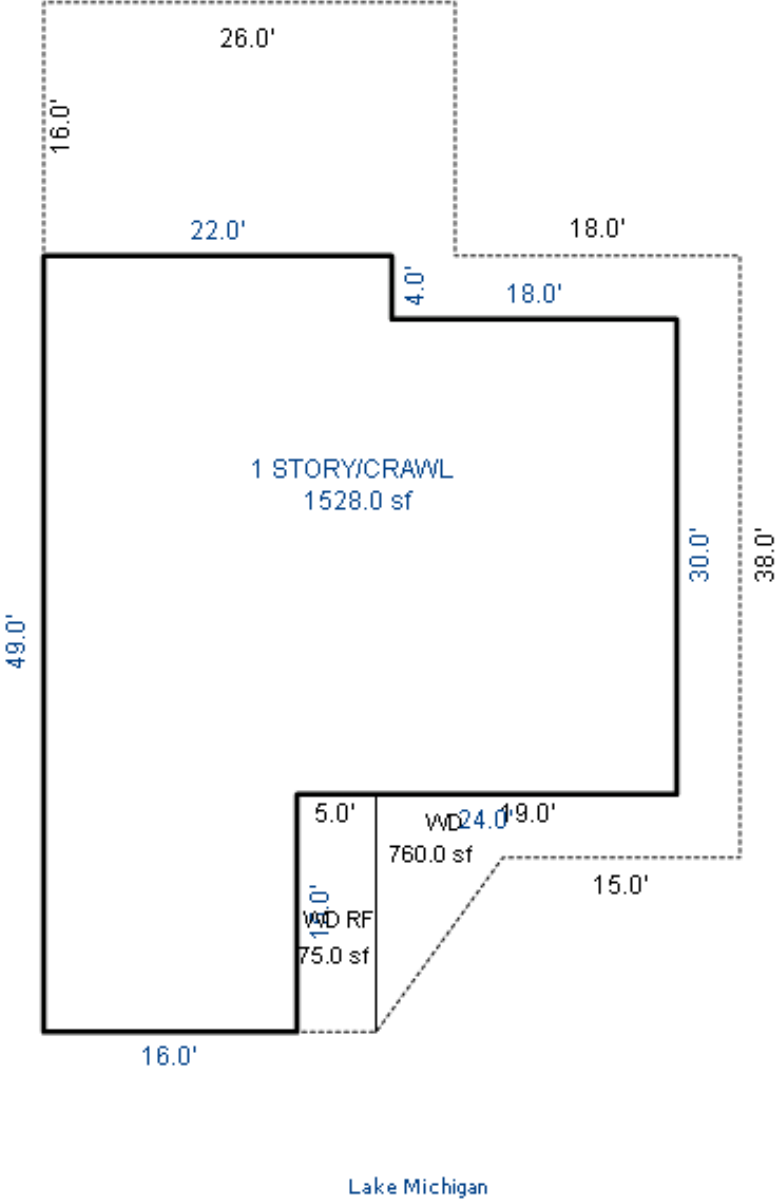


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KEEN BRUCE J & SUSAN S	CARPENTER CHARLES A & MAR	902,500	05/18/2012	WD	03-ARM'S LENGTH	L1124P958	PROPERTY TRANSFER	100.0			
FIFTH THIRD MORTGAGE	KEEN BRUCE & SUSAN S	765,934	05/17/2012	OTH	13-GOVERNMENT	1125P274	DEED	0.0			
KEEN BRUCE & SUSAN S	FIFTH THIRD	750,000	01/13/2012	SD	10-FORECLOSURE	1109P617	OTHER	0.0			
KEEN BRUCE J & SUSAN S	MICHCON EASEMENT	0	09/11/2008	OTH	33-TO BE DETERMINED	2008 989/513	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status			
5697 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	01/14/2019	PM19-0041	100% FINIS			
		P.R.E. 100% 12/20/2023			Electrical	01/02/2019	PE19-0001	100% FINIS			
Owner's Name/Address		MAP #: 32									
CARPENTER CHARLES A & MARY C PO BOX 130 GLEN ARBOR MI 49636		2026 Est TCV 2,302,719 TCV/TFA: 1507.0									
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
L1124P958 A parcel of land in Government Lot 3 of Section 22, Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, more fully described as follows: Commencing ata 5/8" iron pipe at the Southwest comer of Government Lol 3, Section 22, Town 29 North, Range 14 West; thence North along the West line of said Govenunent Lot (North and South quarter line) 539.22 feet: thence East, parallel with the South line of said Government Lot (South eighth line), 34 1.2 feet to a I" iron nine: thence at an angle of		X		Dirt Road	LK MI "A"	21000	100.44	316.60 0.9888 0.9012 21000 100	1,879,459		
		X		Gravel Road	100 Actual Front Feet, 0.73 Total Acres				Total Est. Land Value = 1,879,459		
		X		Paved Road	Land Improvement Cost Estimates						
		X		Storm Sewer	Description	Rate		Size % Good	Cash Value		
		X		Sidewalk	Residential Local Cost Land Improvements						
		X		Water	Description	Rate		Size % Good	Cash Value		
		X		Sewer	LAND IMPROVEMENTS 75	7,500.00		1 100	7,500		
		X		Electric	Total Estimated Land Improvements True Cash Value =				7,500		
		X		Gas							
		X		Curb							
		X		Street Lights							
		X		Standard Utilities							
		X		Underground Utils.							
		Topography of Site									
		X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X		Rolling	2026	939,700	211,700	1,151,400			633,516C
		X		Low	2025	895,000	203,500	1,098,500			616,861C
		X		High	2024	805,500	200,100	1,005,600			598,314C
		X		Landscaped	2023	716,000	151,400	867,400		867,400A	569,823C
		X		Swamp							
		X		Wooded							
		X		Pond							
		X		Waterfront							
		X		Ravine							
		X		Wetland							
		X		Flood Plain							
		Who	When	What	2026	939,700	211,700	1,151,400			633,516C
		TPC 08/16/2019	INSPECTED		2025	895,000	203,500	1,098,500			616,861C
		TPC 10/22/2015	INSPECTED		2024	805,500	200,100	1,005,600			598,314C
		TPC 10/24/2013	INSPECTED		2023	716,000	151,400	867,400		867,400A	569,823C
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*** Information herein deemed reliable but not guaranteed***



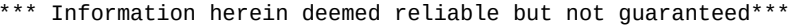
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
TEMPLE PETER R	TEMPLE PETER R	0	11/06/2023	QC	15-LADY BIRD	2023005132	PROPERTY TRANSFER	0.0										
ROCKS PATRICIA A	ROCKS PATRICIA A	0	10/20/2023	QC	15-LADY BIRD	2023004654	PROPERTY TRANSFER	0.0										
ROCKS PATRICIA AKA TEMPLE	TEMPLE PETER R	0	06/12/2023	QC	09-FAMILY/RELATED ENTITY	2023002676	PROPERTY TRANSFER	0.0										
ROCKS ROBERT K & PATRICIA	ROCKS ROBERT K & PATRICIA	0	05/19/2023	QC	09-FAMILY/RELATED ENTITY	2023002185	PROPERTY TRANSFER	0.0										
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status									
5888 S PASSAGE VIEW RD		School: GLEN LAKE COMMUNITY SCH DIST			Res. Add/Alter/Repair		02/04/2025	PB25-0029	100% FINIS									
		P.R.E. 0%			Electrical		01/28/2025	PE25-0033										
Owner's Name/Address		MAP #: 32			Mechanical		01/21/2025	PM25-0042										
TEMPLE PETER R & ROCKS PATRICIA A 580 CREEKSIDE RD GENEVA IL 60134		2026 Est TCV 2,851,128 TCV/TFA: 959.01			Plumbing		01/21/2025	PP25-0014										
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN												
		Public Improvements			* Factors *													
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
L267 P877 L346 P902 L395 P997/94 L448 P032/97 PRT GOVT LOTS 1 2 & 3 COM NW COR GOVT LOT 2 TH S 45 DEG 31' 45" E 233.94 FT TH S 0 DEG 25' W 224 FT FOR POB TH N 0 DEG 25' E 224 FT TH N 89 DEG 37' E 45 FT TH N 56 DEG 12' 20" E 16.99 FT M/L TH N 45 DEG 13' 25" W TO SHR TH SWLY ALG SHR TO PT N 27 DEG 19' W & N 89 DEG 35' W OF POB TH S 27 DEG 19' E & S 89 DEG 35' E TO POB SEC 22 T29N R14W.		LK MI "A" 21000 100.00 400.00 0.9898 0.9554 21000 100										1,986,057						
Comments/Influences		100 Actual Front Feet, 0.92 Total Acres										Total Est. Land Value =	1,986,057					
		Land Improvement Cost Estimates																
		Description																
		Residential Local Cost Land Improvements																
		Rate																
		Size % Good																
		Cash Value																
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
		LAND IMPROVEMENTS 75										7,500.00	1	100	7,500			
		Total Estimated Land Improvements True Cash Value =										7,500						
		Land Improvement Cost Estimates																
		Description																
		Residential Local Cost Land Improvements																
		Rate																
		Size % Good																
		Cash Value																
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.															
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.															
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		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.															
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.															

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	X	Elec. Steam		1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 1612	Type Treated Wood	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +10 Effec. Age: 35 Floor Area: 2,973 Total Base New : 488,623 Total Depr Cost: 317,619 Estimated T.C.V: 857,571		E.C.F. X 2.700							
Building Style: 1 STORY			X Drywall X Paneled																	Plaster Wood T&G		
Yr Built 1969 199			Remodeled 1980															Trim & Decoration				
Condition: Average			Size of Closets				Lg			X	Ord		Min									
Room List			Doors			X	Solid			H.C.	Central Air Wood Furnace											
	Basement 8 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric													Bsmnt Garage:			
(1) Exterior			Kitchen: Other: Carpeted Other:			200 Amps Service													Carport Area: 336 Roof: Comp.Shingle			
			No./Qual. of Fixtures			X Ex.				Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets																
			X Drywall			X Many				Ave.		Few										
X	Insulation		(7) Excavation			(13) Plumbing																
(2) Windows			Basement: 0 S.F. Crawl: 2973 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
X	Many Avg. Few	X	Large Avg. Small	(8) Basement																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																					
X	Asphalt Shingle		(9) Basement Finish			(14) Water/Sewer																
Chimney: Brick			Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY																		Cls C 10 Blt 1969				
(11) Heating System: Forced Air w/ Ducts																						
Ground Area = 2973 SF Floor Area = 2973 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 1,400																						
1 Story Siding Crawl Space 1,317																						
1 Story Siding Crawl Space 256																						
Total: 404,989 263,255																						
Other Additions/Adjustments																						
Plumbing																						
Average Fixture(s) 1 1,451 943																						
3 Fixture Bath 1 4,567 2,969																						
Water/Sewer																						
1000 Gal Septic 1 4,782 3,108																						
Water Well, 100 Feet 1 5,847 3,801																						
Garages																						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																						
Base Cost 864 32,435 21,083																						
Built-Ins																						
Appliance Allow. 1 2,767 1,799																						
Fireplaces																						
Interior 1 Story 1 5,338 3,470																						
Deck																						
Treated Wood 1612 20,940 13,611																						
Carports																						
Comp.Shingle 336 5,507 3,580																						
Totals: 488,623 317,619																						
Notes:																						
ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 857,571																						

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



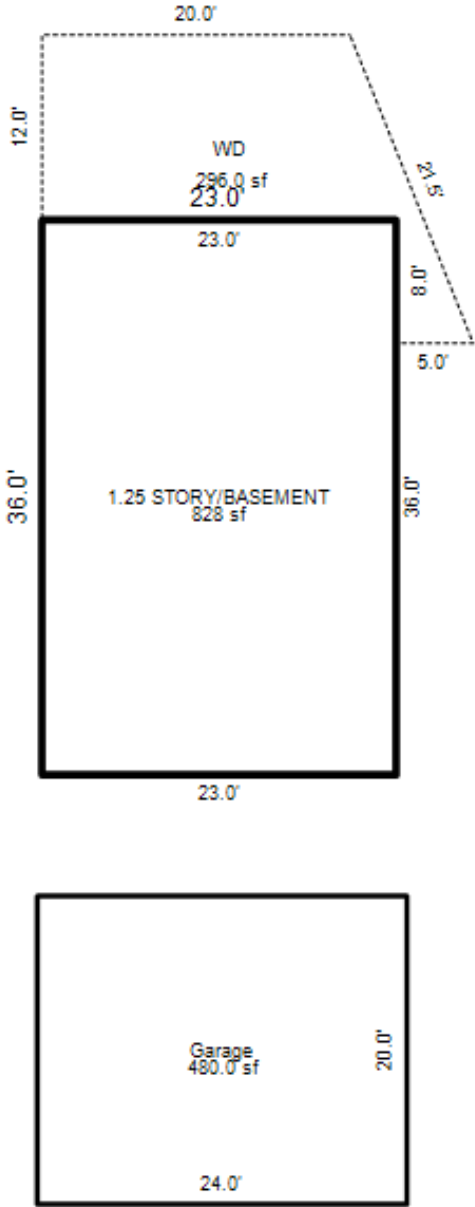
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOTH LAWRENCE D ET AL	CHARLICK DANIEL A & DAYNA	1,700,000	05/14/2021	WD	03-ARM'S LENGTH	2021004297	PROPERTY TRANSFER	100.0
ALM LAKESIDE PROPERTIES L	TOTH LAWRENCE D & TOTH AL	0	05/13/2021	QC	09-FAMILY/RELATED ENTITY	2021004296	DEED	0.0
TOTH PAUL E & MARGARET E	ALM LAKESIDE PROPERTIES L	100	07/12/2014	QC	09-FAMILY/RELATED ENTITY	1259P755	PROPERTY TRANSFER	0.0
TOTH PAUL E REVOC LIVING	TOTH PAUL E TRUST	0	02/09/2010	QC	03-ARM'S LENGTH	2010-1072-584T	DEED	100.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status
5699 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST						
Owner's Name/Address		P.R.E. 0%						
CHARLICK DANIEL A & DAYNA G 7853 CHANTICLEER CIR NW CANTON OH 44720		MAP #: 32						
		2026 Est TCV 2,169,037 TCV/TFA: 2095.6						
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				LK MI "A"	21000	100.44	248.94 0.9888 0.8486	21000 100 1,769,824
				100 Actual Front Feet, 0.57 Total Acres				Total Est. Land Value = 1,769,824
				Land Improvement Cost Estimates				
				Description	Rate			Size % Good Cash Value
				Residential Local Cost Land Improvements				
				Description	Rate			Size % Good Cash Value
		X Electric		LAND IMPROVEMENTS 75			7,500.00	1 100 7,500
		X Gas		Total Estimated Land Improvements True Cash Value = 7,500				
		X Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review Tribunal/ Other Taxable Value
		Who	When	What	2026	884,900	199,600	1,084,500 808,752C
		TPC	05/14/2021	INSPECTED	2025	842,800	191,500	1,034,300 787,490C
		TPC	05/06/2018	INSPECTED	2024	758,500	188,400	946,900 763,812C
		TPC	10/22/2015	INSPECTED	2023	674,200	142,600	816,800 727,440C

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County of Leelanau, Michigan



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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 294	Type Treated Wood	Year Built: 1989 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame			(4) Interior					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,035 Total Base New : 207,255 Total Depr Cost: 145,079 Estimated T.C.V: 391,713			E.C.F. X 2.700			Bsmnt Garage:							
Building Style: 1.5 STORY				X	Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace									Carport Area: Roof:							
Yr Built 1974		Remodeled 2013		Trim & Decoration					(12) Electric																
Condition: Average				Ex	X	Ord			Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C		Blt 1974							
Room List				Size of Closets					Ex. X Ord Min			Ground Area = 828 SF Floor Area = 1035 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
				Lg Ord X Small					Many X Ave. Few			1.25 Story Siding Basement 828			Total:			160,752 112,527							
				Doors Solid X H.C.					(13) Plumbing			Other Additions/Adjustments													
		Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors				1 Average Fixture(s)			Plumbing														
				Kitchen:				2 3 Fixture Bath			Average Fixture(s)			1		1,451 1,016									
				Other: Carpeted				Softener, Auto			3 Fixture Bath			1		4,567 3,197									
				Other:				No Plumbing			Water/Sewer														
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets			1000 Gal Septic			1		4,782 3,347									
X	Insulation			X Drywall				Many X Ave. Few			Extra Toilet			1		5,847 4,093									
(2) Windows				(7) Excavation				1 Average Fixture(s)			Deck														
X	Many Avg. Few	X	Large Avg. Small	Basement: 828 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				2 3 Fixture Bath			Treated Wood			294		5,236 3,665									
								Softener, Manual			Garages														
								Solar Water Heat			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
								No Plumbing			Base Cost			480		19,301 13,511									
X	Wood Sash Metal Sash Vinyl Sash							Extra Sink			Built-Ins														
								Separate Shower			Appliance Allow.			1		2,767 1,937									
								Ceramic Tile Floor			Fireplaces														
								Ceramic Tile Wains			Wood Stove			1		2,552 1,786									
X	Double Hung Horiz. Slide Casement							Ceramic Tub Alcove			Notes:														
								Vent Fan			ECF (4085 LAKE MICHIGAN) 2.700 => TCV:					391,713									
X	Double Glass Patio Doors Storms & Screens			X Concrete Floor				(14) Water/Sewer																	
(3) Roof				(9) Basement Finish				(15) Built-ins																	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																	
Chimney: Metal				Joists: 2X10X16 Unsupported Len: Cntr.Sup:																					



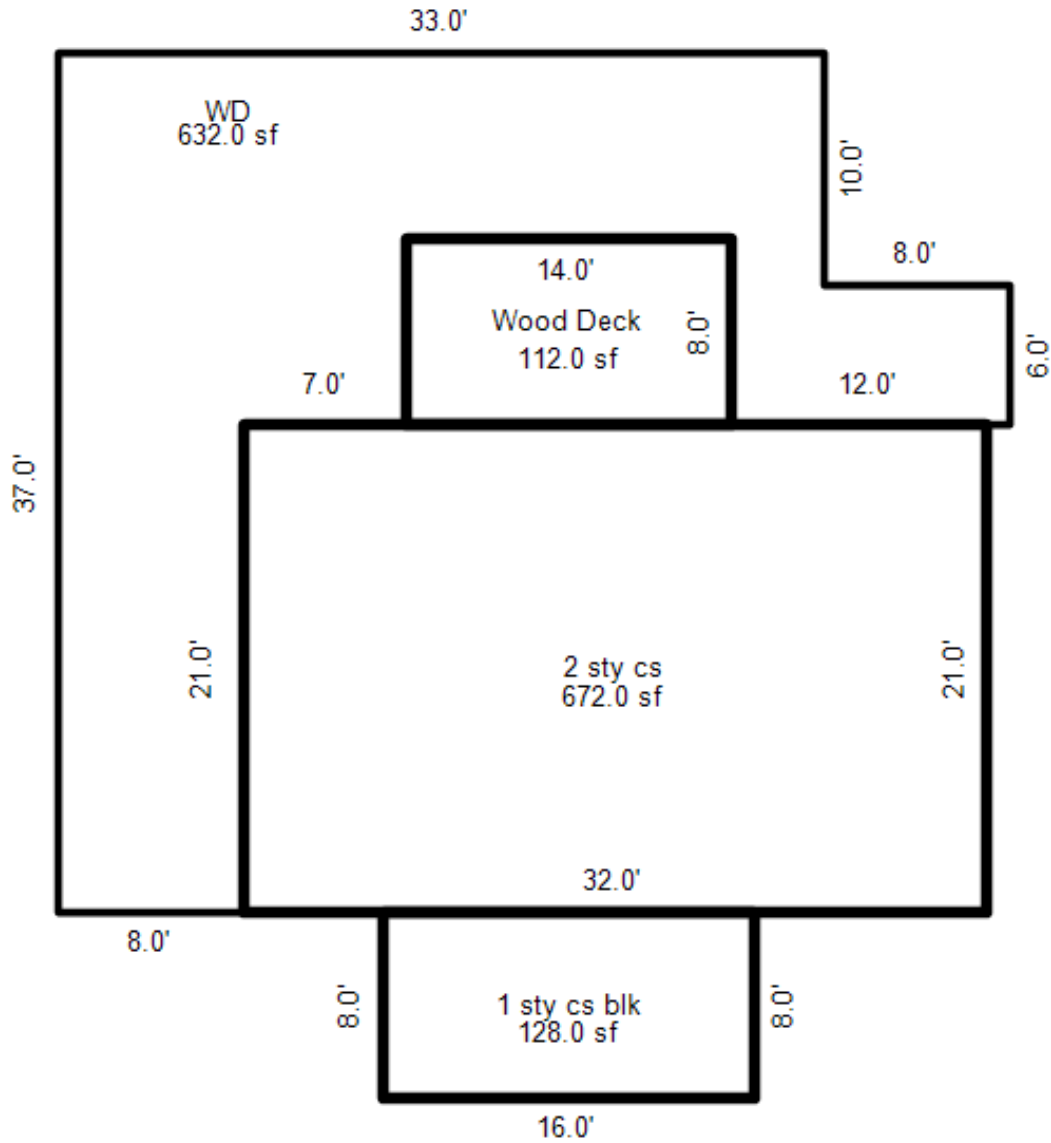
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
5703 S SHERIDAN LN		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 32												
SEYFARTH SUSAN B 340 NORTHLAWN AVE EAST LANSING MI 48823		2026 Est TCV 2,256,929 TCV/TFA: 1533.2												
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
			Public Improvements			* Factors *								
Tax Description			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A PARCEL OF LAND IN GOVERNMENT LOT 3. SECTION 22, TO"" 29 NORTH. RANGE 14 WEST GLEN ARBOR TOWNSHIP. LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTH 114 CORNER OF SAID SECTION, THENCE NORTH 00°21'13' EAST. 1120.03 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE SOUTHWEST CORNER OF GOVERNMENT LOI 3; THENCE CONTINUING ALONG SAID LINE NORTH 00°21'13" EAST. 539.22 FEET: THENCE SOUTH 88°48'25" EAST, 342.30 FEET TO THE POINT OF BEGINNING: THENCE NORTH 00°04'26" EAST 298.09 FEET TO A TRAVERSE LINE ALONG THE						LK MI "A"	21000	100.41	311.17	0.9888	0.8973	21000	100	
						100 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =		1,870,929	
			Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
						Description			Rate	Size % Good		Cash Value		
						Wood Frame	30.07	96 50		1,443				
		X	LAND IMPROVEMENTS 15			Residential Local Cost Land Improvements								
						Description			Rate	Size % Good		Cash Value		
						Total Estimated Land Improvements True Cash Value =					2,943			
			Topography of Site											
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond											
		X	Waterfront Ravine Wetland Flood Plain											
			Who	When	What	2026	935,500	193,000	1,128,500				308,752C	
			TPC 04/16/2024	INSPECTED		2025	890,900	184,400	1,075,300				300,635C	
			TPC 11/05/2020	INSPECTED		2024	0	0	0				0	
			TPC 10/22/2015	INSPECTED		2023	0	0	0				0	

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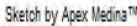
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CLARK DAVID W & KIRSTEN D	CLARK DAVID & KIRSTEN LAK	0	12/07/2022	PTA	09-FAMILY/RELATED ENTITY	2022006892	PROPERTY TRANSFER	0.0					
CLARK DAVID W	CLARK DAVID W & KIRSTEN D	0	11/07/2022	QC	03-ARM'S LENGTH	2022006574	PROPERTY TRANSFER	0.0					
KOTILA CAROLYN	CLARK DAIVD W	0	10/07/2022	QC	09-FAMILY/RELATED ENTITY	2022005802	PROPERTY TRANSFER	0.0					
CLARK LAKE COTTAGE TRUST	CLARK DAVID W & KOTILA CA	0	09/24/2021	QC	09-FAMILY/RELATED ENTITY	2021007631	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status				
6159 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		12/20/2010	PM10-0444					
		P.R.E. 0%			Mechanical		12/07/2010	PM10-0433					
Owner's Name/Address		MAP #: 30			Electrical		11/19/2010	PE10-0409					
CLARK DAVID & KIRSTEN LAKE MICHIGAN TRUST		2026 Est TCV 4,880,789 TCV/TFA: 1342.3			Accessory Building		10/25/2010	PB10-0359					
12304 ALHAMBRA ST		X	Improved		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
LEAWOOD KS 66209			Vacant										
			Public Improvements		* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DC L416 P465/96 L842 P706&709/05 2005		X	Dirt Road		LK MI "A"	21000	100.00	500.13	0.7722	1.0103	21000	100	1,638,352
DESCR REVISED (REF: SPLIT 006-122-038-50)			Gravel Road		LK MI "A"	21000	100.00	500.13	0.7722	1.0103	21000	100	1,638,352
PARCEL 2 - PRT E 1/2 SEC 22 COM AT E 1/4			Paved Road		LK MI "A"	21000	70.00	500.13	0.7722	1.0103	21000	50	SURPLUS: ZONING 573,423
SEC COR TH N 00 DEG 29'14" E ALG E SEC LN			Storm Sewer		270 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 3,850,127								
151.95 FT TO C/L BAY LANE TH N 41 DEG			Sidewalk										
35'49" W ALG SD C/L 707.55 FT TH S 45 DEG		X	Water		Land Improvement Cost Estimates								
28'46" W 307.76 FT TO POB TH S 44 DEG			Sewer		Description					Rate	Size % Good		Cash Value
24'01" E 290.90 FT TH S 45 DEG 57'19" W			Gas		Fencing: Wd, Split, 2 Rail					18.44	193 50		1,779
270.64 FT TH N 44 DEG 24'01" W 500.00 FT			Curb		Residential Local Cost Land Improvements								
TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH			Street Lights		Description					Rate	Size % Good		Cash Value
ALG SD TRAVERSE LN N 45 DEG 57'19" E			Standard Utilities		LAND IMPROVEMENTS 75				7,500.00		1 100		7,500
270.64 FT TH S 44 DEG 24'01" E 209.10 FT			Underground Utils.		Total Estimated Land Improvements True Cash Value = 9,279								
TO POB TOGETHER WITH EASEMENTS SEC 22			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Rolling		2026	1,925,100	515,300	2,440,400			1,437,189C		
			Low		2025	1,833,400	494,800	2,328,200			1,399,406C		
			High		2024	1,650,100	486,600	2,136,700			1,357,329C		
			Landscaped		2023	1,466,700	367,100	1,833,800			1,292,695C		
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	2026	1,925,100	515,300	2,440,400			1,437,189C		
		TPC 01/07/2011	INSPECTED		2025	1,833,400	494,800	2,328,200			1,399,406C		
		TPC 12/18/2010	INSPECTED		2024	1,650,100	486,600	2,136,700			1,357,329C		
		TPC 04/09/2009	INSPECTED		2023	1,466,700	367,100	1,833,800			1,292,695C		
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County of Leelanau, Michigan													

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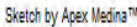
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 2 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga			Area 49 1200	WCP (1 Story) Treated Wood	Year Built: Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor:0								
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					2	Class: C Effec. Age: 40 Floor Area: 1,936 Total Base New : 332,768 Total Depr Cost: 199,660 Estimated T.C.V: 539,082			E.C.F. X 2.700														
Building Style: 1 STORY				X	Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace													Bsmnt Garage:										
Yr Built 1956				Trim & Decoration				(12) Electric					Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1936 SF Floor Area = 1936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas				Cls C Blt 1956															
Remodeled 1972		Ex		X	Ord		Min	200 Amps Service													Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493				Cost New Depr. Cost 151,496							
Condition: Average				Size of Closets				No./Qual. of Fixtures					Other Additions/Adjustments				Plumbing												Water/Sewer			
Lg		X	Ord		Small	(13) Plumbing					Deck Treated Wood 1200 15,588 9,353 Totals: 332,768 199,660										ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 539,082											
Room List				Doors			Solid	X	H.C.	Central Air Wood Furnace					Notes: 6159				ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 539,082													
	Basement 7 1st Floor 2nd Floor 4 Bedrooms	(5) Floors				(12) Electric					Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1936 SF Floor Area = 1936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas												Cls C Blt 1956									
(1) Exterior				Kitchen: Carpeted Other: Other:				200 Amps Service							Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493				Cost New Depr. Cost 151,496													
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets					Other Additions/Adjustments										Plumbing				Water/Sewer				Porches WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 748 26,404 15,842 Built-Ins Appliance Allow. 1 2,767 1,660 Fireplaces Exterior 1 Story 2 13,027 7,816 Wood Stove 1 2,552 1,531 Deck Treated Wood 1200 15,588 9,353 Totals: 332,768 199,660	
X	Insulation			(7) Excavation				(13) Plumbing									Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493				Cost New Depr. Cost 151,496											
(2) Windows				(8) Basement				(14) Water/Sewer					Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493												Cost New Depr. Cost 151,496							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1936 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493				Cost New Depr. Cost 151,496											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish				(14) Water/Sewer					Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493												Cost New Depr. Cost 151,496							
(3) Roof				(10) Floor Support				(14) Water/Sewer									Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493				Cost New Depr. Cost 151,496											
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493												Cost New Depr. Cost 151,496							
X	Asphalt Shingle			(10) Floor Support				(14) Water/Sewer									Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493				Cost New Depr. Cost 151,496											
Chimney: Metal				Joists: 2 Unsupported Len: Cntr.Sup:				Lump Sum Items:					Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,936 Total: 252,493												Cost New Depr. Cost 151,496							

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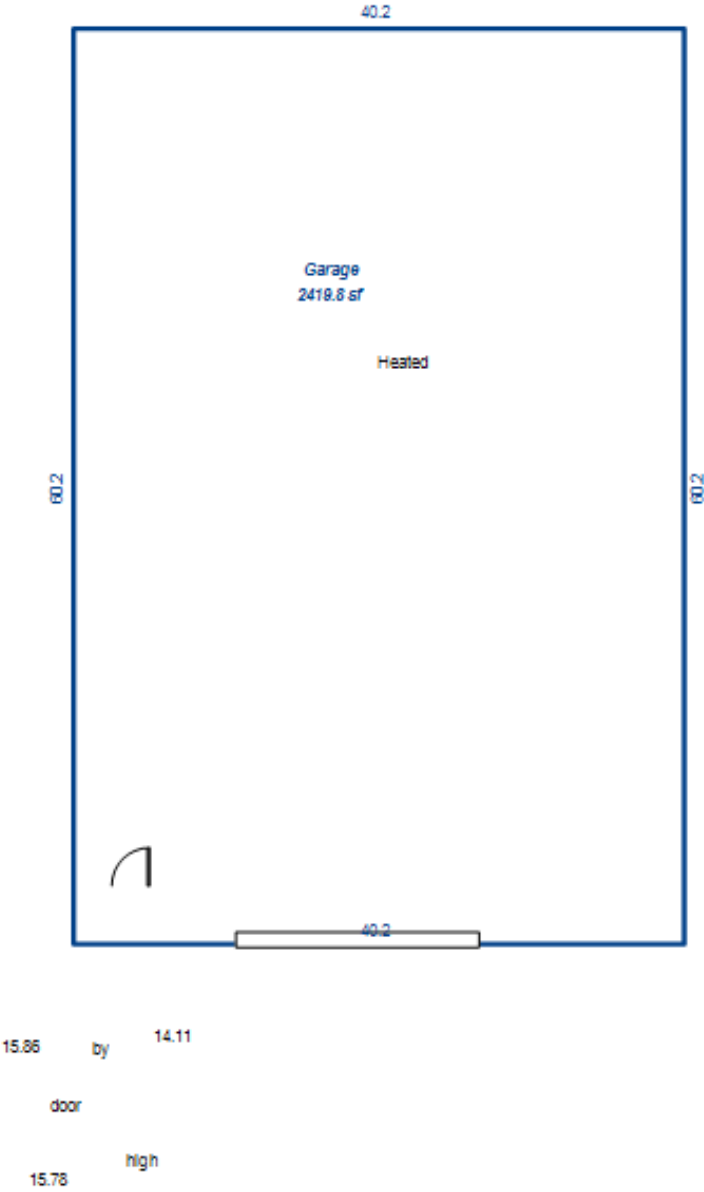
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CLARK JOY WEBB TRUST	CLARK FAMILY REAL ESTATE	10	11/08/2011	QC	03-ARM'S LENGTH	1107P335	DEED	100.0		
CLARK JOY	CLARK JOY WEBB, DAVID W &	0	05/18/2009	WD	03-ARM'S LENGTH	2009 1015-638S	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status
6149 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST				Mechanical		10/29/2015	PM15-0565	
		P.R.E. 0%				GARAGE		10/25/2010	PB10-0359	100% FINIS
Owner's Name/Address		MAP #: 30				GARAGE		10/20/2010	LU10-2201	100% FINIS
CLARK FAMILY REAL ESTATE LLC 12304 ALHAMBRA LEAWOOD KS 66209		2026 Est TCV 3,016,133 TCV/TFA: 0.00				Mechanical		05/13/2009	PM09-0131	
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN					
		Public Improvements			* Factors *					
Tax Description										

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough		X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story		Area	Type	Year Built: 2010						
	Mobile Home		Insulation			Wood	Coal	Steam		Interior 2 Story				Car Capacity:						
	Town Home		0 Front Overhang			Forced Air w/o Ducts				2nd/Same Stack		Class: BC								
	Duplex		0 Other Overhang			Forced Air w/ Ducts				Two Sided		Exterior: Pole								
	A-Frame					Forced Hot Water				Exterior 1 Story		Brick Ven.: 0								
	Wood Frame		(4) Interior			Electric Baseboard				Exterior 2 Story		Stone Ven.: 0								
			Drywall			Elec. Ceil. Radiant				Prefab 1 Story		Common Wall: Detache								
			Paneled			Radiant (in-floor)				Prefab 2 Story		Foundation: 18 Inch								
	Building Style:		Trim & Decoration			Electric Wall Heat				Heat Circulator		Finished ?:								
	GARAGE					Space Heater				Raised Hearth		Auto. Doors: 1								
Yr Built	Remodeled	Ex		Ord	Min	Wall/Floor Furnace			Wood Stove		Mech. Doors: 0									
2010 GAR	0					Forced Heat & Cool			Direct-Vented Ga		Area: 2420									
Condition: Average		Size of Closets		Heat Pump			Class: BC		Effec. Age: 15		% Good: 0									
		Lg	Ord	Small	No Heating/Cooling			Floor Area: 0		Storage Area: 0										
Room List		Doors	Solid	H.C.	Central Air			Total Base New : 71,009		E.C.F.		No Conc. Floor: 0								
					Wood Furnace			Total Depr Cost: 60,357		X 2.700		Bsmnt Garage:								
	Basement	(5) Floors		(12) Electric			Estimated T.C.V: 162,964				Carport Area:									
	1st Floor	Kitchen:		0 Amps Service							Roof:									
	2nd Floor	Other:		No./Qual. of Fixtures																
	Bedrooms	Other:		Ex. Ord. Min																
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																
				Many Ave. Few																
Wood/Shingle				(13) Plumbing																
Aluminum/Vinyl				Average Fixture(s)																
Brick				3 Fixture Bath																
Insulation				2 Fixture Bath																
(2) Windows		(7) Excavation		Softener, Auto																
		Basement: 0 S.F.		Softener, Manual																
Many	Large	Crawl: 0 S.F.		Solar Water Heat																
Avg.	Avg.	Slab: 0 S.F.		No Plumbing																
Few	Small	Height to Joists: 0.0		Extra Toilet																
Wood Sash		(8) Basement		Extra Sink																
Metal Sash				Separate Shower																
Vinyl Sash		Conc. Block		Ceramic Tile Floor																
Double Hung		Poured Conc.		Ceramic Tile Wains																
Horiz. Slide		Stone		Ceramic Tub Alcove																
Casement		Treated Wood		Vent Fan																
Double Glass		Concrete Floor																		
Patio Doors		(9) Basement Finish		(14) Water/Sewer																
Storms & Screens				Public Water																
(3) Roof		Recreation SF		Public Sewer																
		Living SF		Water Well																
Gable	Gambrel	Walkout Doors (B)		1000 Gal Septic																
Hip	Mansard	No Floor SF		2000 Gal Septic																
Flat	Shed	Walkout Doors (A)																		
Asphalt Shingle		(10) Floor Support		Lump Sum Items:																
		Joists:																		
Chimney:		Unsupported Len:																		
		Cntr.Sup:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOTILA KERRY R TRUST 50%		0	10/18/2011	OTH	33-TO BE DETERMINED	1100-683 EASEM	DEED	0.0				
KOTILA CAROLYN C TRUST 50		0	10/17/2011	OTH	33-TO BE DETERMINED	1100-681 EASEM	DEED	0.0				
KOTILA KERRY R & CAROLYN	KOTILA K R TRUST 1/2 KOTI	0	10/22/2010	QC	09-FAMILY/RELATED ENTITY	2010 1066-262Q	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)	Date	Number	Status				
6137 W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST			Electrical	12/12/2011	PE11-0439					
		P.R.E. 100% 02/08/2018			Mechanical	05/13/2009	PM09-0130					
Owner's Name/Address		MAP #: 30			Plumbing	05/12/2009	PP09-0059					
KOTILA KERRY R TRUST 50% & KOTILA CAROLYN C TRUST 50% PO BOX 25 GLEN ARBOR MI 49636		2026 Est TCV 4,725,286 TCV/TFA: 726.74			Electrical	01/26/2009	PE09-0011					
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L215 P277 L308 P976/90 2005 DESCR REVISED(DUE TO SPLIT & COMBINATION) PARCEL 3 - PRT OF GOVT LOT 1 SEC 22 COM AT E 1/4 COR TH N 00 DEG 29'14" E ALG E SEC LN 151.95 FT TO C/L BAY LANE TH N 41 DEG 35'49" W ALG SD C/L 707.55 FT TO POB TH S 45 DEG 28'46" W 307.76 FT TH N 44 DEG 24'01" W 209.10 FT TO TRAVERSE LN ALG SHR LAKE MICHIGAN TH N 45 DEG 17'50" E ALG TRAVERSE LN 151 FT TH S 45 DEG 03'40" E 108.71 FT TH S 44 DEG 23'14" E 58.99 FT TH N 45 DEG 28'46" E 158.82 FT TO C/L BAY LANE TH S 41 DEG 35'49" E ALG SD C/L		X		LK MI "A" 21000	100.00	161.00	0.8929	0.7610	21000	100		1,427,049
		X		LK MI "A" 21000	51.00	161.00	0.8929	0.7610	21000	50	SURPLUS: ZONING 100 FT	36
				151 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 1,790,947								
				Land Improvement Cost Estimates								
				Description					Rate		Size % Good	Cash Value
				Fencing: Wd, Split, 2 Rail					22.09		221 50	2,441
		X		D/W/P: 4in Ren. Conc.					11.81		2491 0	0
		X		D/W/P: Flagstone/Sand					29.98		602 0	0
				Total Estimated Land Improvements True Cash Value = 2,441								
		Topography of Site										
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
		X		Waterfront								
				Ravine								
				Wetland								
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	895,500	1,467,100	2,362,600			1,412,061C	
		TPC 04/20/2017	INSPECTED		2025	852,800	1,398,700	2,251,500			1,374,938C	
		TPC 01/07/2011	INSPECTED		2024	767,500	1,375,300	2,142,800			1,333,597C	
		TPC 10/12/2009	INSPECTED		2023	682,300	1,034,300	1,716,600			1,270,093C	

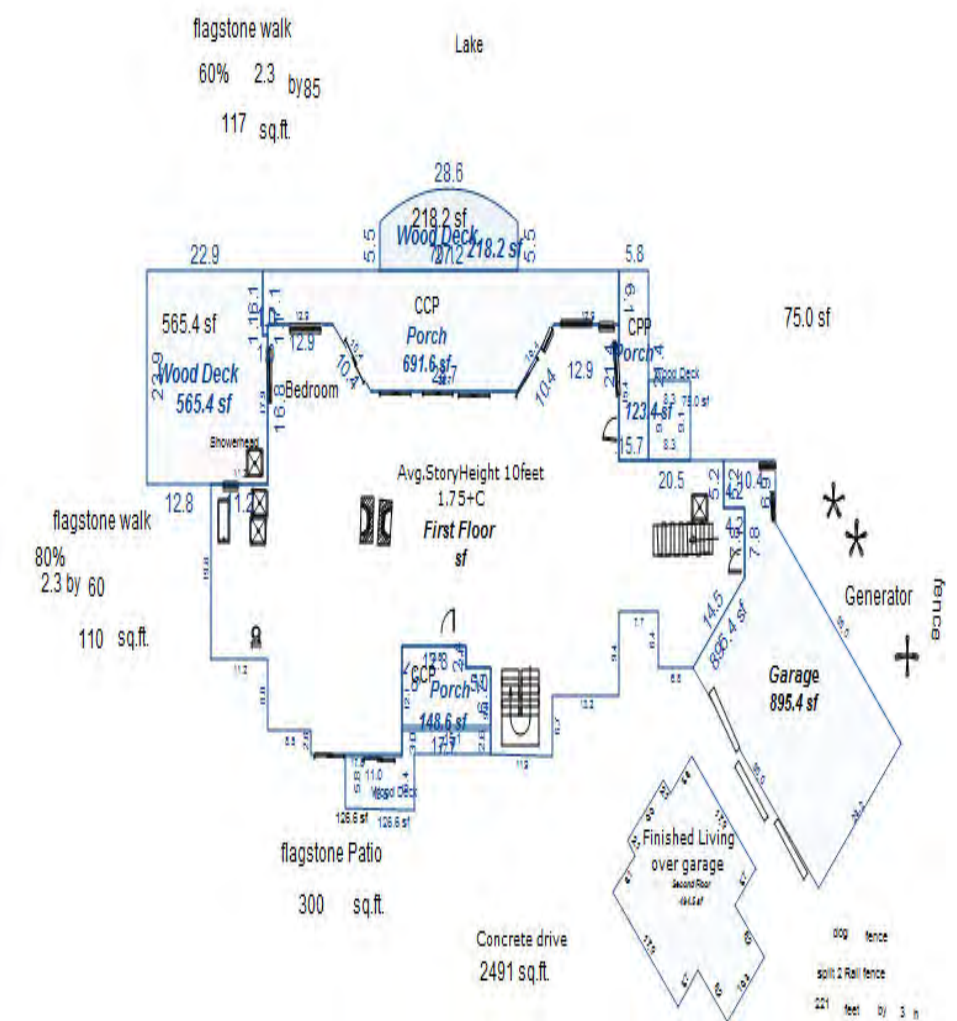
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood			Oil Coal			Elec. Steam			1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story 1 Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area Type 691 123 148 218 126 75 783	Year Built: 2008 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 895 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame		(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 15 Floor Area: 6,502 Total Base New : 1,277,519 Total Depr Cost: 1,085,888 Estimated T.C.V: 2,931,898				E.C.F. X 2.700				Bsmnt Garage: Carport Area: Roof:						
	Drywall Paneled		Plaster Wood T&G																							
	Trim & Decoration																									
Building Style: 1.75 STORY		Ex			Ord			Min			Size of Closets			Doors			Solid			H.C.						
Yr Built 2008	Remodeled 0	Lg			Ord			Small									E.C.F. X 2.700									
Condition: Average																										
Room List			(5) Floors			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B Blt 2008								
(1) Exterior			Kitchen: Other: Other:			Ex.			Ord.			Min			No. of Elec. Outlets			(13) Plumbing			Ground Area = 3433 SF Floor Area = 6502 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 3,433 1 Story Siding Overhang 494 Total: 1,054,422 896,259					
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			Many			Ave.			Few			Other Additions/Adjustments											
Insulation						(14) Water/Sewer			Public Water			Public Sewer			Plumbing											
(2) Windows			(7) Excavation			1 Average Fixture(s)			4 3 Fixture Bath			1 2 Fixture Bath			Water/Sewer											
Many Avg. Few			Basement: 0 S.F. Crawl: 3433 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			Softener, Auto			Softener, Manual			Separate Shower											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			5 Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Porches											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet			Extra Sink			2000 Gal Septic			Water Well, 100 Feet											
(3) Roof			(9) Basement Finish			1 2000 Gal Septic			Ceramic Tile Alcove			Vent Fan			CCP (1 Story)											
Gable Hip Flat			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			1000 Gal Septic			2000 Gal Septic			CPP											
Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 2000 Gal Septic						CCP (1 Story)											
Chimney:															Deck											
															Treated Wood											
															Composite											
															Composite											
															Composite											
															Garages											
															Class: B Exterior: Siding Foundation: 42 Inch (Finished)											
															Base Cost											
															<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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



Sketch by Apex Medina™

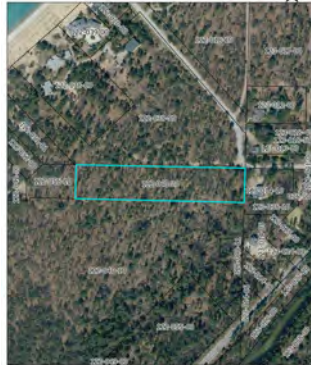
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MCNUTT SUSANNE S TRUST		0	01/13/2011	QC	03-ARM'S LENGTH	2011 1077-33TR	DEED	0.0			
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	700,000	01/13/2011	WD	03-ARM'S LENGTH	1077-35WD	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
W EGELER RD		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 31									
STEWART DANIEL E & VICKI L 211 S ROSE ST KALAMAZOO MI 49007		2026 Est TCV 1,834,389									
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
				B 100' @ 3400/	726.00	963.23	0.6092 1.2199	3400 100 1,834,389			
				726 Actual Front Feet, 16.05 Total Acres				Total Est. Land Value = 1,834,389			
Tax Description											
L1077P36 EXCEPT 006-122-040-11 PARCEL 1: PART OF GOVERNMENT LOT 1, BEGINNING AT THE NORTHEAST CORNER; THENCE ALONG THE NORTH LOT LINE NORTH 89 °47'15" WEST 748.03 FEET; THENCE SOUTH 0 ° 30'15" WEST 150 FEET; THENCE NORTH 89°47'15" WEST 200.70 FEET TO EAST LINE PRIVATE DRIVE; THENCE SOUTH 0 °30'15" WEST 15 FEET; THENCE NORTH 89 °47'15" WEST 206.38 FEET; THENCE SOUTH 0 °30'15" WEST 726 FEET TO NORTH LINE EGELER ROAD; THENCE SOUTH 89°09'45" EAST 449 FEET TO EASTERLY RIGHT OF WAY OF SAID ROAD: THENCE SOUTH 32°		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
THENCE NORTH THENCE SOUTH EET TO NORTHERLY ENCE NORTH T TO EAST LINE; ST 643.39 FEET TO T THAT PART AST CORNER; N ON FILE***		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	917,200	0	917,200			406,602C
		TPC 04/30/2021 INSPECTED			2025	944,200	0	944,200			395,913C
		TPC 04/24/2019 INSPECTED			2024	539,500	0	539,500			384,009C
		TPC 10/29/2018 INSPECTED			2023	424,400	0	424,400			370,758C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCNUTT SUSANNE S TRUST	STEWART DANIEL E & VICKI	0	01/13/2011	WD	19-MULTI PARCEL ARM'S LE	1077-35WD	DEED	100.0				
KEUNING JAY TRUST	STEWART VIVKI L LIVING TR	0	05/17/2005	WD	03-ARM'S LENGTH	854:855	OTHER	100.0				
MCNUTT SUSANE TRUST	KEUNING JAY	1	06/21/1994	WD	09-FAMILY/RELATED ENTITY	389P562	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
		MAP #: 31										
STEWART DANIEL E & VICKI L 211 S ROST ST KALAMAZOO MI 49007		2026 Est TCV 53,870										
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					E 100' @ 800/	100.00	140.54	1.0000	0.6734	800	100	
					100 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =		53,870
		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	
					2026	26,900	0	26,900			15,072C	
					2025	35,900	0	35,900			14,676C	
					2024	44,800	0	44,800			14,235C	
					2023	0	0	0			0	
		Who When What										
		TPC 05/30/2021 INSPECTED										
		TPC 10/30/2017 INSPECTED										
		PSC 02/11/2012 INSPECTED										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CLARK JOY WEBB TRUST	CLARK FAMILY REAL ESTATE	10	11/08/2011	QC	03-ARM'S LENGTH	1107P335	DEED	100.0						
CLARK JOY	CLARK JOY WEBB, DAVID W &	0	05/18/2009	WD	03-ARM'S LENGTH	2009 1015-638S	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)		Date	Number	Status					
W BAY LN		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 31												
CLARK FAMILY REAL ESTATE LLC 12304 ALHAMBRA LEAWOOD KS 66209		2026 Est TCV 310,318												
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
DC L416 P465/96 PRT GOVT LOT 2 BEG NE COR TH N 89 DEG 47' 15" W 748.03 FT TH S 00 DEG 30' 15" W 150 FT TH S 89 DEG 47' 15" E 747.70 FT TO E LN TH N 00 DEG 37' 45" E 150 FT TO POB SEC 22 T29N R14W. 2.57 A M/L.					C 100' @ 2000/	150.00	747.00	0.9036	1.1447	2000	100		310,318	
Comments/Influences					150 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 310,318									
														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	155,200	0	155,200				93,037C		
		TPC 05/30/2024	INSPECTED		2025	155,200	0	155,200				90,592C		
		TPC 04/24/2019	INSPECTED		2024	108,600	0	108,600				87,869C		
		TPC 12/22/2016	INSPECTED		2023	85,300	0	85,300				83,685C		
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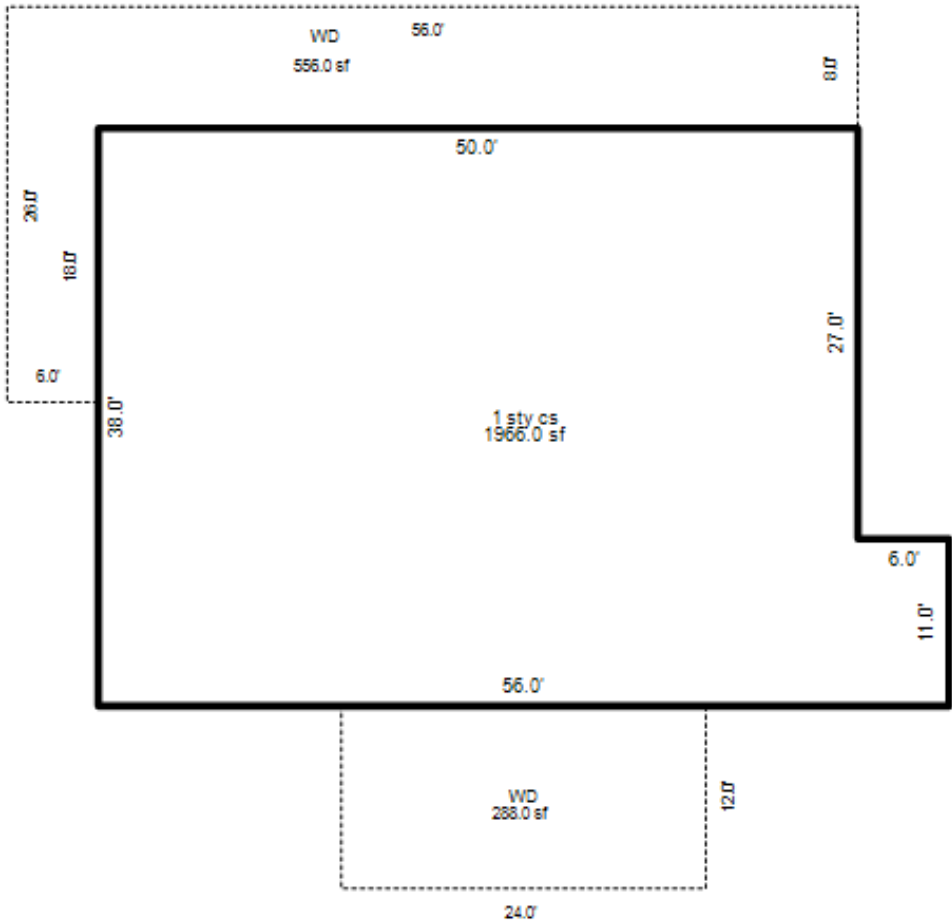
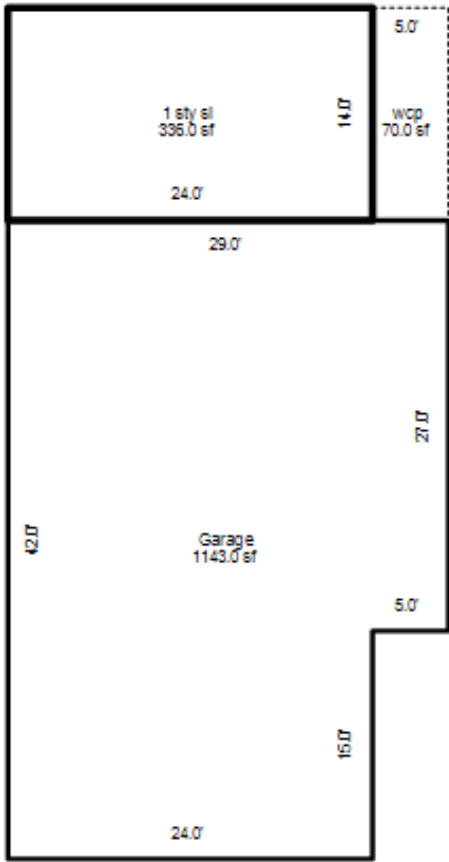
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MCNUTT ROBERT C & SUSANNE	MCNUTT ROBERT TRUST	0	06/17/2022	QC	09-FAMILY/RELATED ENTITY	2024002704	PROPERTY TRANSFER	0.0						
MCNUTT LTD PARTNERSHIP	MCNUTT ROBERT C & SUSANNE	0	10/30/2018	QC	09-FAMILY/RELATED ENTITY	1344P571	PROPERTY TRANSFER	1.0						
MCNUTT SUSANNE S	MCNUTT LTD PARTNERSHIP	0	12/23/1994	QC	09-FAMILY/RELATED ENTITY	398P509	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
5864 S PASSAGE VIEW RD		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 100% 10/31/2018												
Owner's Name/Address		MAP #: 30 & 31												
MCNUTT ROBERT C TRUST & MCNUTT LTD PARTNERSHIP 1870 LATHAM BIRMINGHAM MI 48009		2026 Est TCV 3,065,517 TCV/TFA: 1331.6												
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	400.00	0.9133	0.9554	21000	100		1,832,407
					LK MI "A"	21000	38.00	400.00	0.9133	0.9554	21000	50	SURPLUS: ZONING 100 FT	34
					138 Actual Front Feet, 1.27 Total Acres						Total Est. Land Value =		2,180,565	
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					Residential Local Cost Land Improvements									
		X	Electric	Description			Rate				Size % Good		Cash Value	
		X	Gas	LAND IMPROVEMENTS 5			5,000.00				1 100		5,000	
		X	Curb	Total Estimated Land Improvements True Cash Value =									5,000	
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X	Level				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What	2026	1,090,300	442,500	1,532,800				591,749C		
		TPC 10/04/2018	INSPECTED		2025	1,038,400	425,000	1,463,400				576,192C		
		TPC 10/25/2017	INSPECTED		2024	934,500	418,000	1,352,500				558,868C		
		WAS 02/09/2008	INSPECTED		2023	830,700	314,900	1,145,600				532,256C		

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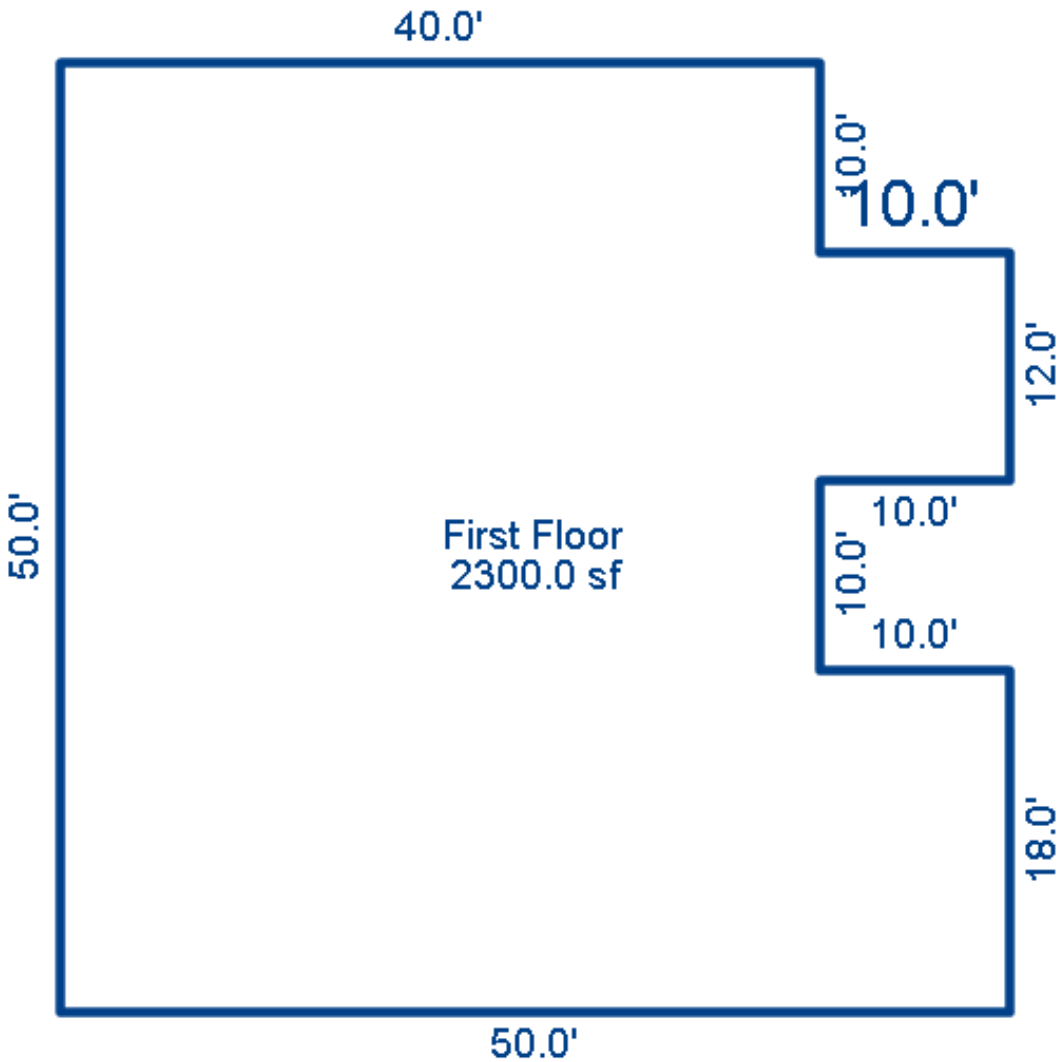


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
WIESEN PROPERTIES LLC	HIGH WATER HOLDINGS LLC	0	05/07/2008	QC	09-FAMILY/RELATED ENTITY	978/320	DEED	0.0							
TURNER PROPERTIES LLC	WIESEN PROPERTIES LLC	209,835	01/13/2006	WD	03-ARM'S LENGTH	888:460	OTHER	100.0							
TAGHON	TURNER	560,000	04/13/2001	LC	16-LC PAYOFF	577:12	PROPERTY TRANSFER	0.0							
		175,000	05/31/1997	MLC	16-LC PAYOFF	445:644	PROPERTY TRANSFER	0.0							
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status						
6066 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		11/14/2006	PB06-0683								
		P.R.E. 0%		Commercial, Add/Alter/Repa		04/03/2006	PB06-0073								
Owner's Name/Address		MAP #: 31/36			ADDITION/ALTERATION		03/20/2006	2052-06							
HIGH WATER HOLDINGS LLC PO BOX 220 GLEN ARBOR MI 49636		2026 Est TCV 301,503 TCV/TFA: 123.57			Mechanical		03/09/2006	PM06-0140							
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND										
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
						108.00	235.00	1.0000	0.0000	0	100*		0		
L257 P797 L416 P32 L445 P644/97 L577		X			2000 COMM	\$7.75/SQFT	25395	SqFt	7.75000	100			196,815		
P6&12/01 L847 P155/05 L888 P458&460/06					* denotes lines that do not contribute to the total acreage calculation.										
L892 P108/06 L926 P675/06 PRT OF SE 1/4					108 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 196,815										
OF SE 1/4 & PRT GOVT LOT 2 SEC 22 COM SE															
COR SD SEC TH S 89 DEG 44' W 1321.31 FT															
TH N 0 DEG 5' 30" W 819.95 FT TO C/L M-22															
TH ALG C/L N 56 DEG 15' E 686.56 FT TH N		X			Land Improvement Cost Estimates										
32 DEG 15' W 198 FT TH N 55 DEG 14' E 66		X			Description					Rate	Size	% Good	Cash Value		
FT TH N 49 DEG 52' E 35.69 FT TO POB TH N		X			D/W/P: Asphalt Paving					2.75	3375	60	5,569		
49 DEG 52' E 66.76 FT TH S 42 DEG 17'23"					Wood Frame					21.93	140	50	1,535		
E 237.83 FT TO SELY R/W LN M-22 TH SWLY					Commercial Local Cost Land Improvements										
ALG R/W 108.16 FT TH N 32 DEG 13' 38" W					Description					Rate	Size	% Good	Arch	Mult	Cash Value
233 10 FT TO POB SEC 22 T29N R14W					WATER WELL 4"-6"					0.00	1	60	100		0
					SEPTIC TANK 1000 GAL					0.00	1	92	100		0
					Total Estimated Land Improvements True Cash Value = 7,104										
		Topography of Site													
		X													

Desc. of Bldg/Section: NC - FRONT UPGRADE STONE Calculator Occupancy: Shed - Office Structure										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D									
Floor Area: 2,300										Quality: Low Cost									
Gross Bldg Area: 2,440										Stories: 1									
Stories Above Grd: 1										Story Height: 14									
Average Sty Hght : 14										Perimeter: 180									
Bsmnt Wall Hght										Base Rate for Upper Floors = 61.06									
Depr. Table : 4%										(10) Heating system: Forced Air Furnace Cost/SqFt: 7.82 100%									
Effective Age : 10										Adjusted Square Foot Cost for Upper Floors = 68.88									
Physical %Good: 66										Total Floor Area: 2,300									
Func. %Good : 100										Base Cost New of Upper Floors = 158,424									
Economic %Good: 100										Reproduction/Replacement Cost = 158,424									
1990 Year Built										Eff.Age:10									
2000 Remodeled										Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /50 /100/100/33.0									
Overall Bldg Height										Total Depreciated Cost = 52,280									
Comments:										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 91,490									
										Replacement Cost/Floor Area= 68.88 Est. TCV/Floor Area= 39.78									

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

OLD SKETCH



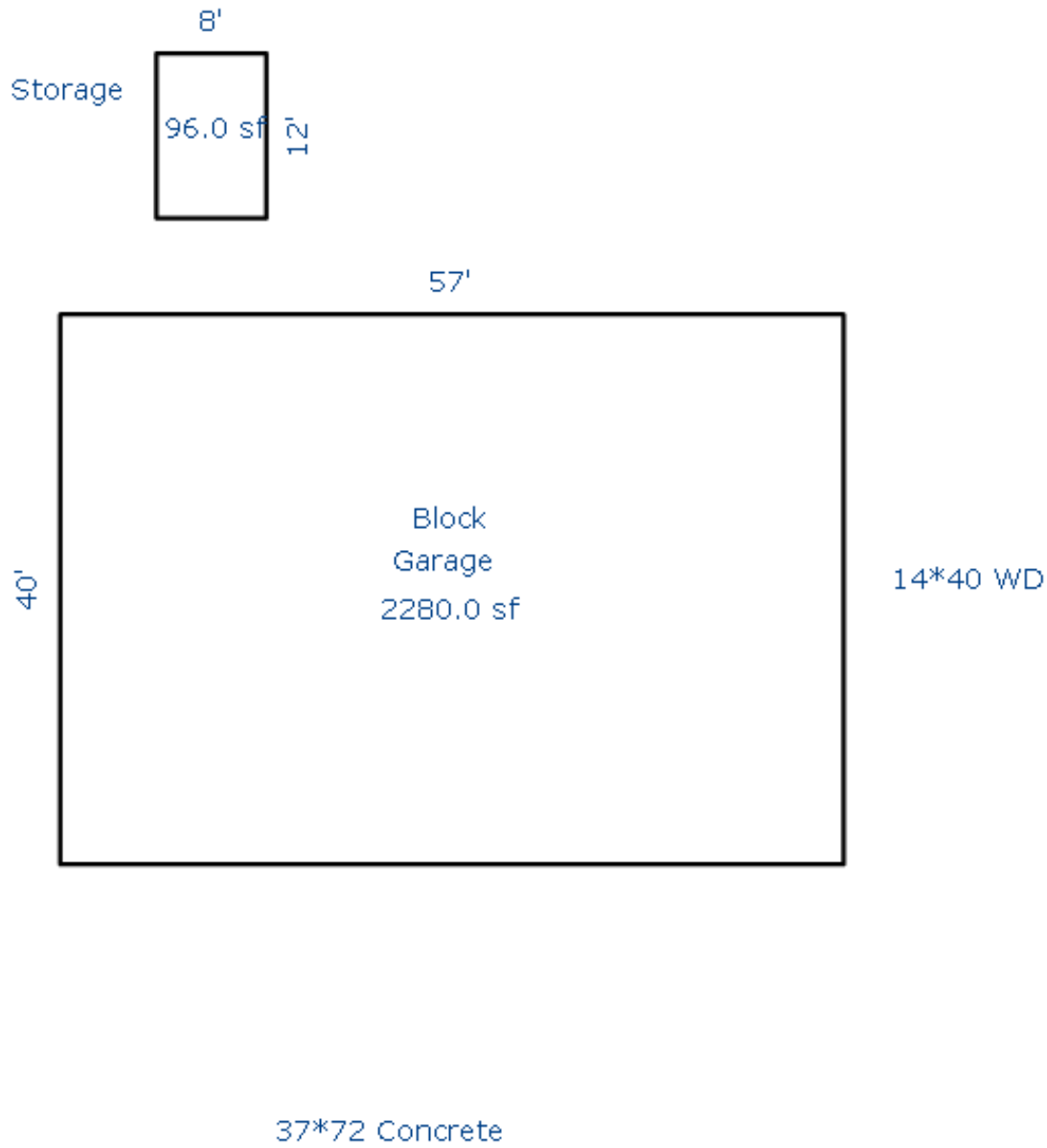
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCHMUCKAL LAND CO	TOWNSHIP OF GLEN ARBOR	1	12/29/1978	QC	09-FAMILY/RELATED ENTITY	206P75	OTHER	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning: N/A (		Building Permit(s)		Date	Number	Status			
W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 33											
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636		2026 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					B 100' @ 3400/ 200.00 20.47 0.8409 0.4658 3400 100 266,333								
					200 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 266,333								
Tax Description		Topography of Site											
L206 P75 PRT SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 COM SE SEC COR TH S 89 DEG 44' W 1321.31FT TO N-S 1/4 LN TH N 0 DEG 5' 30" W 819.95 FT TO C/L HWY M-22 TH ALG C/L N 56 DEG 15' E 686.56 FT TH N 32 DEG15' W 198 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 35.69 FT TO POB TH N 49 DEG 52' E 200 FT TO SWLY R/W LN OF AN EXISTING RD TH ALG SD R/W S 32 DEG15' E 228.24 FT TO SHR CRYSTAL RIVER TH ALG SHR S 42 DEG 15' W 205.63 FT TH N 32 DEG 15' W 255.83 FT TO POB EXC PRT LYING NLY OF SLY R/W LN M-22 SEC 22 T29N R14W.		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		PSC 03/13/2025 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 05/30/2021 INSPECTED			2024	0	0	0			0		
		TPC 11/01/2017 INSPECTED			2023	0	0	0			0		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TURNER PROPERTIES LLC	MANITOU HOLDINGS LLC	365,000	12/27/2006	WD	03-ARM'S LENGTH	926:677	OTHER	100.0			
TAGHON	TURNER	0	04/13/2001	LC	16-LC PAYOFF	577:12	PROPERTY TRANSFER	0.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status	
6052 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST			ELECTRICAL		06/10/2002		PE02-0312		
		P.R.E. 0%									
Owner's Name/Address		MAP #: 31 & 36									
MANITOU HOLDINGS LLC		2026 Est TCV 455,314 TCV/TFA: 199.70									
NISONGER		X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
PO BOX 8											
GLEN ARBOR MI 49636											
Tax Description											
L445 P664/97 L577 P9&12/01 L847 P155/05											
L888 P458/06 L926 P675&677/06 PARCEL A-											
PRT OF SE 1/4 OF SE 1/4 SEC 22 COM SE COR											
TH N 89 DEG 44' W 1321.31 FT TH N 0 DEG											
05'30" W 819.95 FT TO C/L M-22 TH N 56											
DEG 15' E 686.56 FT TH N 32 DEG 15' W 198											
FT TH N 55 DEG 14' E 66 FT TH N 49 DEG											
52' E 102.45 FT TO POB TH N 49 DEG 52' E											
133.32 FT TO SWLY R/W EGELER RD TH S 32											
DEG 12'51" E 228.31 FT TO SELY R/W M-22											
TH SWLY ALG R/W 93 FT M/L TH N 42 DEG											
17'23" W 237.83 FT TO POB SEC 22 T29N											
R14W.											
Comments/Influences											
		X	Level								
			Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2026	94,500	133,200	227,700			166,006C
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Licensed To: Township of Glen Arbor,		TPC 10/23/2013	INSPECTED		2024	78,100	127,300	205,400			156,782C
County of Leelanau, Michigan		WAS 11/10/2007	INSPECTED		2023	78,100	120,500	198,600			149,317C

Desc. of Bldg/Section: STORE - GAS STATION										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Stores - Retail										Class: D Quality: Low Cost									
Class: D										Stories: 1 Story Height: 10 Perimeter: 194									
Floor Area: 2,280										Base Rate for Upper Floors = 78.90									
Gross Bldg Area: 2,280										(10) Heating system: Forced Air Furnace Cost/SqFt: 9.92 100%									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 88.82									
Average Sty Hght : 10										Total Floor Area: 2,280 Base Cost New of Upper Floors = 202,510									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 202,510									
Depr. Table : 2.5%										Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0									
Effective Age : 15										Total Depreciated Cost = 137,707									
Physical %Good: 68										Unit in Place Items Rate Quantity Arch %Good Depr.Cost									
Func. %Good : 100										/CI14/SERS/DEQU/PUMAD/EADDFDA 7828.00 2 1.00 50 7,828									
Economic %Good: 100										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 254,686									
1960 Year Built										Replacement Cost/Floor Area= 95.69 Est. TCV/Floor Area= 111.70									
Remodeled																			
Overall Bldg Height																			
Comments:																			

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

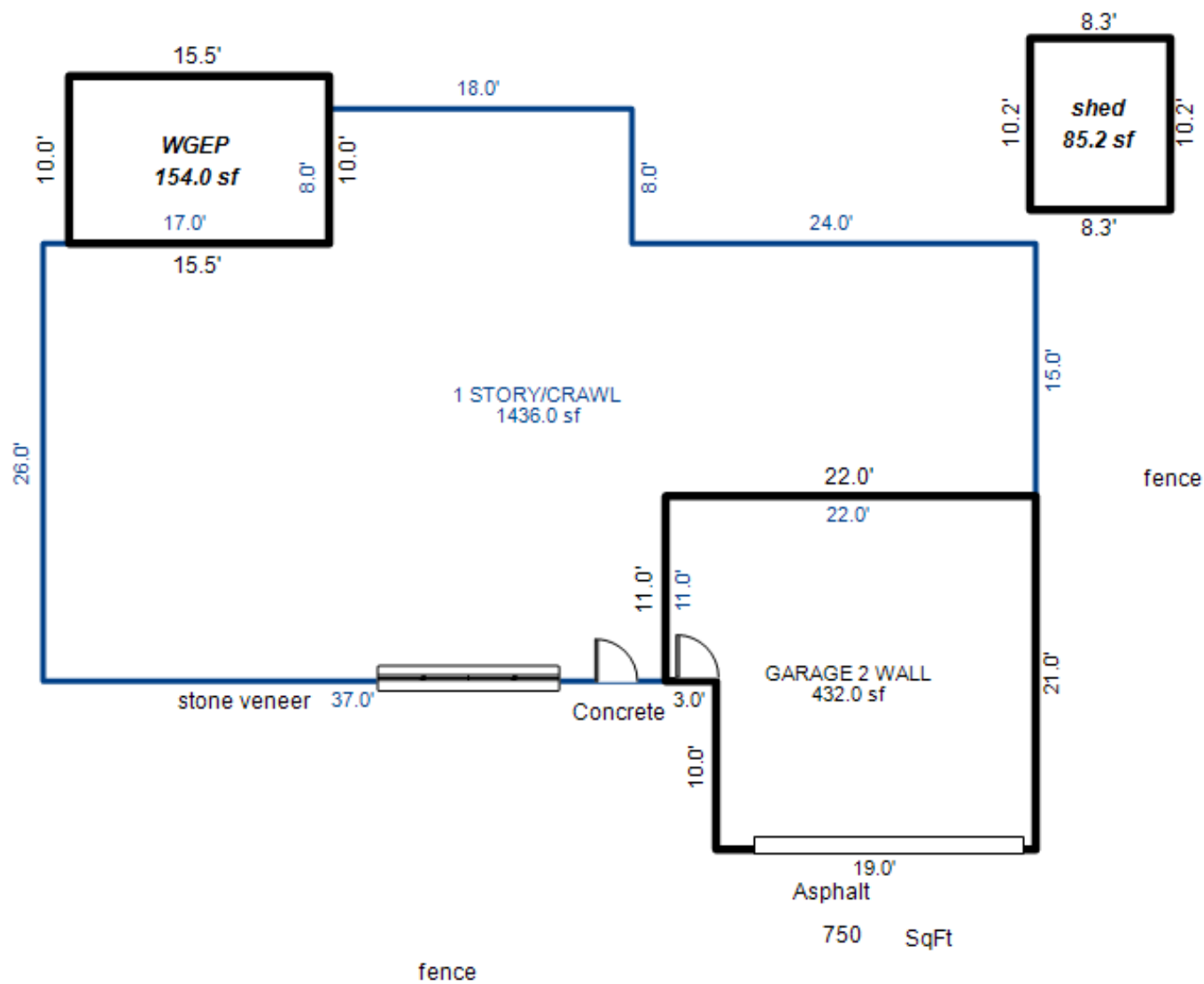


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GOORHOUSE DAN S & CHRISTI	GOORHOUSE DAN S & CHRISTI	0	03/22/2018	QC	09-FAMILY/RELATED ENTITY	1324P683	OTHER	0.0					
GROESSER CHARLOTTE ESTATE	GOORHOUSE DAN S & CHRISTI	212,000	12/21/2012	WD	03-ARM'S LENGTH	1149P680	PROPERTY TRANSFER	100.0					
GROESSER CHARLOTTE E	GROESSER CHARLOTTE ESTATE	0	05/12/2012	CD	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0					
GROESSER CHARLOTTE E		0	10/08/2008	OTH	33-TO BE DETERMINED	2008 995/638DC	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status				
6088 W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST			Residential Addition		12/23/2025	PB25-0673	0%				
		P.R.E. 0%			DECK/PORCH		11/13/2025	LU25-294	0%				
Owner's Name/Address		MAP #: 31 & 36			Res. Add/Alter/Repair		04/14/2023	PB23-0122	100% FINIS				
GOORHOUSE DAN S & CHRISTINE E 7755 S GRACEMOOR CT SE ALTO MI 49302		2026 Est TCV 687,606 TCV/TFA: 478.83			Electrical		03/28/2023	PE23-0203	100% FINIS				
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					B 100' @ 3400/	100.00	257.00	1.0000	0.8767	3400	100		298,086
					100 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 298,086								
L282 P653 PRT SE 1/4 OF SE 1/4 SEC 22 COM SE COR TH S 89 DEG 44' W 1321.31 FT TH N 0 DEG 5' 30" W 819.95 FT TO C/L HWY TH N 56 DEG 15' E ALG C/L 686.56 FT TH S 32 DEG 15' E 57.6 FT TO BK RIVER & POB TH N 32 DEG 15' W 255.6 FT TH N 55 DEG 14' E 66 FT TH N 49 DEG 52' E 35.69 FT TH S 32 DEG 15' E TO BK RIVER 245 FT M/L TH SLY & WLY ALG BK 100 FT M/L TO POB SEC 22 T29N R14W .59 A M/L.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates							
		X	Electric			Description							
		X	Gas			Fencing: Wd, Solid, 5 ft.							
		X	Curb			Fencing: Wd, Split, 2 Rail							
		X	Street Lights			D/W/P: Asphalt Paving							
		X	Standard Utilities			D/W/P: 3.5 Concrete							
		X	Underground Utils.			Wood Frame							
		Topography of Site			Residential Local Cost Land Improvements								
		X	Level			Description							
		X	Rolling			Rate							
		X	Low			Size							
		X	High			% Good							
		X	Landscaped			Cash Value							
		X	Swamp			1,558							
		X	Wooded			645							
		X	Pond			0							
		X	Waterfront			0							
		X	Ravine			1,360							
		X	Wetland			Description							
		X	Flood Plain			Rate							
		X	RIVER			Size							
		Who	When	What	2026	149,000	194,800	343,800					150,169C
		TPC 07/31/2023	INSPECTED		2025	153,400	162,100	315,500					146,222C
		TPC 11/05/2020	INSPECTED		2024	87,700	148,300	236,000					141,826C
		TPC 08/31/2017	INSPECTED		2023	70,100	136,100	206,200					132,882C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 154	WGEP (1 Story)	Year Built: 1965 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: 432 % Good: 0 Storage Area: 0 No Conc. Floor:0			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,436 Total Base New : 268,849 Total Depr Cost: 174,753 Estimated T.C.V: 384,457			E.C.F. X 2.200		Bsmnt Garage:								
Building Style: 1 STORY				X Drywall X Paneled				Plaster Wood T&G											Carport Area: Roof:						
Yr Built 1965 198		Remodeled 2023		Trim & Decoration																					
Condition: Average				Size of Closets																					
Room List				Doors				Solid X H.C.				X Central Air Wood Furnace													
6		Basement		(5) Floors				(12) Electric																	
1st Floor				Kitchen: Carpeted				150 Amps Service																	
2nd Floor				Other: Carpeted				No./Qual. of Fixtures																	
4 Bedrooms				Other:				Ex. X Ord. Min																	
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall X Tile				Many X Ave. Few																	
X	Insulation							(13) Plumbing																	
(2) Windows				(7) Excavation				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1436 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																					
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
(3) Roof				(9) Basement Finish				(14) Water/Sewer																	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																	
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																	
Chimney: Brick				Joists: 2X10X16 Unsupported Len: Cntr.Sup:																					
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965 (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1436 SF Floor Area = 1436 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 1,436 Total: 206,965 134,527 Other Additions/Adjustments Exterior Stone Veneer 111 4,141 2,692 Plumbing Average Fixture(s) 1 1,451 943 3 Fixture Bath 1 4,567 2,969 Water/Sewer 1000 Gal Septic 1 4,782 3,108 Water Well, 100 Feet 1 5,847 3,801 Porches WGEP (1 Story) 154 13,698 8,904 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 432 24,036 15,623 Common Wall: 2 Wall 1 -5,280 -3,432 Door Opener 1 537 349 Built-Ins Appliance Allow. 1 2,767 1,799 Fireplaces Interior 1 Story 1 5,338 3,470 Totals: 268,849 174,753 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 384,457																									

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



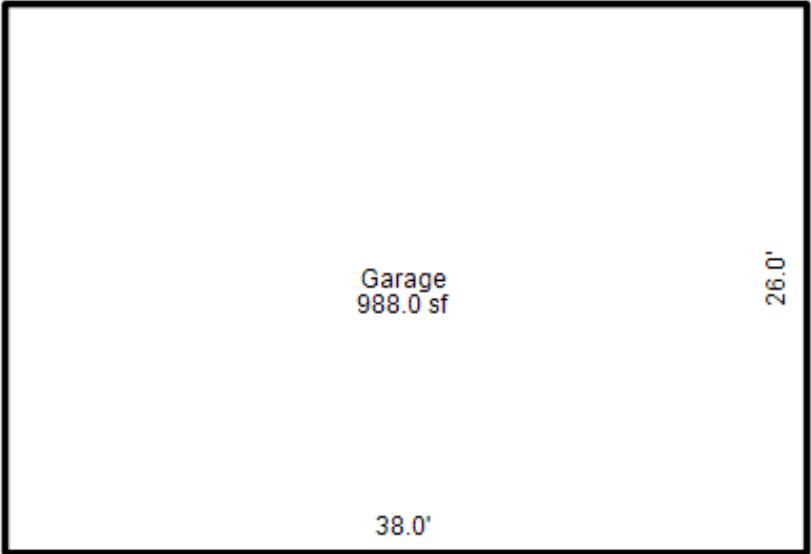
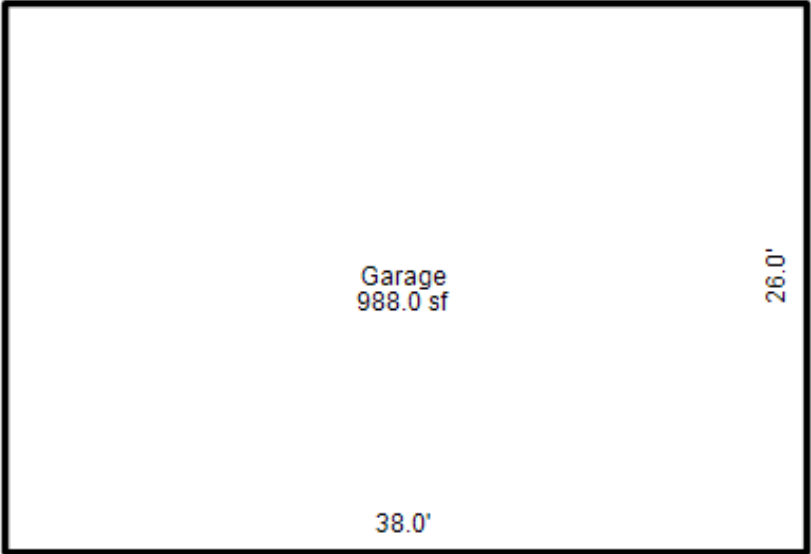
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RADER MARY E REVOCABLE	GLEN ARBOR TOWNSHIP	1	12/20/2006	WD	03-ARM'S LENGTH	926:72	OTHER	100.0		
RADER MARY E	RADER MARY E REVOCABLE	0	06/23/2004	QC	09-FAMILY/RELATED ENTITY	811:1	OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #: 31 & 36								
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636-0276		2026 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
		Public Improvements		* Factors *						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
L174 P584 L286 P373/88 L811 P1/04 L926 P72/06 66 FOOT WIDE EXTENSION ON EGELER RD LYING BETWEEN M-22 & CRYSTAL RIVER BEING PART SE 1/4 OF SE 1/4 & PRT GOVT LOT 2 SEC 22 T29N R14W.				A 100' @ 7000/ 66.00 20.00 1.1095 0.4631 7000 100 SIZE/SHAPE RIVER RUNS THRU						
Comments/Influences				66 Actual Front Feet, 0.03 Total Acres Total Est. Land Value = 237,351						
		Topography of Site								
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		PSC 03/13/2025 INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
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		TPC 11/01/2017 INSPECTED	2023	0	0	0		0		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CRYSTAL GLEN PROPERTIES L	SUTHERLAND PAUL H & AMY B	0	06/28/2022	QC	21-NOT USED/OTHER	2022003849	DEED	100.0				
BLUE JAY PROPERTY LLC	CRYSTAL GLEN PROPERTIES L	139,000	07/13/2015	WD	03-ARM'S LENGTH	1233P892	PROPERTY TRANSFER	100.0				
KEUNING JAY ARLEN		0	07/07/2008	QC	33-TO BE DETERMINED	2008 922/187 D	DEED	0.0				
KEUNING J A TRUST	BLUE JAY PROPERTY LLC	0	11/22/2006	WD	03-ARM'S LENGTH	932:222	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-3 (	Building Permit(s)	Date	Number	Status				
6210 W STATE ST		School: GLEN LAKE COMMUNITY SCH DIST										
		P.R.E. 100% 01/01/2023										
Owner's Name/Address		MAP #: 35										
SUTHERLAND PAUL H & AMY BORER 12935 S WESTBAY SHORE DR TRAVERSE CITY MI 49684		2026 Est TCV 137,360 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
					E 100' @ 800/	99.00	105.00	1.0035 0.6081	800 100	48,328		
					99 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	48,328	
					Land Improvement Cost Estimates							
					Description				Rate	Size % Good	Cash Value	
					D/W/P: 4in Concrete				7.10	120 50	426	
					Sewer				D/W/P: 4in Concrete	7.10	120 50	426
		X	Electric	Residential Local Cost Land Improvements								
					Description				Rate	Size % Good	Cash Value	
					LAND IMPROVEMENTS 15				1,500.00	1 50	750	
					Total Estimated Land Improvements True Cash Value =						1,602	
		Topography of Site										
		X	Level									
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
		X	Wooded									
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	24,200	44,500	68,700				60,480C
		TPC 05/30/2021	INSPECTED		2025	33,100	39,500	72,600				58,890C
		TPC 04/30/2015	INSPECTED		2024	33,100	36,100	69,200				57,120C
		WAS 07/09/2007	INSPECTED		2023	20,700	33,700	54,400				54,400S
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*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																			
X	Single Family		Eavestrough		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow.	Cook Top	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Area	Type	Year Built:																																																																													
	Mobile Home		Insulation																						Front Overhang		Other Overhang		Car Capacity:																																																																								
	Town Home		0																						0		0		Class: C																																																																								
	Duplex		0																						0		0		Exterior: Siding																																																																								
	A-Frame		0																						0		0		Brick Ven.: 0																																																																								
Wood Frame			(4) Interior			Forced Air w/o Ducts			Bath Heater			Class: C			Effec. Age: 35			Floor Area: 0			Total Base New : 61,141			E.C.F. X 2.200			Bsmnt Garage:																																																																										
Building Style: GARAGE			Drywall Paneled			Plaster Wood T&G			Unvented Hood			Vented Hood			Heat Circulator			Raised Hearth			Wood Stove			Direct-Vented Ga			Total Depr Cost: 39,741			Estimated T.C.V: 87,430			Storage Area: 0																																																																				
Yr Built 1994			Remodeled 0			Trim & Decoration			Jacuzzi Tub			Jacuzzi repl.Tub			Oven			Microwave			Standard Range			Self Clean Range			Sauna			Trash Compactor			Central Vacuum			Security System			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C			Blt 1994																																																								
Condition: Average			Size of Closets			X No Heating/Cooling			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:								
Room List			Doors			Solid			H.C.			No Heating/Cooling			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
(1) Exterior			(5) Floors			Kitchen:			Other:			Other:			No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:											
Wood/Shingle			(6) Ceilings			Many			Ave.			Few			(13) Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																							
Insulation			(7) Excavation			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																						
(2) Windows			(7) Excavation			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																						
Many Avg. Few			Large Avg. Small			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																						
Wood Sash			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																																					
Metal Sash			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																																																							
Vinyl Sash			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																																																																																									
Double Hung			(11) Heating/Cooling			Gas Wood			Oil Coal			Elec. Steam			Appliance Allow.			Cook Top			Interior 1 Story			Interior 2 Story			2nd/Same Stack			Two Sided			Exterior 1 Story			Exterior 2 Story			Prefab 1 Story			Prefab 2 Story			Heat Circulator			Raised Hearth			Wood Stove			Direct-Vented Ga			Area			Type			Year Built:																																						
Horiz. Slide			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																	
Casement			(13) Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																			
Double Glass			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																																																
Patio Doors			(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			Area			Type			Year Built:																																																					
Storms & Screens			(16) Porches/Decks			Area			Type			Year Built:																																																																																									
(3) Roof			(17) Garage			Year Built:																																																																																															
Gable			Car Capacity:																																																																																																		
Hip			Class: C																																																																																																		
Flat			Exterior: Siding																																																																																																		
Asphalt Shingle			Brick Ven.: 0																																																																																																		
Chimney:			Stone Ven.: 0																																																																																																		
			Common Wall: Detache																																																																																																		
			Foundation: 18 Inch																																																																																																		
			Finished ?:																																																																																																		
			Auto. Doors: 0																																																																																																		
			Mech. Doors: 3																																																																																																		
			Area: 998																																																																																																		
			% Good: 0																																																																																																		
			Storage Area: 0																																																																																																		
			No Conc. Floor: 0																																																																																																		
			Bsmnt Garage:																																																																																																		
			Carport Area:																																																																																																		
			Roof:																																																																																																		

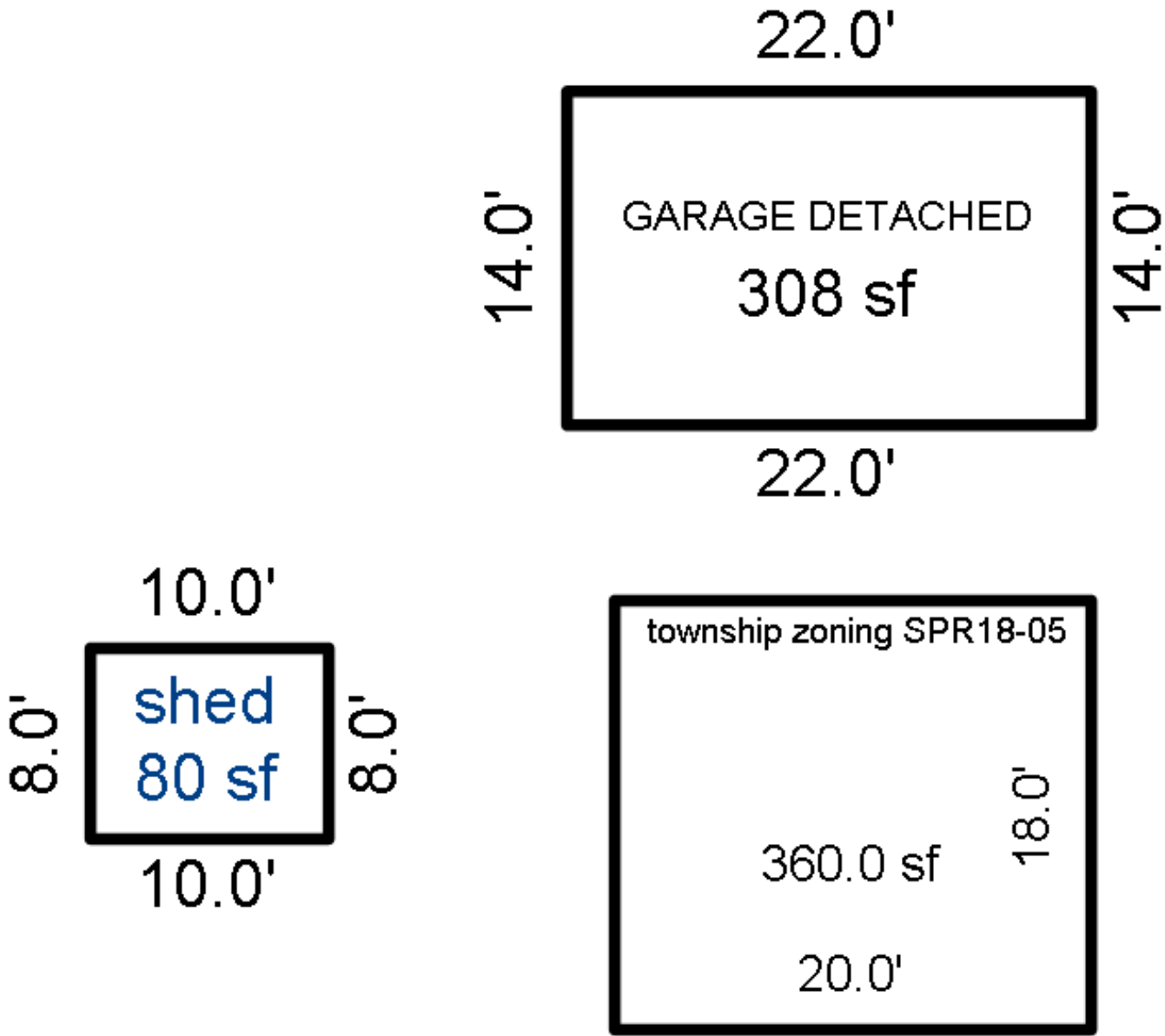


*** Information herein deemed reliable but not guaranteed***

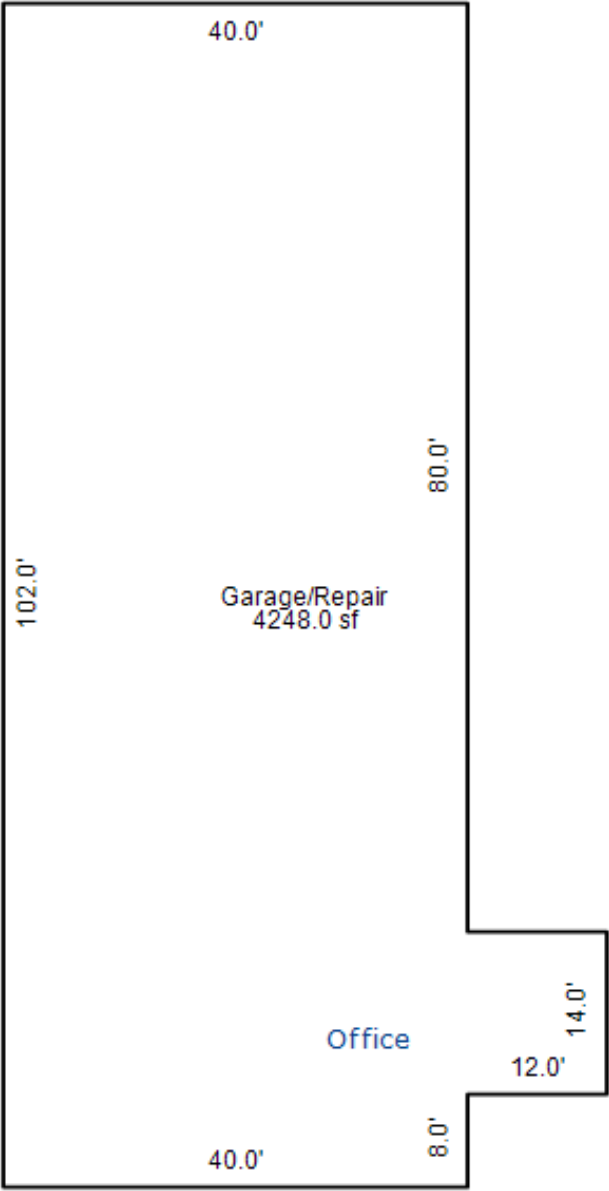
*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 360 Total Base New : 68,302 Total Depr Cost: 51,227 Estimated T.C.V: 102,455											
Building Style: 1 STORY			Drywall Paneled			Plaster Wood T&G			Trim & Decoration				E.C.F. X 2.000							
Yr Built 1978 201	Remodeled 2021	Ex			X	Ord	Min	Size of Closets					Lg			X	Ord			
Condition: Average			Doors			Solid			X	H.C.	Central Air Wood Furnace						Bsmnt Garage:			
Room List			(5) Floors			(12) Electric									Roof:					
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			0 Amps Service														
(1) Exterior			No./Qual. of Fixtures			Ex.			X	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.	Few						
Insulation						(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								
(2) Windows			(7) Excavation			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 360 S.F. Height to Joists: 0.0			(8) Basement													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish																	
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed				1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																	

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



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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-VACANT		Zoning: NVA (		Building Permit(s)		Date	Number	Status				
W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 33												
COUNTY OF LEELANAU ROAD COMMISSION 10550 E ECKERLE RD SUTTONS BAY MI 49682		2026 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					A 100' @ 7000/		60.00	64.36	1.1362	0.6202	7000	100		295,967
					VILLAGE AR ROW		0.10 Acres		0		100			0
					60 Actual Front Feet,		0.19 Total Acres		Total Est. Land Value =				295,967	
Tax Description														
PRT GOVT LOT 2 SEC 22 COM AT SE COR SEC TH S 89 DEG 44' W 1321.31 FT TH N 05' 30" W ON 1/8 LN 819.95 FT TO C/L ST HWY M 22 TH N 56 DEG 15' E ON C/L 802.14 FT TH ALG 8 DEG CURVE LEFT A DIST OF 170.40 FT TO P.T. TH N 42 DEG 08' 30" E CONT ON C/L 240.12 FT TO POB TH CONT ON C/L N 42 DEG 08' 30" E 60 FT TH S 47 DEG 51' 30" E 64.35 FT TO BANK OF CRYSTAL RIVER TH SW ALG RIVER TO PT S 47 DEG 51' 30"E OF POB TH N 47 DEG 51' 30" W TO POB SEC 22 T29N R14W .1 A M/L.														
Comments/Influences		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT						
		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT						
		2024	0	0	0			0						
		2023	0	0	0			0						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan														

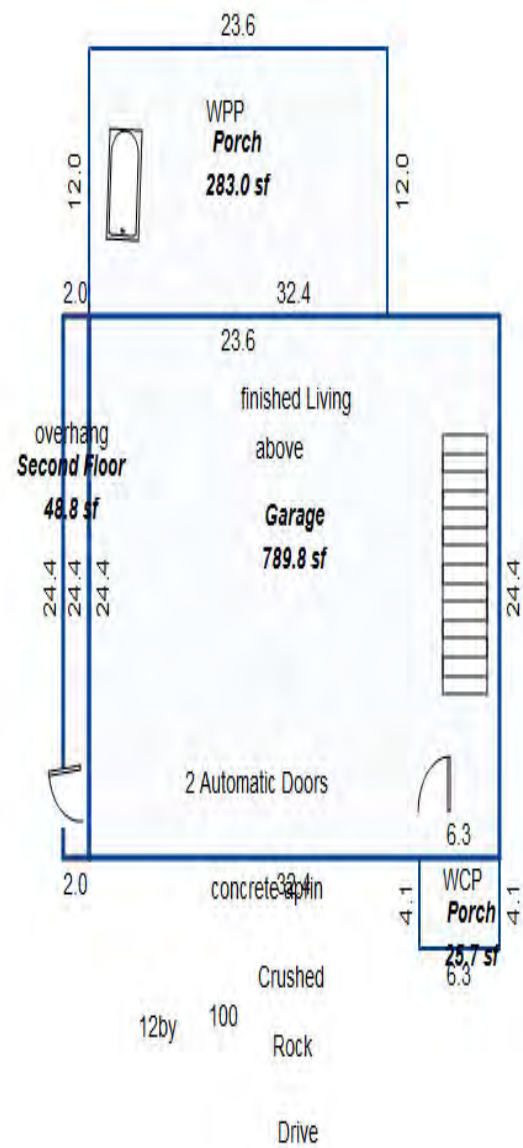
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
STEWART DANIEL E QUALIFIE	STEWART FAMILY RESIDENCE	1	02/01/2014	QC	09-FAMILY/RELATED ENTITY	1193P536	PROPERTY TRANSFER	0.0						
STEWART VICKI L	STEWART DANIEL E QUALIFIE	0	01/30/2004	WD	03-ARM'S LENGTH	826:617	OTHER	0.0						
PHINNY	STEWART	575,000	09/27/1996	WD	03-ARM'S LENGTH	431:237	OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status					
5826 S PASSAGE VIEW RD		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		06/09/2016	PM16-0336						
		P.R.E. 0%												
Owner's Name/Address		MAP #: 30												
STEWART FAMILY RESIDENCE TRUST GREENLEAF TRUST TRUSTEE 211 S ROSE ST KALAMAZOO MI 49007		2026 Est TCV 3,045,882 TCV/TFA: 1210.1												
		X	Improved		Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	100.00	450.00	0.9898	0.9840	21000	100		2,045,408
					100 Actual Front Feet, 1.03 Total Acres					Total Est. Land Value =			2,045,408	
					Land Improvement Cost Estimates									
					Description						Rate	Size	% Good	Cash Value
					Residential Local Cost Land Improvements									
					Description						Rate	Size	% Good	Cash Value
		X	Electric		LAND IMPROVEMENTS 75					7,500.00		1	100	7,500
					Curb					Total Estimated Land Improvements True Cash Value = 7,500				
					Street Lights									
					Standard Utilities									
					Underground Utils.									
		Topography of Site												
		X	Level											

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood Oil Coal Elec. Steam			1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area Type 283 WPP 25 WCP (1 Story)		Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 789 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 14 Floor Area: 837 Total Base New : 123,676 Total Depr Cost: 106,361 Estimated T.C.V: 287,175			E.C.F. X 2.700							
	Building Style: 1.75 STORY		Drywall Paneled Plaster Wood T&G				Central Air Wood Furnace				E.C.F. X 2.700			Bsmnt Garage:							
	Yr Built 2001 Remodeled 0		Trim & Decoration				(12) Electric				Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY			Cls C 10 Blt 2001							
	Condition: Average		Ex Ord Min				0 Amps Service				(11) Heating System: Forced Air w/ Ducts			Ground Area = 0 SF Floor Area = 837 SF.							
	Room List		Size of Closets				No./Qual. of Fixtures				Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Building Areas							
			Lg Ord Small				Ex. Ord. Min				Stories Exterior Foundation Size Cost New Depr. Cost										
			Doors Solid H.C.				No. of Elec. Outlets				1 Story Siding Overhang 48										
			(5) Floors				Many Ave. Few				1 Story Siding Overhang 789										
			Kitchen: Other: Other:				(13) Plumbing				Total: 74,075 63,704										
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Average Fixture(s)			Other Additions/Adjustments													
(1) Exterior					1 3 Fixture Bath			Plumbing													
Wood/Shingle Aluminum/Vinyl Brick					2 Fixture Bath			Average Fixture(s)			1 1,451 1,248										
Insulation					Softener, Auto			Porches													
(2) Windows		(7) Excavation			Softener, Manual			WPP			283 5,465 4,700										
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat			WCP (1 Story)			25 2,099 1,805										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			No Plumbing			Garages													
					Extra Toilet			Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
					Extra Sink			Base Cost			789 36,744 31,600										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower			Door Opener			2 1,075 924										
		(9) Basement Finish			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins													
(3) Roof					(14) Water/Sewer			Appliance Allow.			1 2,767 2,380										
Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			123,676 106,361										
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Notes: D.G. WITH DWELLING ABOVE													
Chimney:		Joists: Unsupported Len: Cntr.Sup:						ECF (4085 LAKE MICHIGAN) 2.700 => TCV:			287,175										



Sketch by Apex Medina™

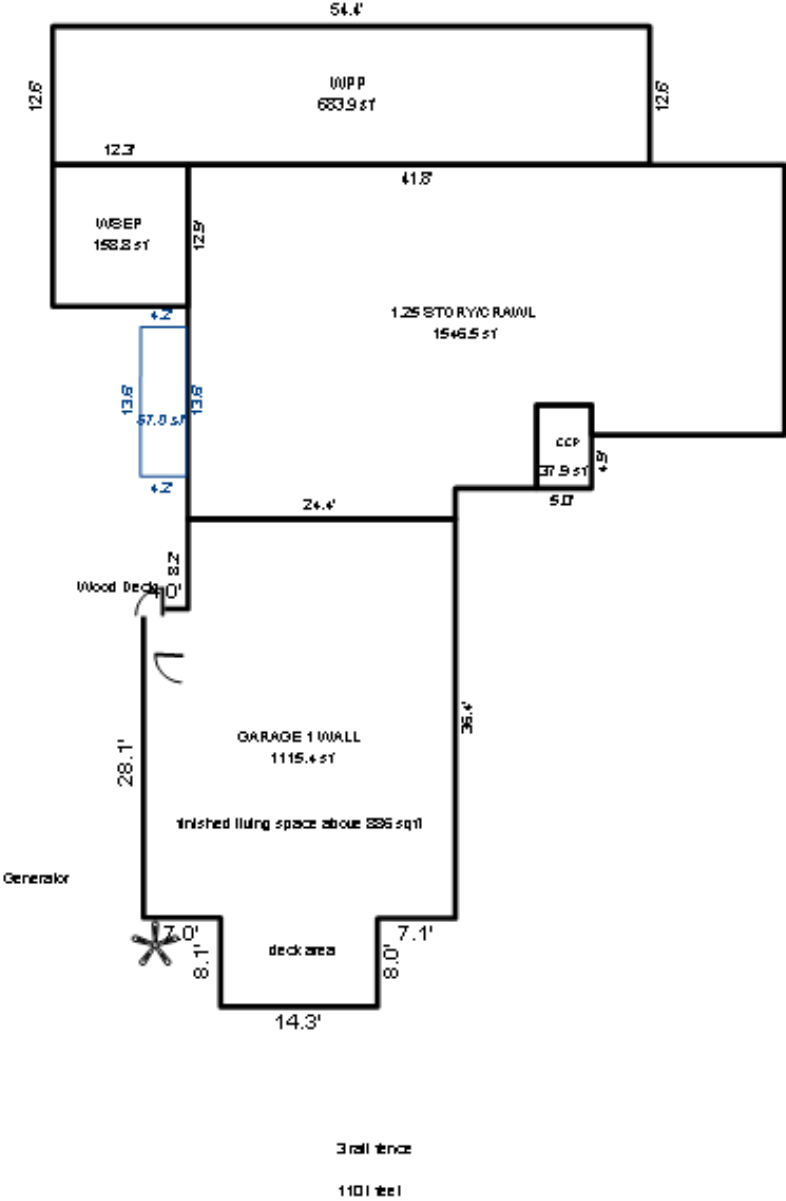
*** Information herein deemed reliable but not guaranteed***

A large, two-story house with a dark roof and a prominent chimney, surrounded by snow and evergreen trees. The house features a wide porch and multiple windows, including a large bay window on the right side. The roof is covered in snow, and the surrounding landscape is a snowy field with some small shrubs in the foreground. Tall evergreen trees are visible in the background under a clear blue sky.

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 2019 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1115 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						37 683 158 57 112	CPP WPP WSEP (1 Story) Treated Wood Treated Wood	
Building Style: 1.25 STORY		Trim & Decoration		Central Air Wood Furnace		Class: BC Effec. Age: 20 Floor Area: 2,818 Total Base New : 577,389 Total Depr Cost: 465,003 Estimated T.C.V: 1,255,508		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1988	Remodeled 2019	Size of Closets		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls BC		Blt 1988			
Condition: Average		Lg X Ord Small		200 Amps Service		(11) Heating System: Forced Heat & Cool		Ground Area = 1546 SF		Floor Area = 2818 SF.			
Room List		Doors Solid X H.C.		No./Qual. of Fixtures		X Ex. Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
Basement 6 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		X Many Ave. Few		(13) Plumbing		Stories		Exterior		Foundation	
(1) Exterior		(6) Ceilings		1 Average Fixture(s)		1.25 Story		Siding		Foundation		Size	
Wood/Shingle Aluminum/Vinyl Brick X Stone X Insulation		X Drywall		3 3 Fixture Bath		1 Story		Siding		Crawl Space		1,546	
(2) Windows		(7) Excavation		1 2 Fixture Bath		Other Additions/Adjustments		Overhang		Total:		407,762	
Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1546 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Separate Shower		Exterior		Brick Veneer		118		2,377	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Extra Toilet		Plumbing		Average Fixture(s)		1		2,136	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Extra Sink		Average Fixture(s)		3 Fixture Bath		2		13,432	
X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 Separate Shower		2 Fixture Bath		2 Fixture Bath		1		4,500	
X Asphalt Shingle		(10) Floor Support		1 Ceramic Tile Floor		Separate Shower		Separate Shower		1		2,720	
Chimney: Stone		Joists: 2X12X16 Unsupported Len: Cntr.Sup:		1 Ceramic Tile Wains		Water/Sewer		2000 Gal Septic		1		10,880	
				1 Ceramic Tub Alcove		Public Water		Water Well		1		3,418	
				Vent Fan		Public Sewer		Porches		CPP		37	
				Lump Sum Items:		Water Well		CPP		WPP		683	
						1000 Gal Septic		WSEP (1 Story)		158		11,844	
						2000 Gal Septic		Deck		Treated Wood		57	
								Treated Wood		112		2,914	
								Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		1	
										Common Wall: 1 Wall		-3,064	
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		-2,451	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DAGOSTINO PETER	HARRIS JOHN T & PRINGLE H	139,900	05/01/2018	WD	03-ARM'S LENGTH	1328P478	PROPERTY TRANSFER	100.0						
DAGOSTINO THOMAS P	DAGOSTINO PETER	1	01/07/2018	WD	09-FAMILY/RELATED ENTITY	1318P74	PROPERTY TRANSFER	0.0						
DAGOSTINO THOMAS P	DAGOSTINO THOMAS P	1	02/12/2011	WD	03-ARM'S LENGTH	1079-753	OTHER	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)		Date	Number	Status					
W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST												
Owner's Name/Address		P.R.E. 0%												
HARRIS JOHN T & PRINGLE HEATHER L 1245 SCARSBROOK CT MONUMENT CO 80132		MAP #: 36												
		2026 Est TCV 286,932												
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L289 P412/88 DC L579 P750 DC L638 P289 PRT SE 1/4 OF SE 1/4 COM NW COR POST OF SE 1/4 OF SE 1/4 TH S ALG W LN 155 FT THN 56 DEG 15' E 15 FT TH S 32 DEG 15' E 165 FT TH N 56 DEG 15' E 198 FT TO P.O.B. TH S 32 DEG 07' E TO SHORE LN CRYSTAL RIVER TH NE ALG SHR 132 FT TH N 32 DEG 15' W TO PT 132 FT N 56 DEG 15' E OF POB TH S 56 DEG 15' W TO POB EXCL PUB HWY RTS SEC 22 T29N R14W. .77 A M/L.					B 100' @ 3400/	100.00	254.10	0.9329	0.8742	3400	100		277,309	
Comments/Influences					E 100' @ 800/	32.00	254.10	0.9074	0.8285	800	50	SURPLUS: ZONING 100 FT		100 FT
					132 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 286,932									
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond											
		X	Waterfront Ravine Wetland Flood Plain											
		X	RIVER			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	143,500	0	143,500			31,954C			
		TPC 04/16/2024 INSPECTED			2025	148,900	0	148,900			31,114C			
		TPC 05/30/2021 INSPECTED			2024	94,600	0	94,600			30,179C			
		TPC 05/10/2018 INSPECTED			2023	75,700	0	75,700			28,742C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DAGOSTINO THOMAS P	DAGOSTINO THOMAS P	1	02/12/2011	WD	03-ARM'S LENGTH	1079-751	OTHER	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status						
W RIVER RD		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 31												
DAGOSTINO THOMAS P (ELE) 323 N ETON ST UNIT 38 BRIMINGHAM MI 48009		2026 Est TCV 942,766												
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors * RIVER ACCESS ACROSS ST									
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					B 100' @ 3400/	400.00	423.17	0.6914	0.9931	3400	100			933,906
					E 100' @ 800/	37.49	423.17	0.5966	0.9904	800	50	SURPLUS: ZONING		100 FT
					437 Actual Front Feet, 4.25 Total Acres Total Est. Land Value = 942,766									

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
STEWART VICKI L	STEWART VICKI L LIVING TR	0		10/30/2003	WD	03-ARM'S LENGTH		826:619	OTHER	0.0	
Property Address		Class: RESIDENTIAL-VACAN			Zoning: R-2 (		Building Permit(s)		Date	Number	Status
W EGELER RD		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 31									
STEWART VICKI L LIVING TRUST		2026 Est TCV 245,285									
211 S ROSE ST											
KALAMAZOO MI 49007											

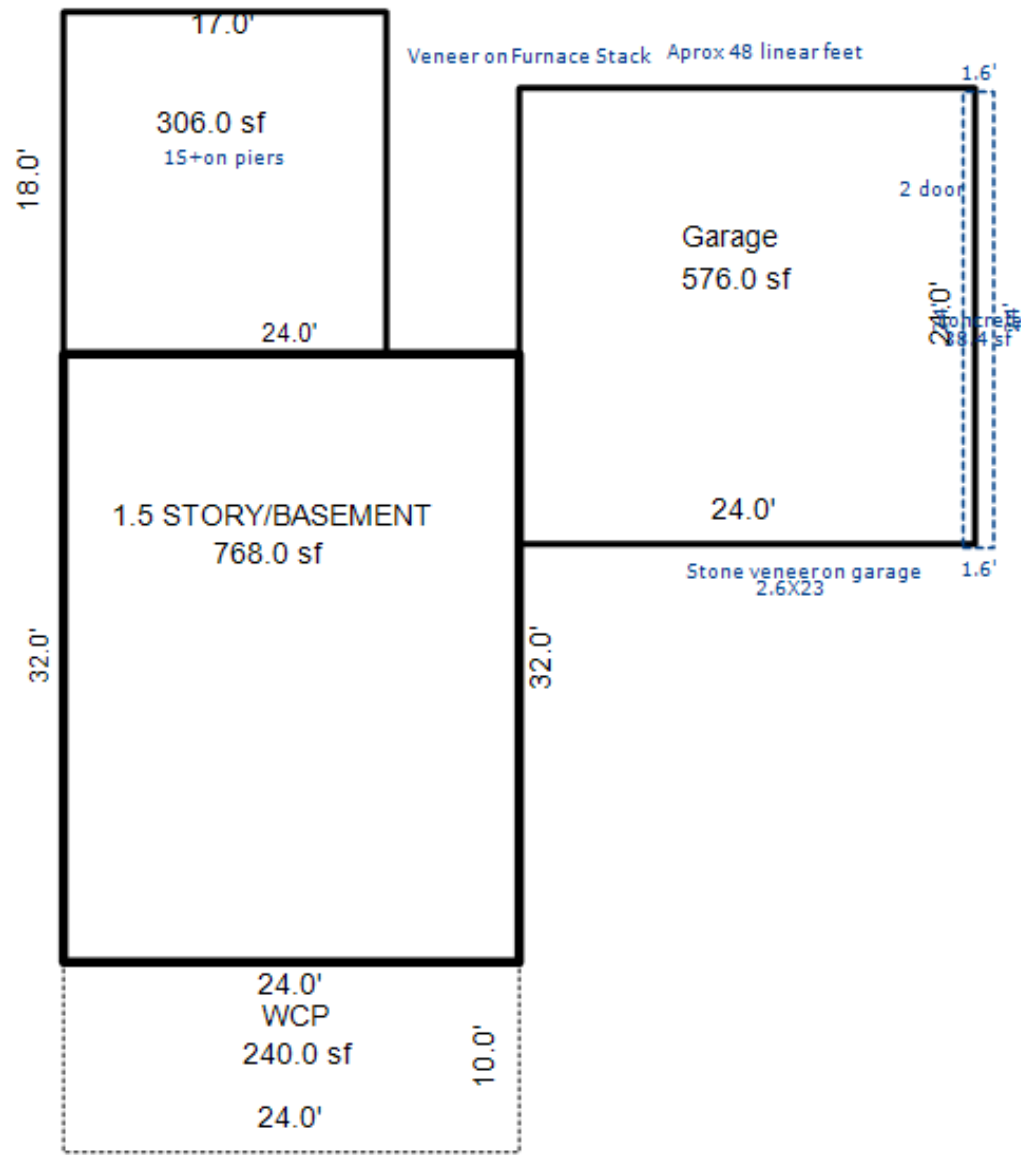
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.									
STEWART DANIEL E QUALIFIE	STEWART FAMILY RESIDENCE	1		02/01/2014	QC	09-FAMILY/RELATED ENTITY		1193P536	PROPERTY TRANSFER	0.0									
STEWART VICKI L	STEWART DANIEL E QUALIFIE	0		01/30/2004	WD	03-ARM'S LENGTH		826:617	OTHER	0.0									
PHINNY	STEWART	575,000		09/27/1996	WD	03-ARM'S LENGTH		431:237	OTHER	0.0									
Property Address		Class: RESIDENTIAL-VACAN			Zoning: R-2 (	Building Permit(s)		Date	Number	Status									
W EGELER RD		School: GLEN LAKE COMMUNITY SCH DIST																	
Owner's Name/Address		P.R.E. 0%																	
STEWART FAMILY RESIDENCE TRUST GREENLEAF TRUST TRUSTEE 211 S ROSE ST KALAMAZOO MI 49007		MAP #: 31																	
		2026 Est TCV 212,103																	
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI														
		Public Improvements			* Factors *														
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value							
					C 100' @ 2000/	140.49	198.44	0.9185	0.8218	2000	100		212,103						
					140 Actual Front Feet,		0.64	Total Acres	Total Est. Land Value =		212,103								
Tax Description																			
L406 P725/95 L408 P440/95 L431 P237/96 L826 P615&617/04 PRT GOVT LOT 2 SEC 22 COM NE COR TH N 89 DEG 47'15" W 748.03 FT TH S 0 DEG 30'15" W 150 FT TH N 89 DEG 47'15" W 200.70 FT TO E LN OF DAVIS LN TH N 0 DEG31'45" E 96.31 FT TH N 45 DEG 52'45" E 76.85 FT TH S 89 DEG 47'15" E 146.08 FT TO POB ALSO PRT GOVT LOT 2 SEC 22 BEG AT PT ON E-W 1/4 LN WHICH IS S 89 DEG 37' 0" W 894.34 FT FROM E 1/4 COR SD SEC TH S 45 DEG 15' 30" W 76.81 FT FOR POB TH S 0 DEG 05' 30" E 111.31 FT TO 66 FT RD TH S 89 DEG 37' W 16.5 FT TH N 0 N 45 DEG 15' 30" C 22 T29N R14W.																			
		Topography of Site																	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What											2026	106,100	0	106,100			2,529C
		TPC 05/30/2021 INSPECTED											2025	106,100	0	106,100			2,463C
		TPC 04/24/2019 INSPECTED											2024	74,200	0	74,200			2,389C
		WAS 02/01/2009 INSPECTED											2023	58,300	0	58,300			2,276C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-1 (	Building Permit(s)	Date	Number	Status						
W EGELER RD		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STEWART VICKI L LIVING TRUST 211 S ROSE ST KALAMAZOO MI 49007		2026 Est TCV 244,652												
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					C 100' @ 2000/	180.00	167.01	0.8633	0.7872	2000	100			244,652
					180 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =		244,652			
Tax Description		2010 SPLIT - 30,062SQFT - PARCEL 1 PARCEL /1 PART OF GOVERNMENT LOTS 2, AND 3, SECTION 22, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT EAST 1/4 CNR SECTION 22; THENCE, ALONG EAST-WEST 1/4 LINE SECTION, S89°37'00"W 1320.75 FT (RECORDED AS 1321.24 FT) TO COMPUTED POSITION OF NW CNR OF GOV LOT 2; THENCE S45°19'01"E 232.85 FT (RECORDED AS S45°31'45"E 233.94 FT) TO WEST SIDE OF A 66 FT WIDE EASEMENT AS RECORDED IN LIBER 135. PAGE 230: THENCE, ALONG WEST 00°03'17"E, CONTINUING EASEMENT, HENCE N89°46'14"W F GOV LOT 2; OT LINE, THENCE THENCE N ON FILE***			Topography of Site									
					Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2026	122,300	0	122,300			2,525C			
		TPC 05/30/2021 INSPECTED			2025	122,300	0	122,300			2,459C			
		TPC 04/24/2019 INSPECTED			2024	85,600	0	85,600			2,386C			
		TPC 10/29/2018 INSPECTED			2023	67,300	0	67,300			2,273C			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
FREEMAN JUDITH N TRUST	FREEMAN JUDITH N	0	07/06/2017	QC	09-FAMILY/RELATED ENTITY	1303P404	PROPERTY TRANSFER	0.0						
FREEMAN JUDITH N & JAMES	FREEMAN FAMILY COTTAGE TR	0	07/06/2017	QC	09-FAMILY/RELATED ENTITY	1303P406	DEED	0.0						
FISHER STEPHEN E & LINDA	FREEMAN JUDITH NISSEN TRU	331,000	04/08/2016	WD	03-ARM'S LENGTH	1257P259	PROPERTY TRANSFER	100.0						
SCHARBAT JOSEPH R	FISHER STEPHEN E & LINDA	272,500	10/02/2003	WD	03-ARM'S LENGTH	768:331	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status					
5760 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		09/20/2016	PM16-0513						
		P.R.E. 0%			WELL/SEPTIC		06/10/2009	L09-078	100% FINIS					
Owner's Name/Address		MAP #: 32												
FREEMAN FAMILY COTTAGE TRUST 6620 PIDGEON WOODS COVE MEMPHIS TN 38119		2026 Est TCV 512,561 TCV/TFA: 351.55												
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					C 100' @ 2000/	100.00	215.00	0.9765	0.8385	2000	100		163,745	
					C 100' @ 2000/	10.00	215.00	0.9765	0.8385	2000	50	SURPLUS: ZONING	100 FT	
					110 Actual Front Feet, 0.54 Total Acres					Total Est. Land Value =		171,933		
					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		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
L294 P308 L321 P651 L423 P410-413/96 L768 P331/03 PRT OF GOVT LOT 3 SEC 22 COM S 1/4 COR SD SEC TH N 660.12 FT ALG N-S 1/4 LN & C/L LAKE ST TH CONT ALG SD 1/4 LN N 00 DEG 03'40" W 660.16 FT TO SW COR SD GOVT LOT 3 TH S 89 DEG 11'50" E 1154.75 FT ALG S LN SD GOVT LOT 3 TH N 01 DEG 28'50" E 211.19 FT ALG C/L OAK ST TO POB TH N 89 DEG 11'50" W 215 FT TH N 01 DEG 28'50" E 110 FT TH S 89 DEG 11'50" E 215 FT TH S 01 DEG 28'50" W 110 FT TO POB SEC 22 T29N R14W.		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			2026	86,000	170,300	256,300			192,951C			
Comments/Influences		Who When What			2025	86,000	145,500	231,500			187,879C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 04/15/2016 INSPECTED			2024	60,200	139,200	199,400			182,230C			
		WAS 11/03/2007 INSPECTED			2023	47,300	129,700	177,000			173,553C			

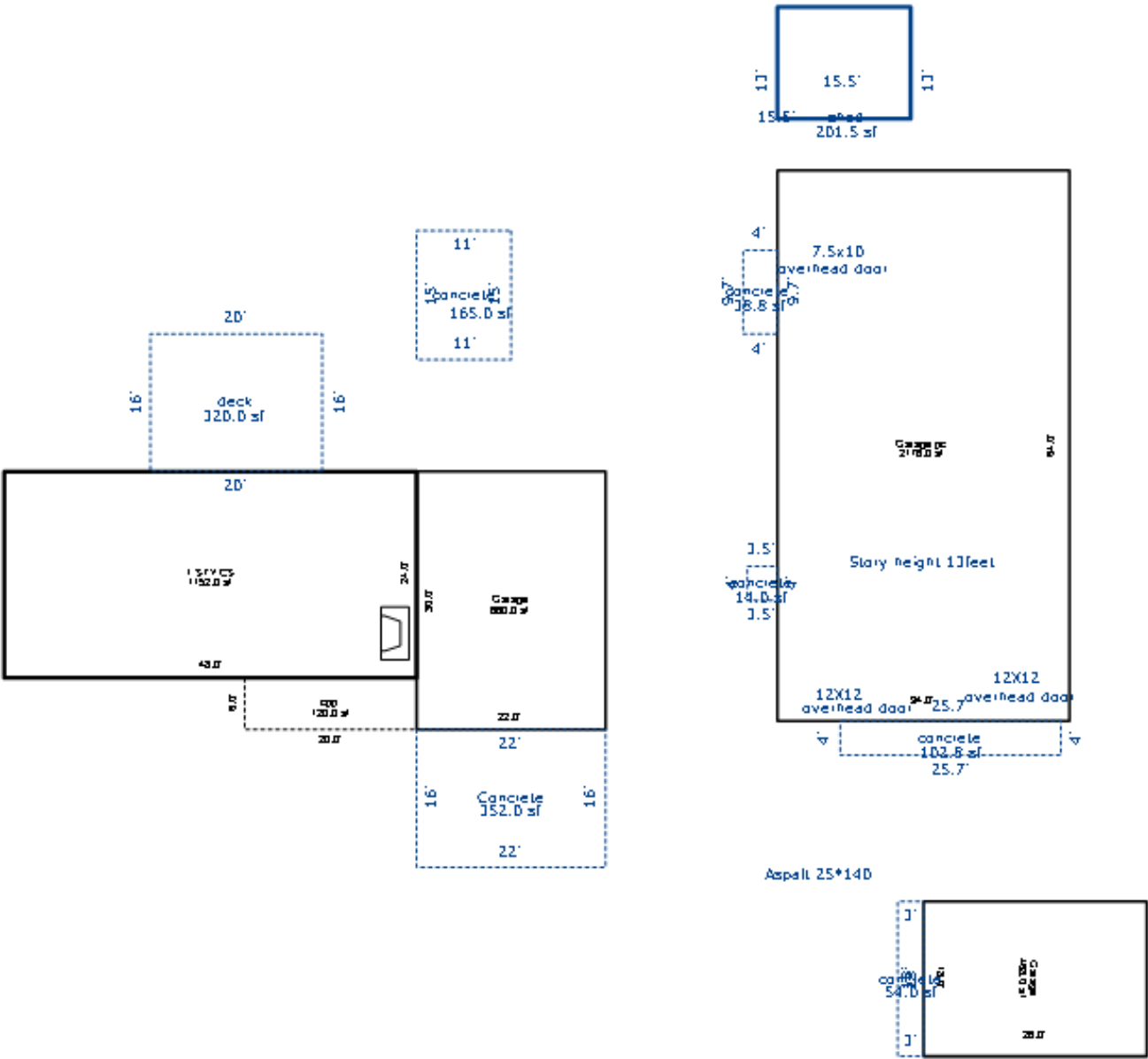
*** Information herein deemed reliable but not guaranteed***



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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 1 Front Overhang 1 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 120 320	Type CPP Composite	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: 660 % Good: 0 Storage Area: 0 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 1,152 Total Base New : 292,085 Total Depr Cost: 175,252 Estimated T.C.V: 385,555		E.C.F. X 2.200		Bsmnt Garage:						
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G															
Yr Built 1966		Ex		X	Ord												Min			
Condition: Average		Size of Closets																		
Room List		Doors			Solid	X	H.C.	Central Air Wood Furnace												
	Basement 6 1st Floor 2nd Floor 4 Bedrooms		(5) Floors			(12) Electric														
		Kitchen: Other: Carpeted Other: Carpeted			150 Amps Service															
(1) Exterior					No./Qual. of Fixtures															
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets														
X	Insulation		X	Drywall		Many			X	Ave.		Few								
(2) Windows		(7) Excavation			(13) Plumbing															
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
(3) Roof		(9) Basement Finish			(14) Water/Sewer															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				

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



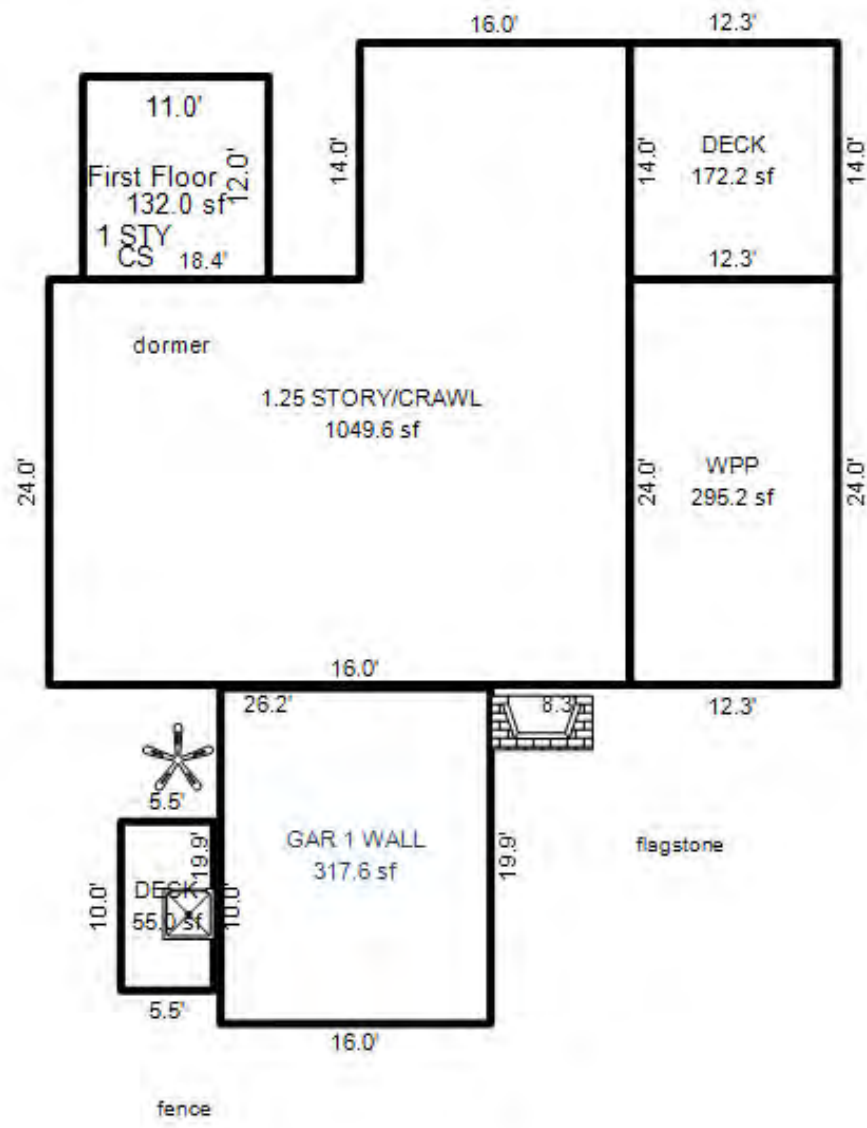
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
VULGAMOTT RICK T & SUZANN	VULGAMOTT SCHEMM TRUST	0	02/05/2021	QC	09-FAMILY/RELATED ENTITY	2021001117	PROPERTY TRANSFER	0.0						
VULGAMOTT RICH T	VULGAMOTT RICK T & SUZANN	1	05/20/2013	QC	09-FAMILY/RELATED ENTITY	1168P484	DEED	0.0						
NORTHERNESS LLC	VULGAMOTT RICH T	0	07/30/2010	QC	09-FAMILY/RELATED ENTITY	2010 1058_449Q	DEED	100.0						
NORTHERNESS LLC	VULGAMOTT RICK T	0	02/29/2008	QC	09-FAMILY/RELATED ENTITY	970/408	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)	Date	Number	Status						
5765 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical	12/20/2017	PM17-0826	100% FINIS						
		P.R.E. 0%			Electrical	11/21/2017	PE17-0658	100% FINIS						
Owner's Name/Address		MAP #: 32			Res. Add/Alter/Repair	09/22/2017	PB17-0569	100% FINIS						
VULGAMOTT SCHEMM TRUST		2026 Est TCV 703,826 TCV/TFA: 487.75			ADDITION/ALTERATION	09/12/2017	LU17-33	100% FINIS						
5482 ARBOR BAY CT		X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
BRIGHTON MI 48116		Public Improvements			* Factors *									
Tax Description		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L308 P881 L572 P211/01 L676 P232&251/02					C 100' @ 2000/	147.50	198.00	0.9074	0.8214	2000	100			219,871
L776 P308/03 L909 P729/06 PRT OF GOVT LOT 3 SEC 22 BEG 231.3 FT N OF SE COR GOVT		X			148 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 219,871									
LOT 3 TH W 198 FT TH N 147.5 FT TO C/L CO RD TH E ON C/L TO E 1/8 LN TH S ON SD E														
1/8 LN 149.25 FT M/L TO POB SEC 22 T29N R14W .67 A.		X			Land Improvement Cost Estimates									
Comments/Influences					Description	Rate	Size	% Good	Cash Value					
		X			D/W/P: Crushed Rock	2.31	1000	0	0					
					D/W/P: Flagstone/Sand	21.39	200	0	0					
		X			Residential Local Cost Land Improvements									
					Description	Rate	Size	% Good	Cash Value					
		X			LAND IMPROVEMENTS 25	2,500.00	1	100	2,500					
					Total Estimated Land Improvements True Cash Value = 2,500									
		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			
					2026	109,900	242,000	351,900			219,607C			
					2025	109,900	201,200	311,100			213,834C			
					2024	109,900	184,000	293,900			207,405C			
					2023	87,900	171,400	259,300			197,529C			
					Who When What			2026	109,900	242,000	351,900			219,607C
					TPC 03/28/2018 INSPECTED			2025	109,900	201,200	311,100			213,834C
					TPC 11/14/2017 INSPECTED			2024	109,900	184,000	293,900			207,405C
					TPC 08/23/2017 INSPECTED			2023	87,900	171,400	259,300			197,529C
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County of Leelanau, Michigan

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 295 172 55	WPP Treated Wood Treated Wood	Year Built: 1990 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: 317 % Good: 0 Storage Area: 0 No Conc. Floor:0																												
X									Wood Frame																(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																					
Building Style: 1.5 STORY									X	Drywall Paneled															Plaster Wood T&G		Central Air Wood Furnace																							
Trim & Decoration																																																		
Yr Built 1990 200		Remodeled 2018			Ex	X	Ord		Min	X	No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 1,443 Total Base New : 257,450 Total Depr Cost: 218,843 Estimated T.C.V: 481,455			E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:																														
Condition: Average				Size of Closets																																														
Room List					Lg	X	Ord		Small														Central Air Wood Furnace																											
Doors					Solid		X	H.C.																																										
	Basement 3 1st Floor 1 2nd Floor 3 Bedrooms			(5) Floors					(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1181 SF Floor Area = 1443 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 1,049 1 Story Siding Crawl Space 132 Total: 202,886 172,464			Cls C 5 Blt 1990																																			
Kitchen: Other: Carpeted Other:																																																		
200 Amps Service																																																		
No./Qual. of Fixtures																																																		
X	Wood/Shingle Aluminum/Vinyl Brick			X	(6) Ceilings			No. of Elec. Outlets			1			Average Fixture(s)			Other Additions/Adjustments			Plumbing			Garages																											
Drywall																																																		
Many X Ave. Few																																																		
(13) Plumbing																																																		
X	Insulation			(7) Excavation					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		
(2) Windows				(8) Basement					1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1181 S.F. Slab: 0 S.F. Height to Joists: 0.0					1			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish					(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																										
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					1			Water Well			1000 Gal Septic			2000 Gal Septic																																
X				Gable		Gambrel	Lump Sum Items:					Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																										
X				Hip		Mansard	Lump Sum Items:					Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																										
X	Asphalt Shingle			(10) Floor Support					Lump Sum Items:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																										
Chimney: Metal				Joists: 2X10X16 Unsupported Len: Cntr.Sup:					Lump Sum Items:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																										
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																		

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

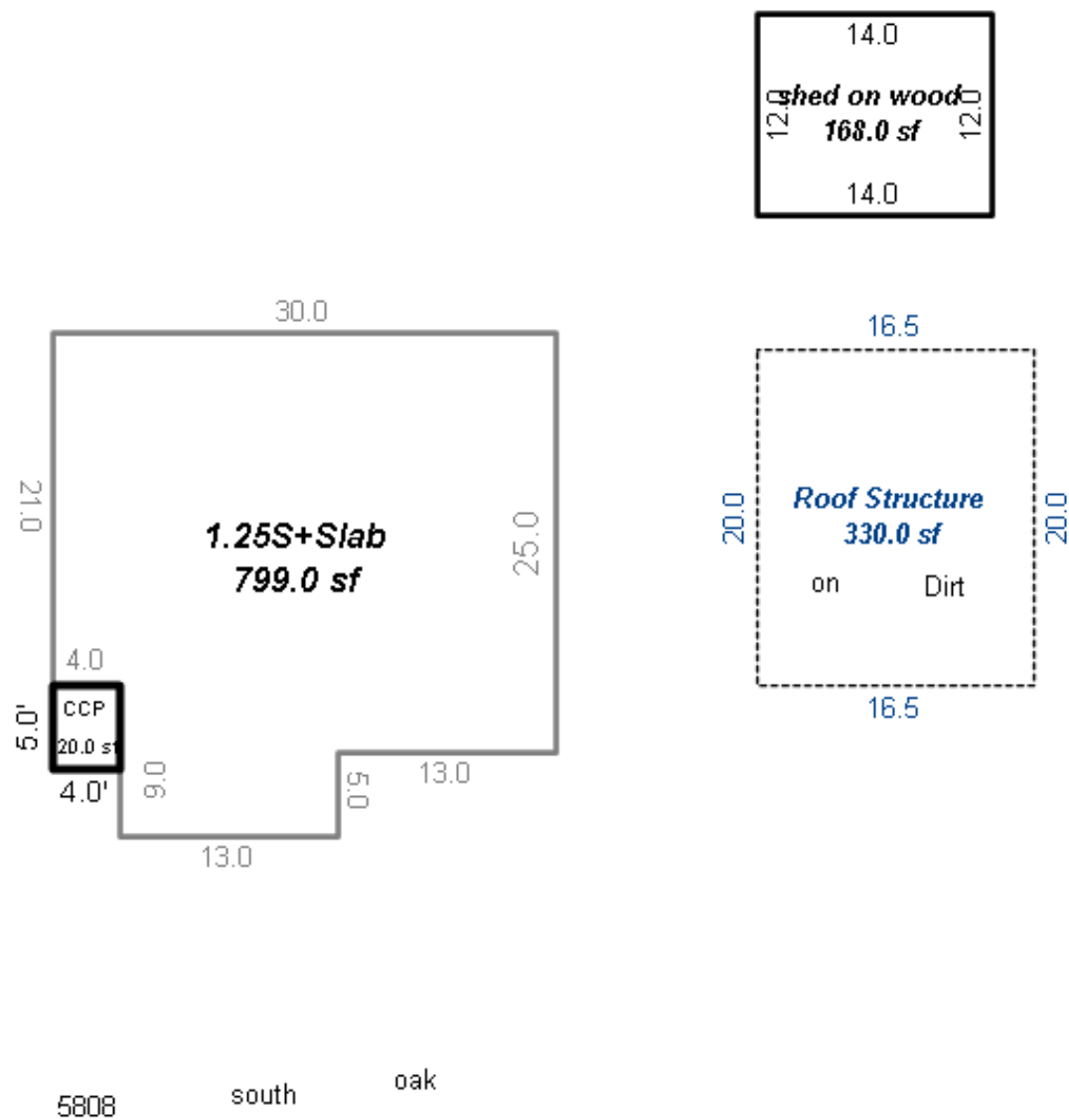


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE	0	12/06/2010	QC	09-FAMILY/RELATED ENTITY	2010 1072-201W	DEED	0.0					
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE	0	02/04/2009	QC	09-FAMILY/RELATED ENTITY	2009 1002_431Q	DEED	100.0					
RICHARDSON JESSE L	NORTH OAK HOLDINGS LLC	0	02/04/2009	QC	09-FAMILY/RELATED ENTITY	2009 1002_448Q	DEED	0.0					
NORTH OAK HOLDINGS LLC	RICHARDSON JESSE L	0	06/25/2008	QC	09-FAMILY/RELATED ENTITY	982/640	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status				
5808 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 32											
RICHARDSON JESSE 5808 S OAK ST GLEN ARBOR MI 49636		2026 Est TCV 357,614 TCV/TFA: 357.97											
		X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					C 100' @ 2000/	132.00	165.00	0.9329	0.7848	2000	100		193,290
					132 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =		193,290	
Tax Description		X			Land Improvement Cost Estimates								
L492 P743/98 DC L897 P426/06 L901 P479/06					Description								
PRT OF GOVT LOT 3 COM ON S LN LT 3 726 FT					Metal Prefab								
E OF N & S 1/4 LN TH N 165 FT TH E 132 FT					Rate								
TH S 165 FT TH W 132 FT TO POB CONSISTING					14.28								
OF INT TO DUANE EUGENE RICHARDSON &					Size % Good								
DENNIS KEITH RICHARDSON AS JOINT TENANTS					168 50								
WITH FULL RIGHTS OF SURVIVORSHIP SEC 22					Cash Value								
T29N R14W .50 A M/L.					1,199								
Comments/Influences		X			Residential Local Cost Land Improvements								
		X			Description								
		X			Rate								
					1,500.00								
					Size % Good								
					1 100								
					Cash Value								
					1,500								
					Total Estimated Land Improvements True Cash Value =								
					2,699								
		Topography of Site											
		X											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	96,600	82,200	178,800			104,507C		
		TPC 04/24/2019 INSPECTED			2025	96,600	68,300	164,900			101,760C		
		TPC 10/19/2017 INSPECTED			2024	96,600	62,600	159,200			98,701C		
		WAS 09/24/2007 APPRAISAL			2023	77,300	58,300	135,600			94,001C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			Gas Wood Oil Coal X Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area Type 20 CPP 330 Roof Cover Onl			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1.25 STORY			X Drywall Paneled			Plaster Wood T&G														
Yr Built 1951			Remodeled 0			Ex X Ord Min														
Condition: Average			Trim & Decoration																	
Room List			Doors Solid X H.C.			Central Air Wood Furnace														
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms			(5) Floors			(12) Electric														
(1) Exterior			Kitchen: Other: Carpeted Other:			100 Amps Service														
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No./Qual. of Fixtures														
X Insulation			X Drywall X Tile			Ex. X Ord. Min														
(2) Windows			(7) Excavation			No. of Elec. Outlets														
X Many Avg. X Large Few Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 799 S.F. Height to Joists: 0.0			Many X Ave. Few														
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			(13) Plumbing														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof			(9) Basement Finish			(14) Water/Sewer														
X Gable Hip Gambrel Flat Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X Asphalt Shingle			(10) Floor Support			Lump Sum Items:														
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:																	

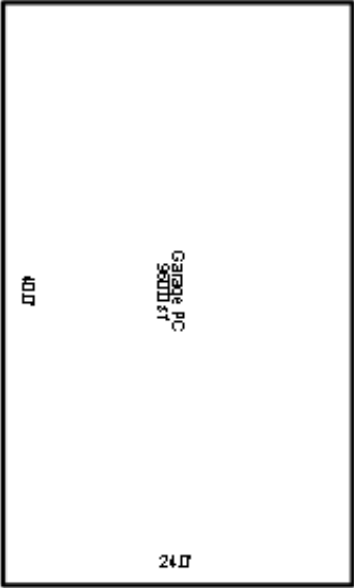
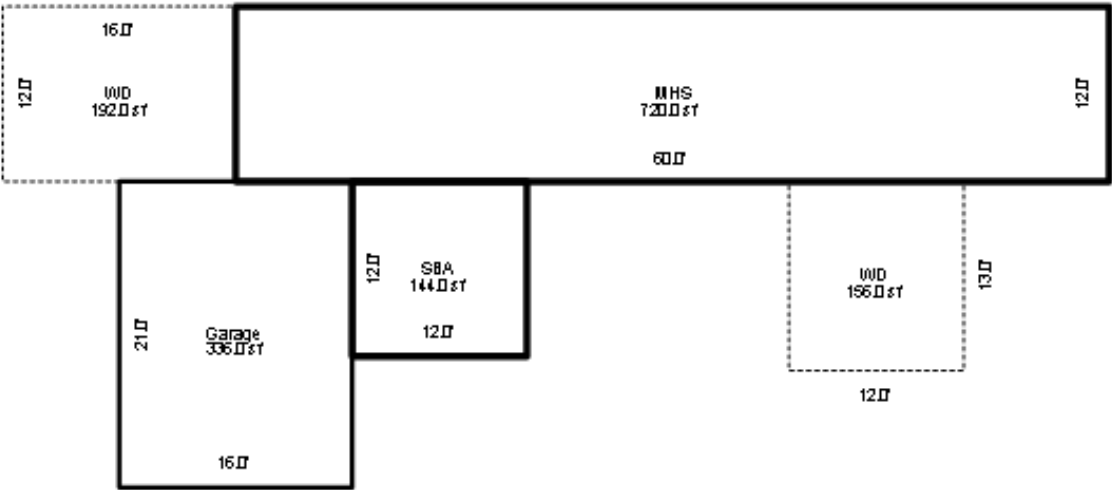
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
THATCHER BECKY B	THATCHER BECKY WATT TRUST	0	06/16/2000	WD	19-MULTI PARCEL ARM'S LE	546P483	OTHER	0.0						
BECKY THATCHER	THATCHER WATT BECKY LIVIN	0	06/16/2000	WD	09-FAMILY/RELATED ENTITY	546P485	DEED	0.0						
NELSON JOAN	THATCHER BECKY B	55,000	07/23/1991	WD	03-ARM'S LENGTH	326P537	DEED	0.0						
WARREN FREDERICK MURRAY	NELSON JOAN MARIE	0	07/16/1991	QC	06-COURT JUDGEMENT	326P536	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (	Building Permit(s)		Date	Number	Status					
5795 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		06/29/2016	PM16-0365						
		P.R.E. 0%			Electrical		03/16/2016	PE16-0101						
Owner's Name/Address		MAP #: 32			Electrical		04/11/2014	PE14-0091						
THATCHER WATT BECKY LIVING TRUST PO BOX 111 GLEN ARBOR MI 49636-0111		2026 Est TCV 1,362,033 TCV/TFA: 292.60			Commercial, Add/Alter/Repa		02/06/2014	PB14-0021						
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L250 P599 L315 P168 L326 P536/91 L296			Gravel Road		A 100' @ 7000/	100.00	112.42	0.8430	0.7130	7000	100	LOCATION	420,746	
P859 L546 P485/00 PRT GOVT LOT 3 BEG SW			Paved Road		A 100' @ 7000/	98.00	112.42	0.8430	0.7130	7000	50	SURPLUS: ZONING 100 FT	20	
COR THEREOF TH E 330 FT TH N 198 FT TH W		X	Storm Sewer		198 Actual Front Feet, 0.51 Total Acres									
165.16 FT TH S 132 FT TH W 165 FT TH S 66			Sidewalk		Total Est. Land Value =									
FT TO POB SEC 22 T29N R14W.			Water											
Comments/Influences		X	Sewer		Land Improvement Cost Estimates									
JOINED WITH PARCEL 122-063-00. PIN		X	Electric		Description	Rate		Size % Good		Cash Value				
063-00 WAS 198'X165'		X	Gas		Fencing: Wd, Solid, 6 ft.	34.51		375 0		0				
		X	Curb		D/W/P: Crushed Rock	2.31		504 0		0				
			Street Lights		Residential Local Cost Land Improvements									
			Standard Utilities		Description	Rate		Size % Good		Cash Value				
			Underground Utils.		LAND IMPROVEMENTS 5	5,000.00		1 100		5,000				
					Total Estimated Land Improvements True Cash Value =									
			Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			Rolling											
			Low											
			High											
			Landscaped											
		X	Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What	2026	313,500	367,500	681,000			225,796C			
		TPC 06/11/2009	INSPECTED		2025	223,900	296,100	520,000			219,860C			
		WAS 11/30/2007	INSPECTED		2024	98,500	293,500	392,000			213,250C			
					2023	85,100	274,900	360,000			203,096C			
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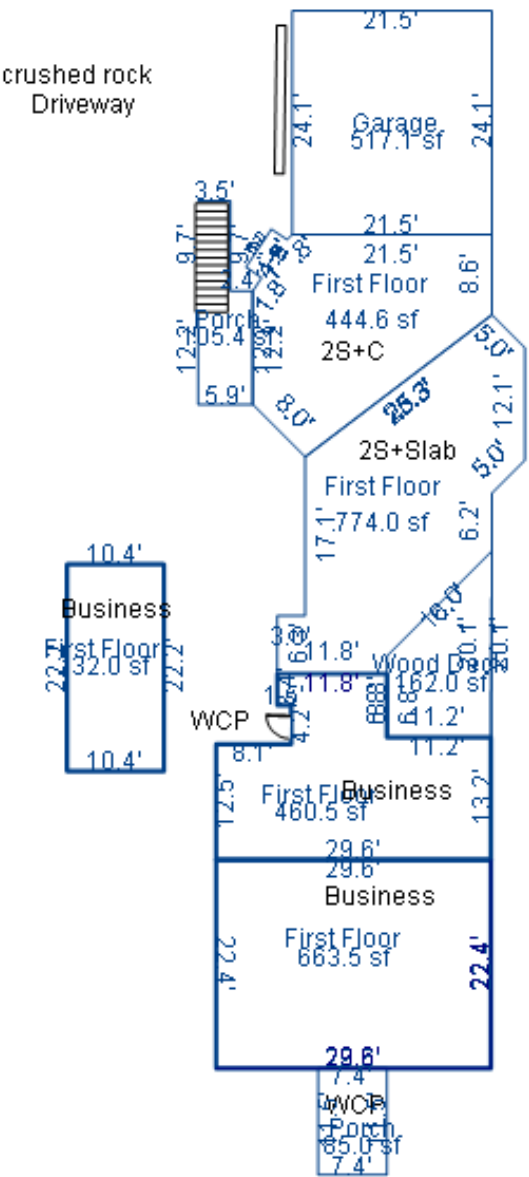
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 105 162	Type WPP Treated Wood	Year Built: 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: 517 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: C Effec. Age: 35 Floor Area: 2,436 Total Base New : 324,205 Total Depr Cost: 210,734 Estimated T.C.V: 463,615	E.C.F. X 2.200	Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled											Plaster Wood T&G		
Yr Built 0		Remodeled 0		Ex		X	Ord		Min	Size of Closets					
Condition: Average				Lg		X	Ord		Small	Doors		Solid		X	H.C.
Room List		(5) Floors		(12) Electric				Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1218 SF Floor Area = 2436 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 774 2 Story Siding Crawl Space 444 Total: 278,855 181,256 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 943 Water/Sewer 1000 Gal Septic 1 4,782 3,108 Water Well, 100 Feet 1 5,847 3,801 Porches WPP 105 3,212 2,088 Deck Treated Wood 162 3,543 2,303 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 517 22,681 14,743 Common Wall: 1 Wall 1 -2,640 -1,716 Door Opener 1 537 349 Built-Ins Appliance Allow. 1 2,767 1,799 Fireplaces Prefab 2 Story 1 3,170 2,060 Totals: 324,205 210,734 Notes: HOUSE. RETAIL AREA IN COMMERC ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 463,615							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		X Ex.					Ord.		Min				
Insulation				No. of Elec. Outlets											
(2) Windows		(8) Basement		Many				X	Ave.		Few				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 444 S.F. Slab: 774 S.F. Height to Joists: 0.0				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(13) Plumbing											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Lump Sum Items:							
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

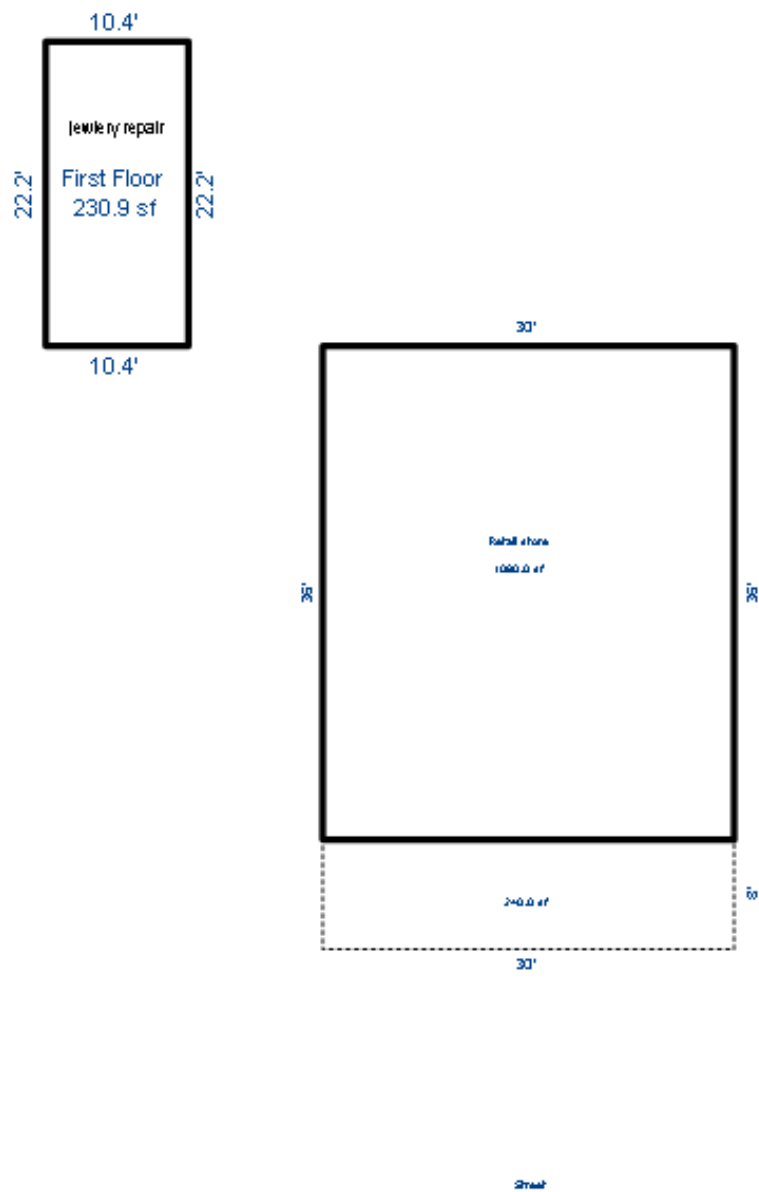
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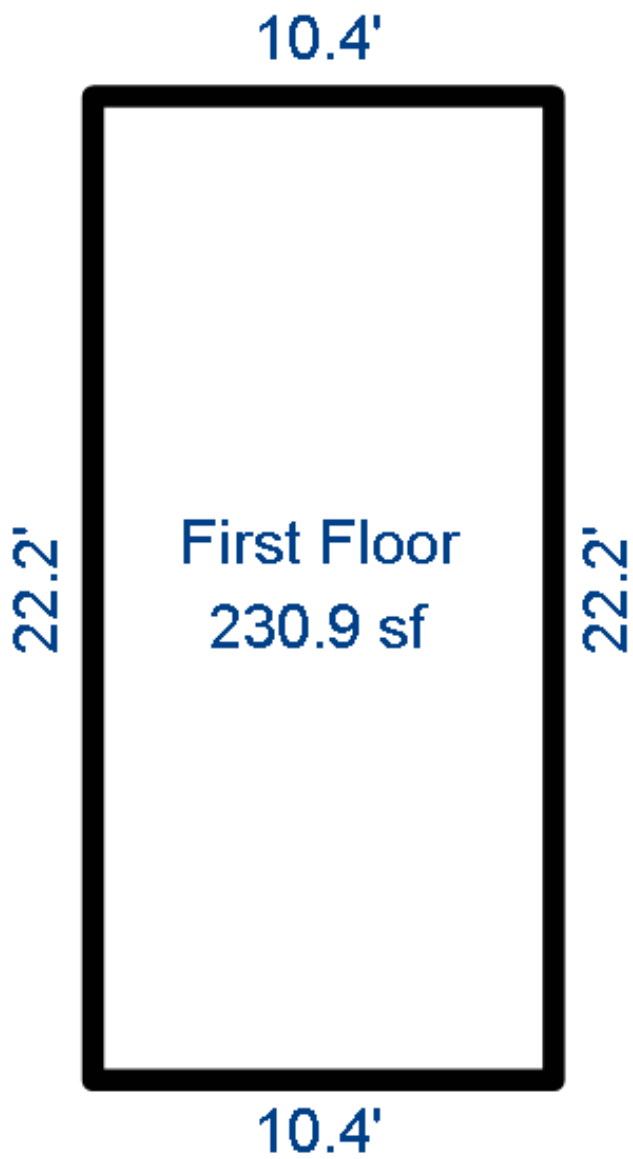
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Desc. of Bldg/Section: ENCLOSED FRONT GLASS PORCH										<<<<<<Calculator Cost Computations>>>>>>									
Calculator Occupancy: Stores - Retail										Class: D Quality: Average									
Class: D										Stories: 1 Story Height: 8 Perimeter: 148									
Floor Area: 1,123										Base Rate for Upper Floors = 120.42									
Gross Bldg Area: 1,355										(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.59 100%									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 143.01									
Average Sty Hght : 8										Total Floor Area: 1,123 Base Cost New of Upper Floors = 160,600									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 160,600									
Depr. Table : 2.25%										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0									
Effective Age : 20										Total Depreciated Cost = 101,178									
Physical %Good: 63										Unit in Place Items Rate Quantity Arch %Good Depr.Cost									
Func. %Good : 100										/CI6/STO/BASS/AVG/GREOCGA 92.70 232 1.00 71 15,270									
Economic %Good: 100										ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 174									
1925 Year Built										Replacement Cost/Floor Area= 162.16 Est. TCV/Floor Area= 155.54									
1990 Remodeled																			
Overall Bldg Height																			
Comments:																			

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



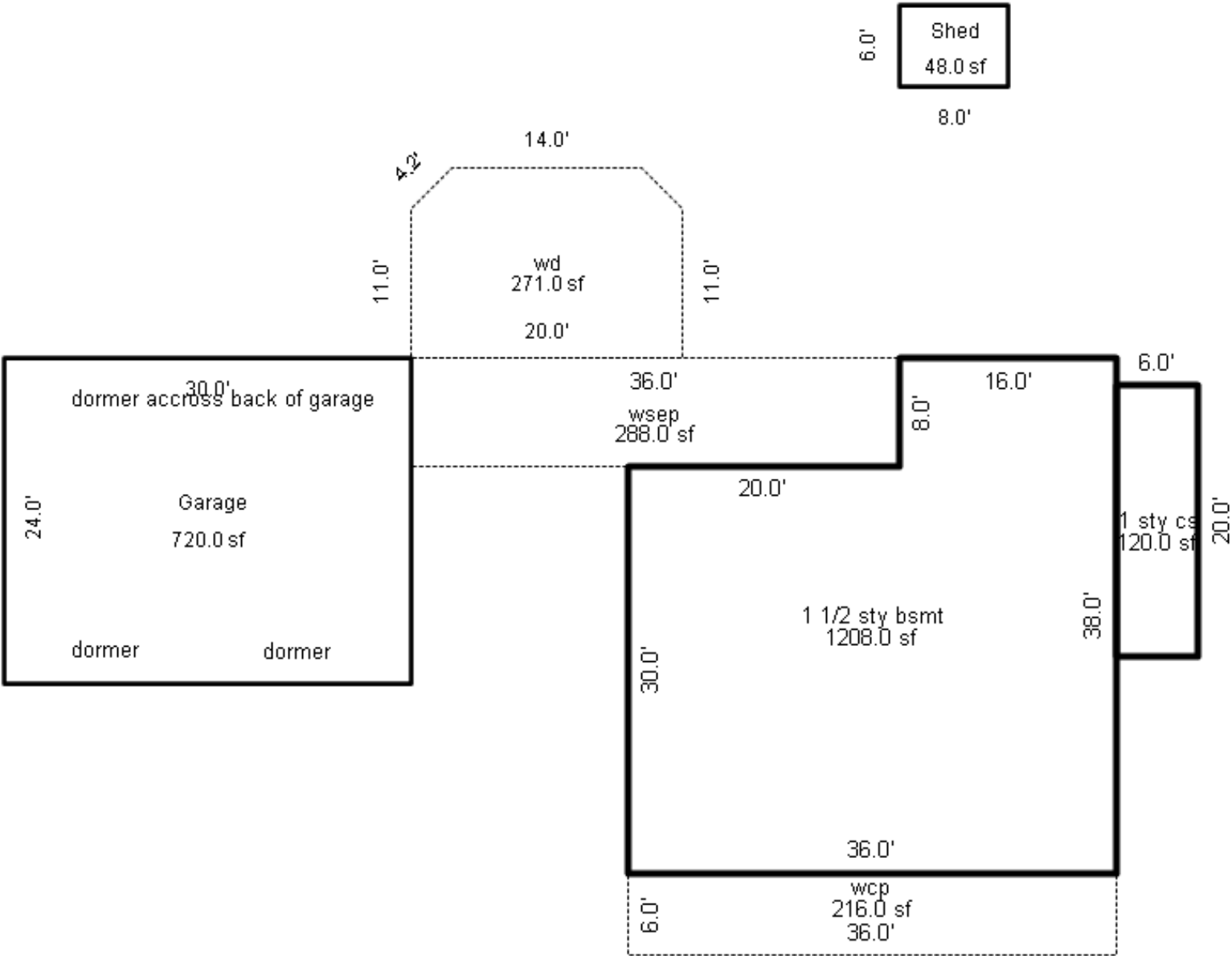
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LAFARY WALTER I	LAFARY WALTER I TRUST	1	06/24/2014	QC	09-FAMILY/RELATED ENTITY	1201P632	PROPERTY TRANSFER	0.0					
SUTHERLAND MICHAEL W & RE	LAFARY WALTER I	356,085	08/13/2003	WD	03-ARM'S LENGTH	756:490	OTHER	100.0					
SAILE KRISTIAN W	SUTHERLAND MICHAEL W	132,000	10/29/2002	WD	03-ARM'S LENGTH	679:247	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status			
5789 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		09/08/2017		PM17-0539	100% FINIS				
		P.R.E. 100% 08/20/2009		Res. Porch/Deck		05/09/2005		PB05-0166	100% FINIS				
Owner's Name/Address		MAP #: 32		DECK/PORCH		05/01/2005		PB05-166					
LAFARY WALTER I TRUST KESSE ANN 3847 LINCOLN RD CINCINNATI OH 45247		2026 Est TCV 976,732 TCV/TFA: 395.12		PLUMBING		09/08/2003		PP03-0370	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements		* Factors *									
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L262 P353 L412 P81 L521 P469/99 L679 P247/02 L720 P5/03 L756 P490/03 PRT OF GOV LOT 3 SEC 22 BEG SE COR THEREOF TH N 231.3 FT TH W 198.0 FT TH S 231.3 FT TH E 198.0 FT EX N 111.3 FT OF OF S 231.3 FT OF E 198 FT OF GOVT LOT 3 SEC 22 T29N R14W.		X		C 100' @ 2000/	120.00	198.00	0.9554	0.8214	2000	100		188,348	
Comments/Influences				120 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =		188,348
				Land Improvement Cost Estimates									
				Description					Rate	Size % Good		Cash Value	
				Wood Frame					38.55	48 50		925	
				Residential Local Cost Land Improvements									
		X	Electric	Description					Rate	Size % Good		Cash Value	
		X	Gas	LAND IMPROVEMENTS 5				5,000.00	1 100		5,000		
				Total Estimated Land Improvements True							Cash Value =		5,925
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X	Wooded										
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	94,200	394,200	488,400			310,296C		
		TPC 01/21/2019 INSPECTED			2025	94,200	326,800	421,000			302,139C		
		TPC 08/09/2017 INSPECTED			2024	65,900	298,900	364,800			293,055C		
		WAS 10/15/2007 INSPECTED			2023	51,800	278,400	330,200			279,100C		

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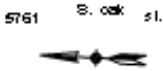
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KARLA ELENA TOIVONEN BOLE	DOMAN KENNETH	465,000	12/05/2014	WD	03-ARM'S LENGTH	1216P698	PROPERTY TRANSFER	100.0				
GLEN LAKE PROPERTIES LLC	KAREN ELENA TOIVONEN BOLE	385,000	07/30/2010	WD	03-ARM'S LENGTH	2010 1055_417W	PROPERTY TRANSFER	100.0				
GLEN LAKE PROPERTIES LLC	CROUCH CHARLES W & CELEST	0	03/26/2010	QC	09-FAMILY/RELATED ENTITY	2010 1043_925Q	DEED	0.0				
CROUCH CHARLES W & CELEST	GLEN LAKE PROPERTIES LLC	0	03/26/2010	QC	09-FAMILY/RELATED ENTITY	2010 1043_948Q	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
5761 S OAK ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		11/02/2020	PM20-0743	100% FINIS				
		P.R.E. 0%		Mechanical		10/26/2020	PM20-0705	100% FINIS				
Owner's Name/Address		MAP #: 32		Electrical		10/07/2020	PE20-0514	100% FINIS				
DOMAN KENNETH 1711 LLOYD AVE ROYAL OAK MI 48073		2026 Est TCV 1,072,898 TCV/TFA: 542.96		Res. Add/Alter/Repair		10/01/2020	PB20-0282	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L412 P084/95 L679 P247/02 L720 P5/03 N 111.3 FT OF S 231.3 FT OF E 198 FT OF GOVT LOT 3 SEC 22 T29N R14W.				C 100' @ 2000/	111.00	198.00	0.9742	0.8214	2000	100		177,650
Comments/Influences				111 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		177,650	
				Land Improvement Cost Estimates								
				Description	Rate		Size % Good		Cash Value			
				D/W/P: Crushed Rock	2.53		784 0		0			
				Residential Local Cost Land Improvements								
		X	Electric	Description	Rate		Size % Good		Cash Value			
		X	Gas	LAND IMPROVEMENTS 5	5,000.00		1 100		5,000			
				Total Estimated Land Improvements True Cash Value = 5,000								
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	88,800	447,600	536,400			348,977C	
		TPC 11/17/2021	INSPECTED		2025	88,800	370,400	459,200			339,803C	
		TPC 05/10/2021	INSPECTED		2024	88,800	338,600	427,400			329,586C	
		TPC 11/05/2020	INSPECTED		2023	71,100	315,400	386,500			313,892C	
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood			Oil Coal			Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga			Area 295 378 8 78			Type WCP (1 Story) WPP WPP WPP			Year Built: 2002 Car Capacity: 3.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 784					
	Wood Frame		(4) Interior			X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1 Prefab 1 Story Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: BC Effec. Age: 5 Floor Area: 1,976 Total Base New : 425,958 Total Depr Cost: 404,658 Estimated T.C.V: 890,248			E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.5 STORY		Drywall Paneled			Plaster Wood T&G																			Trim & Decoration								
Yr Built 2008	Remodeled 2021	Ex			Ord																			Min			Size of Closets					
Condition: Average		Lg			Ord																			Small			Doors			Solid		
Room List			Doors			Solid			H.C.			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1456 SF Floor Area = 1976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas			Cls BC			Blt 2008		
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1456 SF Floor Area = 1976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas			Cls BC			Blt 2008											
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			Stories Exterior Foundation Size Cost New Depr. Cost			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			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			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333									
Insulation		(7) Excavation			Basement: 986 S.F. Crawl: 470 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333																					
(2) Windows		(8) Basement			Basement: 986 S.F. Crawl: 470 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333																					
Many Avg. Few		Large Avg. Small		(9) Basement Finish			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			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333																						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Basement: 986 S.F. Crawl: 470 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333																					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333																								
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333																						
X	Asphalt Shingle		(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			1.5 Story Siding Basement 986 1 Story Siding Crawl Space 470 1 Story Siding Overhang 27 Total: 334,035 317,333																							
Chimney:			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			Appliance Allow.			1 3,976 3,777			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



2nd

crushed rock floor

Garage
784.1 sf

automatic door.

2nd

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEMPLE	FEELEY	65,000	02/20/1997	WD	03-ARM'S LENGTH	439:530	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
5763 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 32					
FEELEY MARY DIANE 205 ISLAND PLANTATION TERRACE VERO BEACH FL 32963-3326	2026 Est TCV 187,399 TCV/TFA: 218.41					

	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
				66.00	165.00	1.0000 0.0000 0 100*
			2000 COMM	\$14.75/SQFT	10890 SqFt	14.75000 100 160,628
			* denotes lines that do not contribute to the total acreage calculation.			
			66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 160,628			

Tax Description	X X X X	Dirt Road	
L235 P605/83 L274 P638/87 PRT GOVT LOT 3 COM SW COR SD GOVT LOT 3 TH ALG N-S 1/4 LN N 00 DEG 14' 15" W 198 FT TO POB TH CONT N 00 DEG 14' 15" W 66 FT TH E 165 FT TH S 66 FT TH W 165 FT TO POB SEC 22 T29N R14W.		Gravel Road	
		Paved Road	
		Storm Sewer	
Comments/Influences		Sidewalk	
		Water Sewer	
		Electric	
		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	

		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2026	80,300	13,400	93,700	85,658C
	TPC 07/10/2019	INSPECTED		2025	79,000	11,000	90,000	83,407C
	PSC 01/16/2016	INSPECTED		2024	65,300	15,600	80,900	80,900S
	WAS 07/17/2007	INSPECTED		2023	65,300	14,800	80,100	80,100S



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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D Quality: Low Cost									
Floor Area: 858										Stories: 1 Story Height: 12 Perimeter: 122									
Gross Bldg Area: 858										Overall Building Height: 12									
Stories Above Grd: 1										Base Rate for Upper Floors = 100.42									
Average Sty Hght : 12										Mezzanine 1 Open Base Rate = 52.53									
Bsmnt Wall Hght										(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.28 100%									
Depr. Table : 2.5%										Adjusted Square Foot Cost for Upper Floors = 105.70									
Effective Age : 20										Total Floor Area: 858 Base Cost New of Upper Floors = 90,690									
Physical %Good: 60										Mezzanine 1 Area: 215 Base Cost New of Mezzanine = 11,294									
Func. %Good : 50										Reproduction/Replacement Cost = 101,984									
Economic %Good: 100										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /50 /100/15.0									
1998 Year Built										Total Depreciated Cost = 15,298									
Remodeled										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 26,771									
12 Overall Bldg Height										Replacement Cost/Floor Area= 118.86 Est. TCV/Floor Area= 31.20									
Comments: FUNCTIONAL - USE - GARAGE - AGE - DESIGN										*** Basement Info ***									
										Area: Perimeter: Type: Heat: Hot Water, Radiant Floor									
										* Mezzanine Info *									
										Area #1: 215 Type #1: Open (No Rates) Area #2: Type #2:									
										* Sprinkler Info *									
										Area: Type: Low									

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



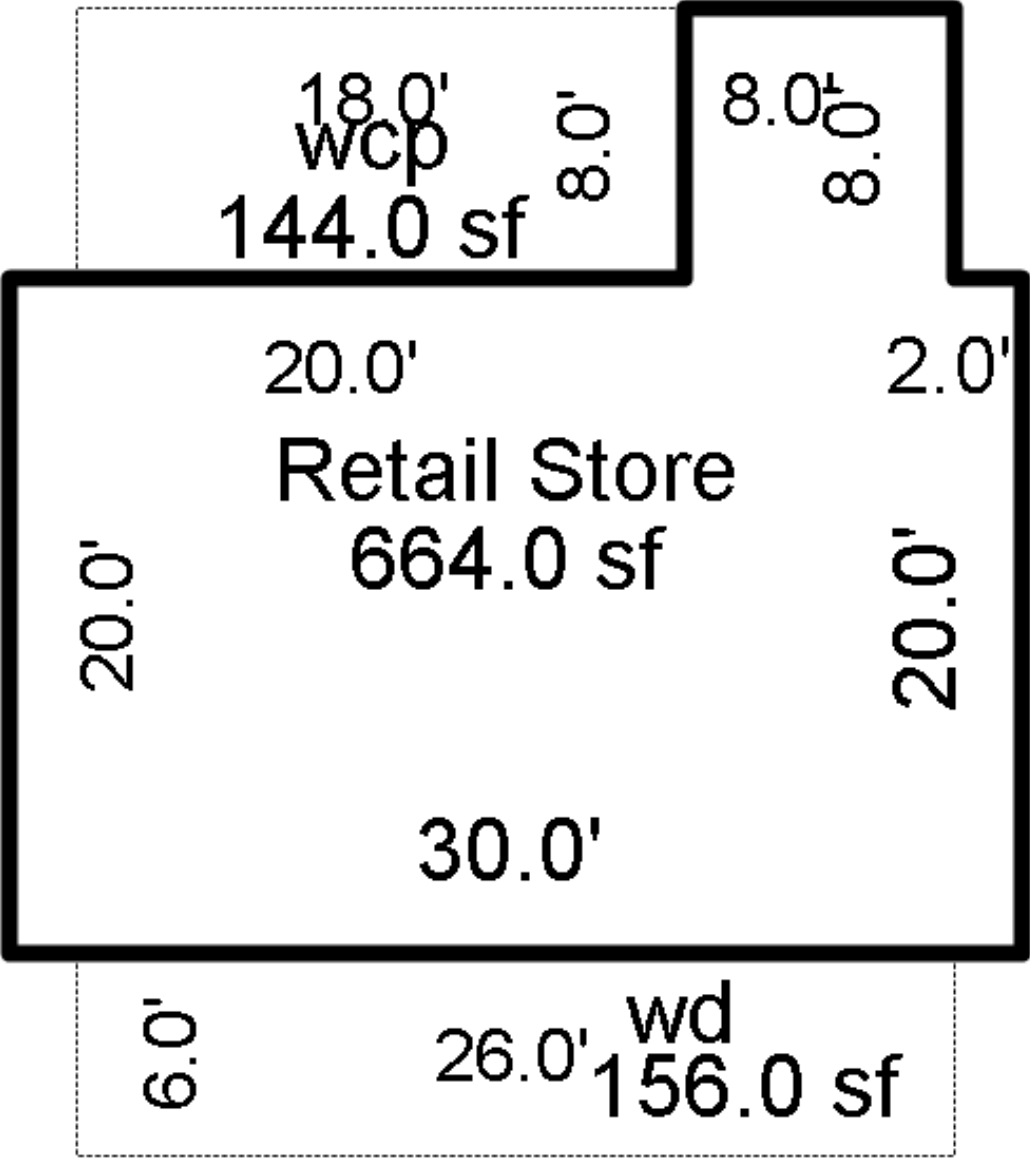
*** Information herein deemed reliable but not guaranteed***

A photograph of a rustic, single-story wooden building with a gabled roof and a small porch. The building is surrounded by lush green trees and foliage. A small sign is visible on the porch.

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<< Calculator Cost Computations >>>>>>									
Class: D										Class: D Quality: Low Cost									
Floor Area: 664										Stories: 1 Story Height: 15 Perimeter: 116									
Gross Bldg Area: 664										Overall Building Height: 15									
Stories Above Grd: 1										Base Rate for Upper Floors = 116.82									
Average Sty Hght : 15										Mezzanine 1 Open Base Rate = 52.53									
Bsmnt Wall Hght										(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.83 100%									
Depr. Table : 2.5%										Adjusted Square Foot Cost for Upper Floors = 146.65									
Effective Age : 22										Total Floor Area: 664 Base Cost New of Upper Floors = 97,376									
Physical %Good: 57										Mezzanine 1 Area: 582 Base Cost New of Mezzanine = 30,572									
Func. %Good : 100										Reproduction/Replacement Cost = 127,948									
Economic %Good: 100										Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0									
Year Built										Total Depreciated Cost = 72,931									
2005 Remodeled										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 127,628									
15 Overall Bldg Height										Replacement Cost/Floor Area= 192.69 Est. TCV/Floor Area= 192.21									
Comments: OLDER CONVERTED BLDG																			
Construction Cost																			
High Above Ave. Ave. X Low																			
** ** Calculator Cost Data ** **																			
Quality: Low Cost																			
Heat#1: Package Heating & Cooling 100																			
Heat#2: Package Heating & Cooling 0%																			
Ave. SqFt/Story: 664																			
Ave. Perimeter: 116																			
Has Elevators:																			
*** Basement Info ***																			
Area:																			
Perimeter:																			
Type:																			
Heat: Hot Water, Radiant Floor																			
* Mezzanine Info *																			
Area #1: 582																			
Type #1: Open (No Rates)																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type:																			

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



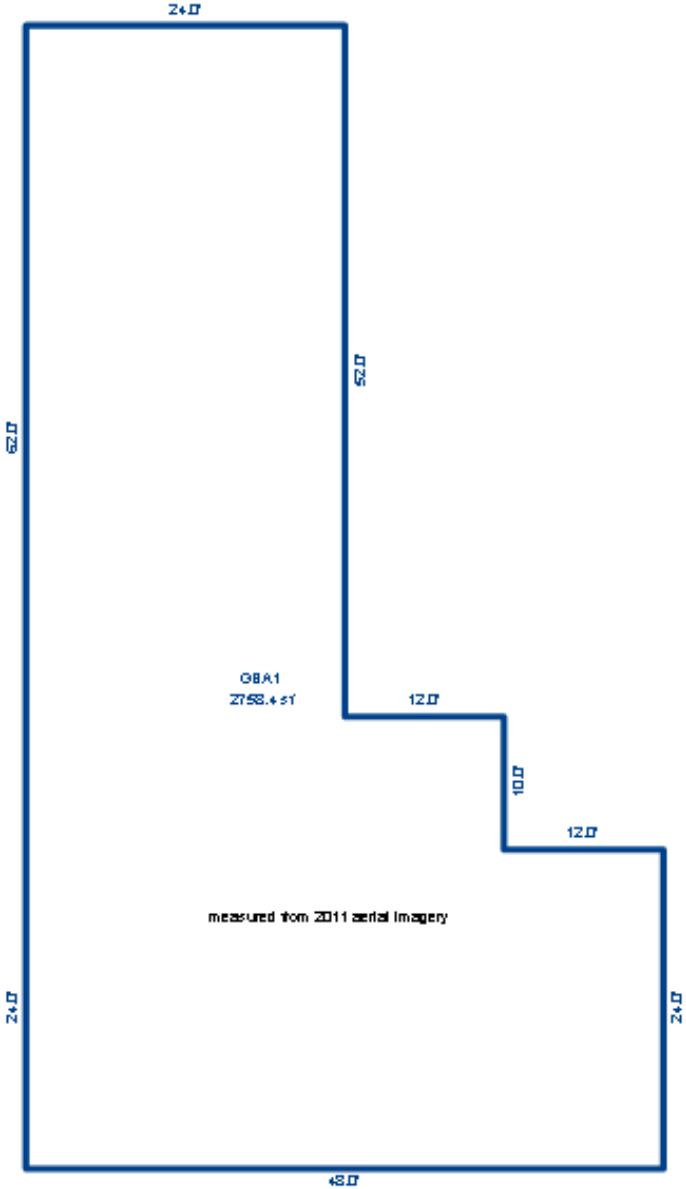
A photograph of a small, rustic building with solar panels mounted on its roof, situated in a wooded area. In the foreground, there are several raised garden beds with wooden frames and yellow plastic mulch.

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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status					
6012 S LAKE ST	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	03/18/2021	PE21-0153	100% FINIS					
	P.R.E. 0%		Plumbing	02/24/2021	PP21-0053	100% FINIS					
Owner's Name/Address	MAP #:		Commercial, Add/Alter/Repa	02/23/2021	PB21-0033	100% FINIS					
BETHLEHEM LUTHERAN CHURCH CHURCH MISSOURI SYNOD 6012 S LAKE ST PO BOX 353 GLEN ARBOR MI 49636	2026 Est TCV 0 TCV/TFA: 0.00		COMMERCIAL ADD/ALT	01/28/2021	LU21-02	100% FINIS					
	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
	Public Improvements		* Factors *								
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			132.00	165.00	1.0000	1.0000	0	100			0
2000 COMM			\$14.75/SQFT		21780	SqFt	14.75000	100			321,255
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =										321,255	
Tax Description											
PRT OF GOVT LOT 4 COM 231 FT N & 33 FT W OF 1/4 POST SE COR SEC TH W 165 FT TH N 132 FT TH E 165 FT TH S ON LAKE ST TO POB SEC 22 T29N R14W .25 A.											
Comments/Influences											
BETHLEHEM LUTHERAN CHURCH (231) 334-4180 6012 S LAKE ST, GLEN ARBOR, MI 49636											
	Topography of Site										
	Level										
	Rolling										
	Low										
	High										
Landscaped											
Swamp											
Wooded											
Pond											
Waterfront											
Ravine											
Wetland											
Flood Plain											
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who When What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
TPC 12/12/2022 INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
TPC 06/21/2021 INSPECTED	2024	0	0	0			0				
TPC 05/30/2019 INSPECTED	2023	0	0	0			0				

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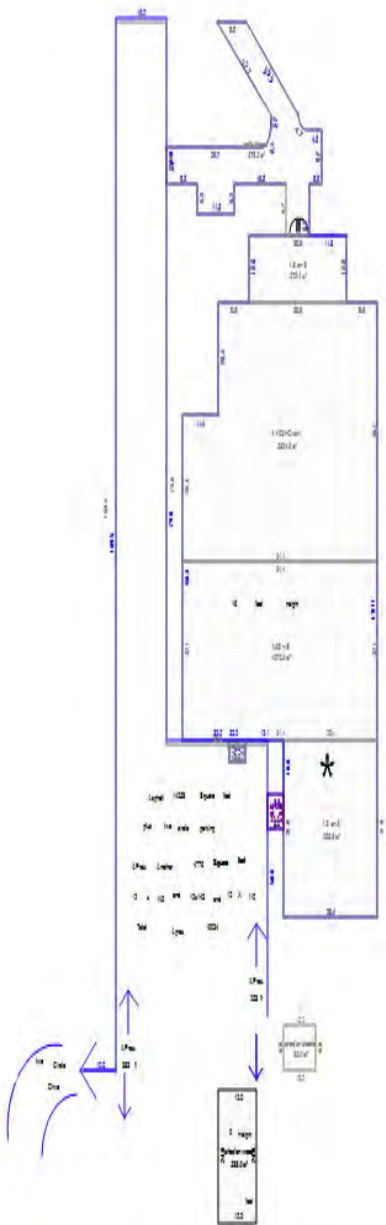


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status				
6394 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST			SIGN		08/14/2018	LU18-24	100% FINIS					
		P.R.E. 0%			Electrical		07/31/2018	PE18-0423	100% FINIS					
Owner's Name/Address		MAP #: 35			Electrical		06/29/2016	PE16-0304	100% FINIS					
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636		2026 Est TCV 0 TCV/TFA: 0.00			WELL/SEPTIC		09/09/2015	L15 -199	100% FINIS					
		X	Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PRT OF SW 1/4 OF SE 1/4 BEG AT A PT 560 FT E OF N-S 1/4 LINE & 660 FT N OF S LINE OF SEC TH N 300 FT TH E 100 FT S 300 FT TH W 100 FT TO POB SEC 22 T29N R14W 0.7 A.						100.00	300.00	1.0000	1.0000	0	100		0	
					2000 COMM	\$7.75/SQFT		30013	SqFt	7.75000	100		232,600	
Comments/Influences					100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 232,600									
		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			
					2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2024	0	0	0			0			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who When What			2023	0	0	0			0			
		PSC 03/13/2025 INSPECTED												
		PSC 03/14/2024 INSPECTED												
		TPC 12/10/2015 INSPECTED												

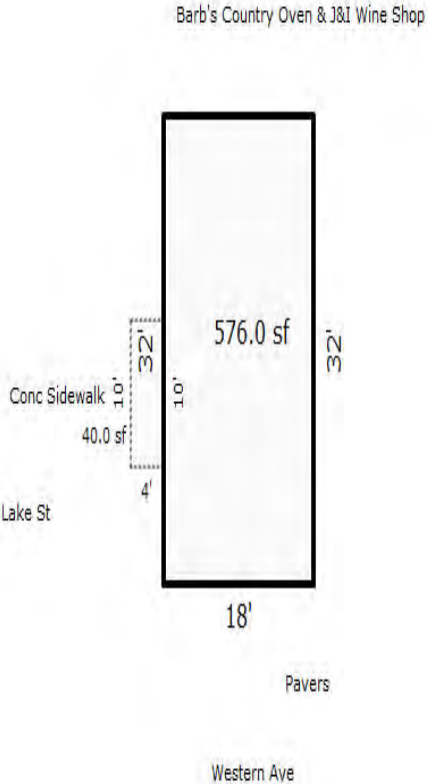
Desc. of Bldg/Section: 50*68 GYM FLR Calculator Occupancy: Schools - Gymnasiums										<<<<<< Calculator Cost Computations >>>>>>									
Class: D										Class: D Quality: Average									
Floor Area: 5,086										Stories: 0 Story Height: 12 Perimeter: 0									
Gross Bldg Area: 5,086										Base Rate for Upper Floors = 135.67									
Stories Above Grd										(10) Heating system: Forced Air Furnace Cost/SqFt: 21.04 100%									
Average Sty Hght : 12										Adjusted Square Foot Cost for Upper Floors = 156.71									
Bsmnt Wall Hght										Total Floor Area: 5,086 Base Cost New of Upper Floors = 797,026									
Depr. Table : 2%										Reproduction/Replacement Cost = 797,026									
Effective Age : 25										Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /50 /100/100/30.0									
Physical %Good: 60										Total Depreciated Cost = 239,108									
Func. %Good : 100										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 418,439									
Economic %Good: 100										Replacement Cost/Floor Area= 156.71 Est. TCV/Floor Area= 82.27									
1938 Year Built																			
1990 Remodeled																			
Overall Bldg Height																			
Comments:																			

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



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

Grantor		Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page		Verified By		Prcnt. Trans.		
WARNES ELSIE M TRUST		GA ARAGON INVESTMENTS LLC		400,000	03/30/2020	WD	03-ARM'S LENGTH			2020002303		PROPERTY TRANSFER		100.0		
WARNES ELSIE M SURVIVING		WARNES ELSIE M TRUST		0	06/20/2008	QC	09-FAMILY/RELATED ENTITY			981P529		DEED		0.0		
Property Address				Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)			Date		Number		Status	
5921 S LAKE ST				School: GLEN LAKE COMMUNITY SCH DIST				Electrical			07/02/2018		PE18-0369		REVIEWED	
				P.R.E. 0%				Electrical			06/17/2014		PE14-0220		100% FINIS	
Owner's Name/Address				MAP #: 35				COMMERCIAL ADD/ALT			06/04/2014		PB14-0120		100% FINIS	
GA ARAGON INVESTMENTS LLC				2026 Est TCV 408,291 TCV/TFA: 708.84				Plumbing			05/19/2014		PP14-0102			
2602 S LINDEN CT				X	Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
DENVER CO 80222-7143				Public Improvements			* Factors * CORNER WEST & LAKE									
Tax Description								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22									147.75	230.00	1.0000	1.0000	0	100	CORNER	0
BEG AT S 1/4 COR SEC 22 TH N 660 FT TO				X				2000 COMM	\$14.75/SQFT		21369	SqFt	14.75000	105	CORNER SITE INFLUENCE	330
POB TH E 222.75 FT TH N 230 FT TH W								2000 COMM	\$0/SQFT ROW		7590	SqFt	0.00000	100		0
222.75 FT TH S 230 FT TO POB EXC E 75 FT.				X				2000 COMM	\$0/SQFT ROW		4851	SqFt	0.00000	100		0
SEC 22 T29N R14W .78 A.									148 Actual Front Feet,	0.78 Total Acres				Total Est. Land Value =		330,952
Comments/Influences				X	Electric			Land Improvement Cost Estimates								
				X	Gas			Description				Rate		Size % Good		Cash Value
					Curb			Commercial Local Cost Land Improvements								
					Street Lights			Description				Rate		Size % Good	Arch	Mult
					Standard Utilities			CONCRETE 4CU				2.75		40	0	100
					Underground Utils.											0
																0



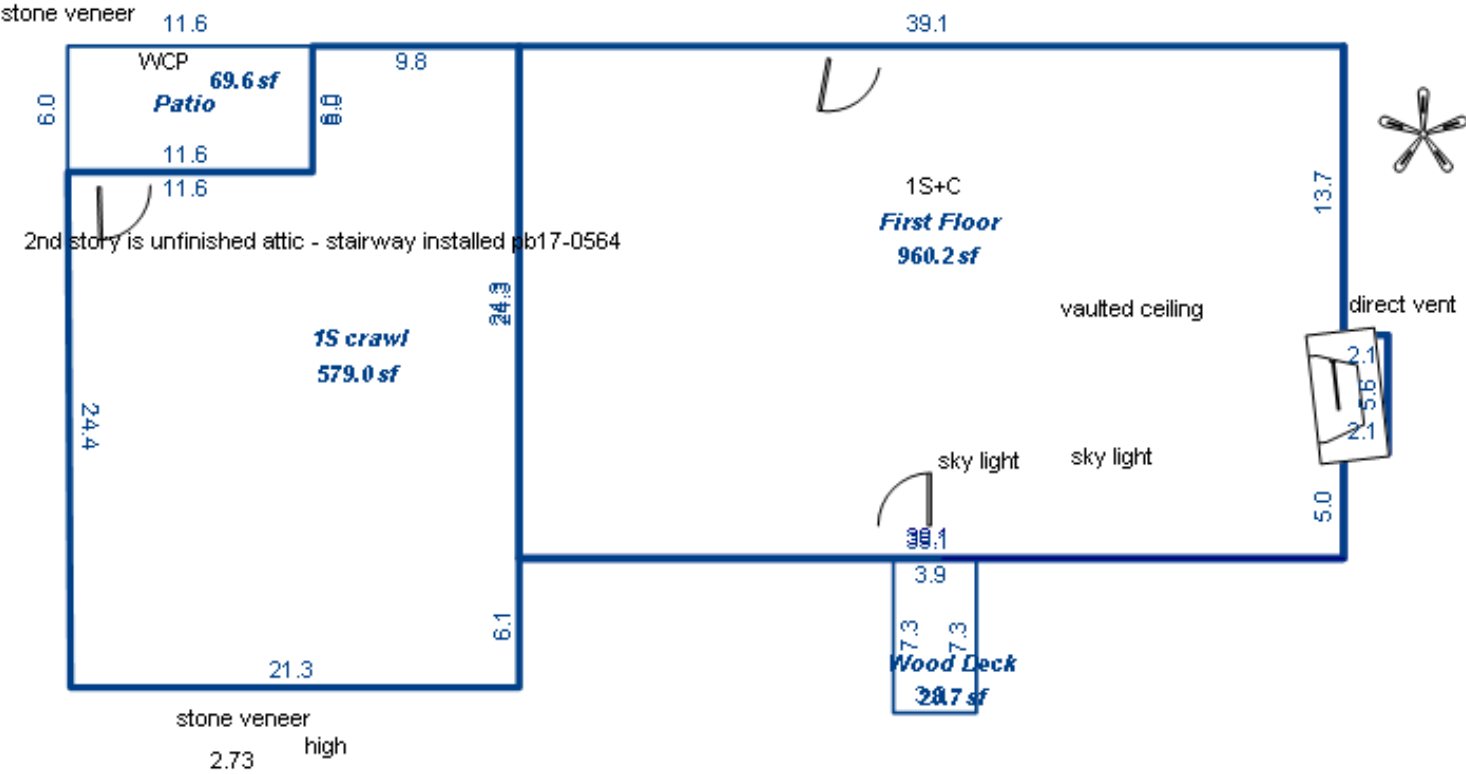
Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CANTRICK GEORGE A JR & SH	CARLSON CONSTRUCTION INC	353,000	10/16/2009	WD	03-ARM'S LENGTH	2009 1030-214W	DEED	100.0				
SWIERAD	CANTRICK	180,000	03/10/1998	MLC	16-LC PAYOFF	468:402	OTHER	0.0				
SWIERAD	1031 EQUITY EXCHANGE	180,000	09/26/1997	LC	16-LC PAYOFF	454:357	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (	Building Permit(s)	Date	Number	Status				
5851 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST			Plumbing	04/05/2018	PP18-0100	100% FINIS				
		P.R.E. 0%			Mechanical	03/13/2018	PM18-0179	100% FINIS				
Owner's Name/Address		MAP #: 35			Electrical	02/13/2018	PE18-0066	100% FINIS				
CARLSON CONSTRUCTION INC 23 PARADISE RD SWAMPSCOTT MA 01907		2026 Est TCV 1,411,078 TCV/TFA: 690.69			Res. Add/Alter/Repair	09/22/2017	PB17-0564	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L224 P740 L454 P357 L468 P400/98 PRT NW 1/4 OF SW 1/4 OF SE 1/4 BEG 990 FT N OF S 1/4 COR SEC TH N 88 FT TH E 219.79 FT TH S 88 FT TH W 219.79 FT TO POB SEC 22 T29N R14W.				A 100' @ 7000/	88.00	219.00	1.0325	0.8423	7000	100		535,733
Comments/Influences				88 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 535,733								
				Land Improvement Cost Estimates								
				Description	Rate		Size % Good		Cash Value			
				D/W/P: 4in Concrete	7.10		20 0		0			
				D/W/P: Crushed Rock	2.31		3500 0		0			
				Commercial Local Cost Land Improvements								
				Description	Rate		Size % Good		Arch	Mult	Cash Value	
				WATER WELL 4"-6"	0.00		1 100		100		0	
				SEPTIC TANK 1000 GAL	0.00		1 100		100		0	
				DRAIN FIELD	0.00		1 100		100		0	
				CONCRETE 4CU	2.75		20 100		100		55	
				Total Estimated Land Improvements True Cash Value = 55								
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	267,900	437,600	705,500			293,145C	
		TPC	11/02/2020	INSPECTED	2025	191,300	363,500	554,800			285,439C	
		TPC	10/29/2018	INSPECTED	2024	84,200	332,000	416,200			276,857C	
		TPC	10/25/2017	INSPECTED	2023	72,700	309,200	381,900			263,674C	

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County of Leelanau, Michigan

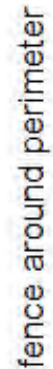
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 69 28		Type WCP (1 Story) Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																								
Wood Frame			(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1539 SF Floor Area = 2043 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 Crawl Space 960 1 Story Siding Crawl Space 579 1 Story Siding Overhang 504 Total: 371,848 334,663 Other Additions/Adjustments Exterior Stone Veneer 150 7,625 6,862 Plumbing Average Fixture(s) 2 6,514 5,863 3 Fixture Bath 1 10,275 9,247 Water/Sewer 2000 Gal Septic 1 11,719 10,547 Water Well, 100 Feet 1 6,941 6,247 Porches WCP (1 Story) 69 5,927 5,334 Deck Treated Wood 28 1,386 1,247 Built-Ins Appliance Allow. 2 13,699 12,329 Fireplaces Raised Hearth 1 860 774 Direct-Vented Gas 1 5,272 4,745 Local Cost Items GENERATOR 1 1 1 *			E.C.F. X 2.200			Bsmnt Garage:																								
Drywall Paneled			Plaster Wood T&G		Trim & Decoration																		Size of Closets Lg Ord Small			Doors Solid H.C.			(5) Floors Kitchen: Other: Other:			(6) Ceilings			(7) Excavation Basement: 0 S.F. Crawl: 1539 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	
Building Style: 1.5 STORY		Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing 2 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Yr Built 2010		Remodeled 2012		Ex		Ord		Min		Condition: Average			Size of Closets			Lg			Ord		Small		Room List			Doors		Solid		H.C.		(13) Plumbing			(14) Water/Sewer			Lump Sum Items:							



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
EDWARDS ELIZABETH T	EDWARDS ELIZABETH T TRUST	0	03/23/2022	QC	09-FAMILY/RELATED ENTITY	2022002704	PROPERTY TRANSFER	0.0						
EDWARDS PETER LEE & ELIZA	EDWARDS ELIZABETH T	1	06/16/2011	QC	09-FAMILY/RELATED ENTITY	1089-41	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (	Building Permit(s)		Date	Number	Status					
5873 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST			Electrical		09/20/2023	PE23-0688	100% FINIS					
		P.R.E. 76% 07/21/2008			Mechanical		09/20/2023	PM23-0831	100% FINIS					
Owner's Name/Address		MAP #: 35			FENCE		04/11/2021	LU21-12	100% FINIS					
EDWARDS ELIZABETH T TRUST PO BOX 459 GLEN ARBOR MI 49636		2026 Est TCV 1,418,816 TCV/TFA: 301.62			SIGN		06/30/2017	LU17-16	100% FINIS					
		X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L174 P153 L259 P868 L374 P192/93 PRT NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 BEG AT S 1/4 POST TH N ALG N-S 1/4 IN 40 RODS TH CONT N 230 FT AS POB TH E 222.75 FT TH N 100.0 FT TH W 222.75 FT TH S 100.0 FT TO POB SEC 22 T29N R14W.		X			A 100' @ 7000/	100.00	222.00	1.0000	0.8452	7000	100		591,649	
Comments/Influences		X			100 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		591,649		
		X			Land Improvement Cost Estimates									
		X			Description					Rate	Size % Good		Cash Value	
		X			Fencing: Wd, Solid, 6 ft.					34.51	200 0		0	
		X			Wood Frame					28.94	110 50		1,591	
		X			Wood Frame					25.11	200 50		2,511	
		X			Residential Local Cost Land Improvements									
		X			Description					Rate	Size % Good		Cash Value	
		X			LAND IMPROVEMENTS 25					2,500.00		1 100		2,500
		X			Total Estimated Land Improvements True Cash Value =									6,602
		Topography of Site												
		X	Level											
		X	Rolling											
		X	Low											
		X	High											
		X	Landscaped											
		X	Swamp											
		X	Wooded											
		X	Pond											
		X	Waterfront											
		X	Ravine											
		X	Wetland											
		X	Flood Plain											
		Who	When	What	2026	295,800	413,600	709,400					243,913C	
		TPC	03/30/2018	INSPECTED	2025	211,300	346,200	557,500					237,501C	
		TPC	11/14/2017	INSPECTED	2024	93,000	316,600	409,600					230,360C	
		TPC	12/30/2014	INSPECTED	2023	80,300	294,800	375,100					219,391C	

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

Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Gas Wood		Oil Coal	X	Elec. Steam		2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 144 428 78 649	WPP WPP WGEP (1 Story) Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								Class: C +5 Effec. Age: 40 Floor Area: 3,730 Total Base New : 496,225 Total Depr Cost: 297,706 Estimated T.C.V: 654,953										
Building Style: 1.5 STORY			X	Drywall Paneled		Plaster Wood T&G																				
Yr Built 1968		Remodeled 1974		Ex	X	Ord		Min																		
Condition: Average			Trim & Decoration																							
				Ex	X	Ord		Min																		
			Size of Closets																							
				Lg	X	Ord		Small																		
Room List			Doors	X	Solid		H.C.																			
	Basement 5 1st Floor 3 2nd Floor 2 Bedrooms		(5) Floors																							
			Kitchen: Linoleum Other: Hardwood Other: Carpeted																							
(1) Exterior																										
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																							
			X	Drywall X Tile																						
X	Insulation																									
(2) Windows																										
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 2386 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
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: Metal																										



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 974 Total Base New : 125,463 Total Depr Cost: 75,278 Estimated T.C.V: 165,612	E.C.F. X 2.200	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled			Plaster Wood T&G									
Yr Built 1968		Remodeled 0			Trim & Decoration									
Condition: Average		Ex X Ord			Min									
Room List		Size of Closets			Lg X Ord		Small							
Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid X H.C.		Central Air Wood Furnace								
(1) Exterior		(5) Floors		(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		0 Amps Service										
Insulation				No./Qual. of Fixtures										
(2) Windows		(7) Excavation		X Ex.			Ord.			Min				
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave.			Few							
(3) Roof		(8) Basement		(13) Plumbing										
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer										
Chimney: Brick		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
OLESON CARL III TRUST	GA ARAGON INVESTMENTS LLC	450,000	02/24/2022	WD	03-ARM'S LENGTH	2022001177	PROPERTY TRANSFER	100.0		
OLESON CARL III & MARY J	OLESON CARL III TRUST	1	06/13/2017	QC	09-FAMILY/RELATED ENTITY	1298P381	PROPERTY TRANSFER	0.0		
OLESON CARL III & MARY J	OLESON CARL III TRUST	0	05/07/2003	QC	09-FAMILY/RELATED ENTITY	729P2	OTHER	0.0		
RANSOM	OLESON	120,000	07/29/1999	WD	03-ARM'S LENGTH	519:526	PROPERTY TRANSFER	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status
6456 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/20/2017		PM17-0061		
Owner's Name/Address		P.R.E. 0%								
GA ARAGON INVESTMENTS LLC 2602 S LINDEN CT DENVER CO 80222		MAP #: 35								
		2026 Est TCV 535,864 TCV/TFA: 389.72								
		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
					75.00	230.00	1.0000	0.0000	0	100* 0
				2000 COMM	\$14.75/SQFT	17250	SqFt	14.75000	100	254,438
				* denotes lines that do not contribute to the total acreage calculation.						
				75 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 254,438						
				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	0	0
				Total Estimated Land Improvements True Cash Value = 0						
		Topography of Site								
		X Level								
		X Rolling								
		X Low								
		X High								
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What	2026	127,200	140,700	267,900			247,301C	
		PSC 09/12/2024 INSPECTED	2025	125,100	115,700	240,800			240,800S	
		TPC 07/12/2017 INSPECTED	2024	103,500	130,100	233,600			233,600S	
		WAS 03/15/2012 INSPECTED	2023	103,500	122,400	225,900			225,900S	



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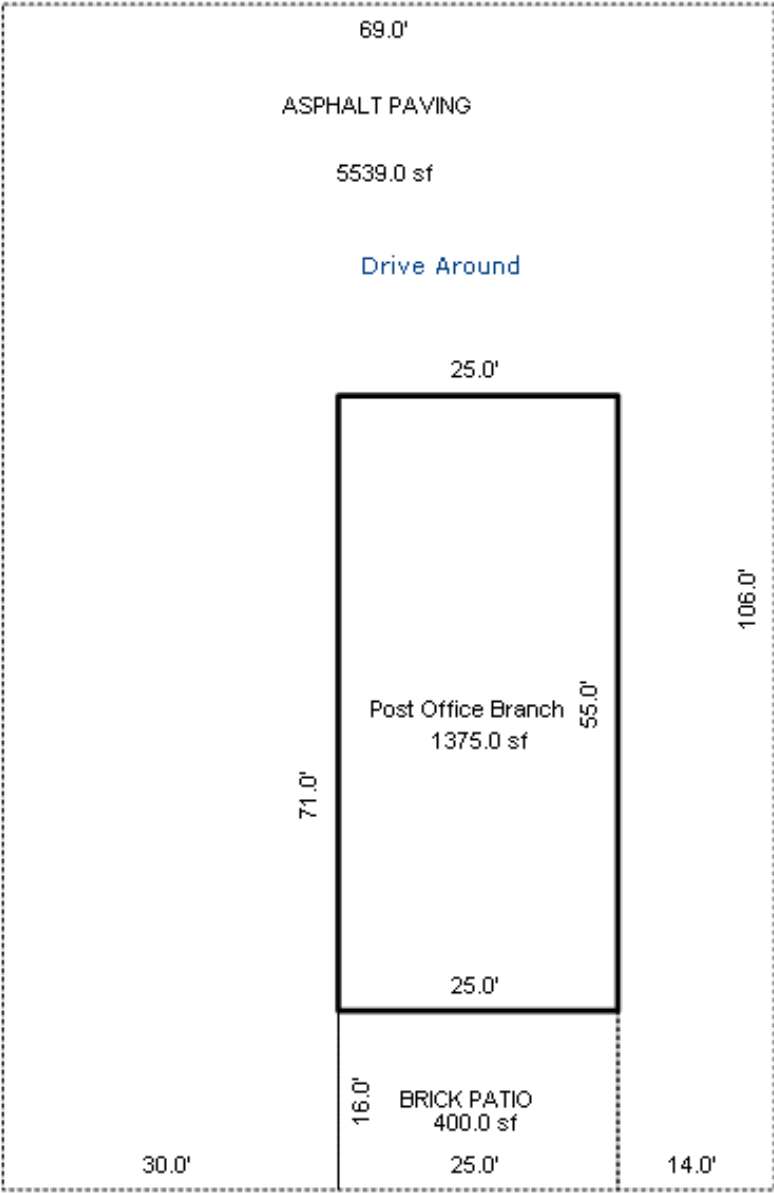


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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: WALL AC										Calculator Cost Computations									
Calculator Occupancy: Post Offices - Branch										<<<<>>>>									
Class: C					Construction Cost					Class: C Quality: Low Cost									
Floor Area: 1,375					High					Stories: 1 Story Height: 10									
Gross Bldg Area: 1,375					Above Ave.					Perimeter: 160									
Stories Above Grd: 1					Ave.					Overall Building Height: 8									
Average Sty Hght : 10					X					Base Rate for Upper Floors = 142.42									
Bsmnt Wall Hght					Low					(10) Heating system: Forced Air Furnace Cost/SqFt: 12.64 100%									
Depr. Table : 2% Effective Age : 22 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 155.06									
					Quality: Low Cost					Total Floor Area: 1,375 Base Cost New of Upper Floors = 213,208									
					Heat#1: Forced Air Furnace 100%					Reproduction/Replacement Cost = 213,208									
					Heat#2: Package Heating & Cooling 0%					Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0									
Ave. SqFt/Story: 1375					Ave. Perimeter: 160					Total Depreciated Cost = 136,453									
Has Elevators:					*** Basement Info ***					Unit in Place Items Rate Quantity Arch %Good Depr.Cost									
1960 Year Built					Area:					/CI16/SUBDC/RESSI/STRI/PAVACSA 3.28 5539 1.00 89 16,169									
Remodeled					Perimeter:					/CI3/PLUAW/WATW/AVG/46 51.51 100 1.00 89 4,584									
8 Overall Bldg Height					Type:					/CI3/PLUAW/SEWD/2000L 4054.50 1 1.00 89 3,609									
Comments: 2017 - MECH UPDATE					Heat: Hot Water, Radiant Floor					ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 281,426									
					* Mezzanine Info *					Replacement Cost/Floor Area= 174.97 Est. TCV/Floor Area= 204.67									
					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type: Low														

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



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

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

Property Address	Class: COMMERCIAL-VACANT	Zoning: R-5 (	Building Permit(s)	Date	Number	Status				
W WESTERN AVE	School: GLEN LAKE COMMUNITY SCH DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #: 35									
GLEN ARBOR TOWNSHIP PO BOX 276 GLEN ARBOR MI 49636	2026 Est TCV 0									
	Improved X Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		B 100' @ 3400/	89.00	115.00	1.0296	0.7171	3400	100		223,395
		VILLAGE AR ROW			0.50	Acres	0	100		0
		89 Actual Front Feet, 0.73 Total Acres								Total Est. Land Value = 223,395

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
L253 P284 PRT OF SW 1/4 OF SE 1/4 SEC 22 COM AT PT 660 FT E & 245 FT S OF NW COR S 1/2 OF SE 1/4 TH W 89 FT TH S 115 FT TH E 89 FT THN 115 FT TO POB SEC 22 T29N R14W .50 A.								
Comments/Influences								

Glen Arbor Township parcel map



Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	PSC 03/13/2025	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	PSC 03/14/2024	INSPECTED	2024	0	0	0			0
	TPC 04/09/2015	INSPECTED	2023	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BRUBAKER STANLEY R TRUST	HOPPER MICHAEL	400,000	07/21/2017	WD	03-ARM'S LENGTH	1302P249	PROPERTY TRANSFER	100.0		
LEELANAU INTERIORS INC	BRUBAKER STANLEY R	0	12/14/2016	QC	09-FAMILY/RELATED ENTITY	1284P18	PROPERTY TRANSFER	0.0		
BRUBAKER STANLEY R	BRUBAKER STANLEY R TRUST	0	12/14/2016	QC	03-ARM'S LENGTH	1284P20	PROPERTY TRANSFER	0.0		
LEELANAU INTERIORS INC		1	10/05/2007	QC	03-ARM'S LENGTH	956/56	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status
6654 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Commercial/Residential		01/26/2016		PB16-0013		100% FINIS
Owner's Name/Address		P.R.E. 0%								
HOPPER MICHAEL PO BOX 610 GLEN ARBOR MI 49636		MAP #: 33								
		2026 Est TCV 632,494 TCV/TFA: 190.45								
		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
					85.00	182.25	1.0000	0.0000	0	100* 0
				2000 COMM	\$14.75/SQFT		15491	SqFt	14.75000	100 228,496
				* denotes lines that do not contribute to the total acreage calculation.						
				85 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 228,496						
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				D/W/P: Crushed Rock	2.14		500 97		1,038	
				D/W/P: 4in Concrete	6.17		300 97		1,795	
				Residential Local Cost Land Improvements						
				Description	Rate		Size % Good		Cash Value	
				LAND IMPROVEMENTS 5	5,000.00		1 0		0	
				Commercial Local Cost Land Improvements						
				Description	Rate		Size % Good Arch Mult		Cash Value	
				WATER WELL 4"-6"	0.00		1 0 100		0	
				SEPTIC TANK 1000 GAL	0.00		1 0 100		0	
				DRAIN FIELD	0.00		1 0 100		0	
				Total Estimated Land Improvements True Cash Value = 2,833						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	114,200	202,000	316,200		258,221C
		TPC 07/27/2017 INSPECTED		2025	112,300	166,000	278,300			251,433C
		TPC 12/31/2015 INSPECTED		2024	92,900	180,700	273,600			243,873C
		TPC 12/12/2013 INSPECTED		2023	92,900	170,900	263,800			232,260C

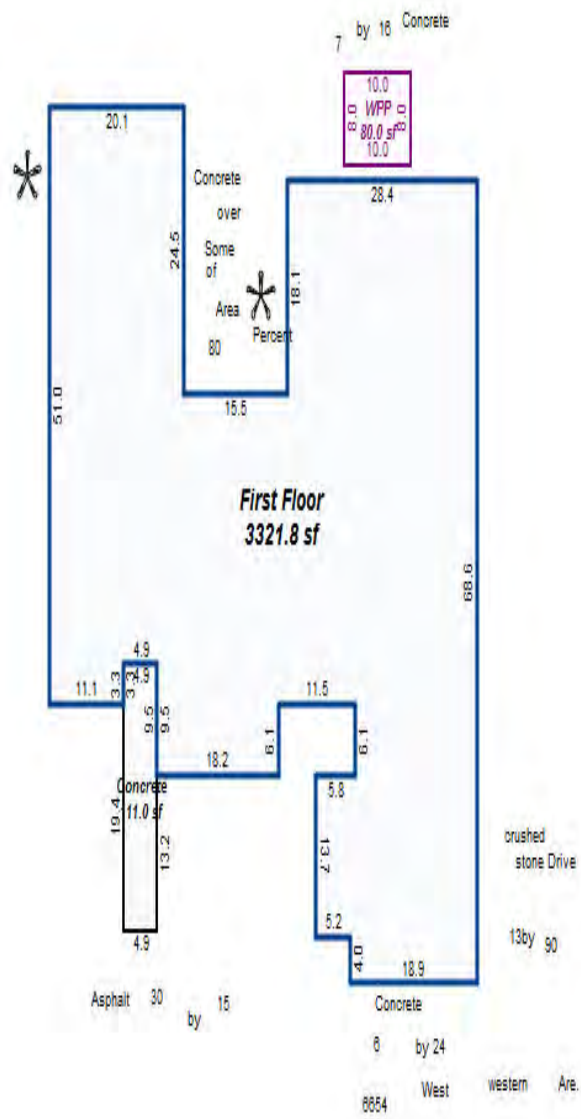


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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 1940 Calculator Occupancy: Office Buildings		<<<<<<Calculator Cost Computations>>>>>>	
Class: D		Class: D Quality: Low Cost	
Floor Area: 901		Stories: 1 Story Height: 9 Perimeter: 142	
Gross Bldg Area: 3,321		Base Rate for Upper Floors = 114.63	
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 32.77 100%	
Average Sty Hght : 9		Adjusted Square Foot Cost for Upper Floors = 147.40	
Bsmnt Wall Hght		Total Floor Area: 901 Base Cost New of Upper Floors = 132,808	
Depr. Table : 2.5%		Reproduction/Replacement Cost = 132,808	
Effective Age : 13		Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /50 /100/100/36.0	
Physical %Good: 72		Total Depreciated Cost = 47,811	
Func. %Good : 100		ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 83,669	
Economic %Good: 100		Replacement Cost/Floor Area= 147.40 Est. TCV/Floor Area= 92.86	
1940 Year Built			
2004 Remodeled			
Overall Bldg Height			
Comments:			
Construction Cost			
High Above Ave. Ave. X Low			
** ** Calculator Cost Data ** **			
Quality: Low Cost			
Heat#1: Package Heating & Cooling 100			
Heat#2: Package Heating & Cooling 0%			
Ave. SqFt/Story: 901			
Ave. Perimeter: 142			
Has Elevators:			
*** Basement Info ***			
Area:			
Perimeter:			
Type:			
Heat: No Heating or Cooling			
* Mezzanine Info *			
Area #1:			
Type #1:			
Area #2:			
Type #2:			
* Sprinkler Info *			
Area:			
Type: Low			

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail						<<<<<< Calculator Cost Computations >>>>>>											
Class: D Floor Area: 1,970 Gross Bldg Area: 3,321 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght						Construction Cost						Class: D Quality: Low Cost Stories: 1 Story Height: 9 Perimeter: 263					
						High Above Ave. Ave. X Low						Base Rate for Upper Floors = 90.86					
						** ** Calculator Cost Data ** **						(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.20 100% Adjusted Square Foot Cost for Upper Floors = 114.06					
						Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1970 Ave. Perimeter: 263 Has Elevators:						Total Floor Area: 1,970 Base Cost New of Upper Floors = 224,698 Reproduction/Replacement Cost = 224,698 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0 Total Depreciated Cost = 157,289					
Depr. Table : 2.5% Effective Age : 14 Physical %Good: 70 Func. %Good : 100 Economic %Good: 100						Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 275,255 Replacement Cost/Floor Area= 114.06 Est. TCV/Floor Area= 139.72					
Year Built Remodeled						Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Overall Bldg Height						* Mezzanine Info *											
Comments:						Area #1: Type #1: Area #2: Type #2:											
						* Sprinkler Info *											
						Area: Type: Low											

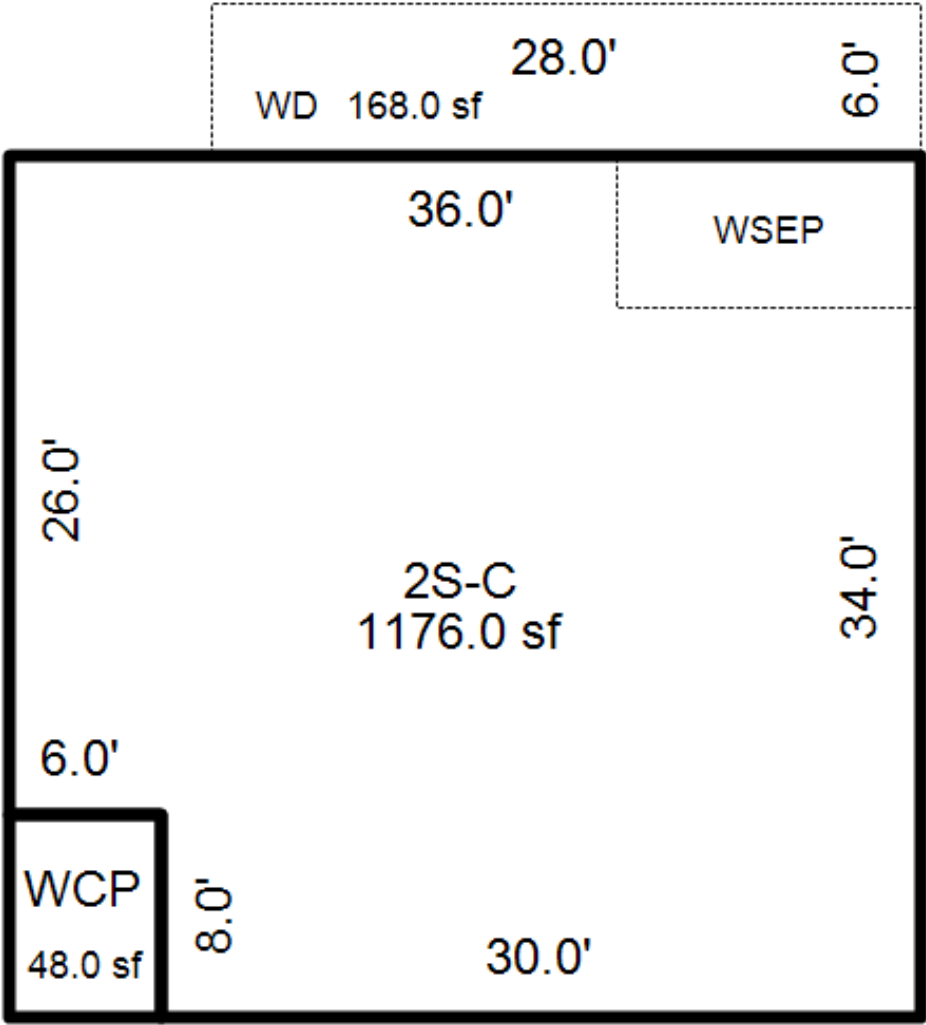
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished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

Desc. of Bldg/Section: Calculator Occupancy: Multiple Residences										<<<<<< Calculator Cost Computations >>>>>> Class: D,Siding Quality: Low Cost Total Floor Area: 450 # of Units: 1																																							
Class: D,Siding Floor Area: 450 Gross Bldg Area: 3,321 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 65.86 (10) Heating system: Forced Air Furnace Cost/SqFt: 7.70 100% Adjusted Square Foot Cost for Upper Floors = 73.56 Total Floor Area: 450 Base Cost New of Upper Floors = 33,102 Reproduction/Replacement Cost = 33,102 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 23,833 <<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels <table><tr><td>Item Description</td><td>Cost</td><td># or</td><td>Height</td><td>Storys</td><td></td></tr><tr><td></td><td>Col.</td><td>Rate</td><td>SqFt</td><td>Adj.</td><td>Adj.</td></tr></table> (39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1 Up 1349.30 1 1.000 1.000 1,349 Total Cost of Lump-Sum Items = 1,349 Total Cost New = 1,349 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>										Item Description	Cost	# or	Height	Storys			Col.	Rate	SqFt	Adj.	Adj.																		
					Item Description	Cost	# or	Height	Storys																																								
						Col.	Rate	SqFt	Adj.											Adj.																													
					High															Above Ave.					X					Ave.					Low														
** **					Calculator Cost Data					** **																																							
Depr. Table : 2.25% Effective Age : 14 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100					Quality: Low Cost					100					0%																																		
					Heat#1: Forced Air Furnace																																												
					Heat#2: Forced Air Furnace																																												
					Ave. SqFt/Story: 450																																												
Total # Units: 1																																																	
Has Elevators:																																																	
*** Basement Info ***																																																	
1940 Year Built					Area:																																												
2004 Remodeled					Perimeter:																																												
					Type:																																												
Overall Bldg Height					Heat: No Heating or Cooling																																												
Comments:					* Mezzanine Info *																																												
					Area #1:																																												
					Type #1:																																												
					Area #2:																																												
Type #2:																																																	
					* Sprinkler Info *																																												
Area:																																																	
Type:																																																	
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc										Many Above Ave.										Average Typical										Few None																			
										Total Fixtures										Urinals										Few Average																			
(3) Frame:										3-Piece Baths										Wash Bowls										Many Average																			
										2-Piece Baths										Water Heaters										Many Unfinished																			
										Shower Stalls										Wash Fountains										Typical																			
										Toilets										Water Softeners																													
(4) Floor Structure:																				Flex Conduit										Incandescent																			
																				Rigid Conduit										Fluorescent																			
																				Armored Cable										Mercury																			
																				Non-Metalic										Sodium Vapor																			
																				Bus Duct										Transformer																			
(5) Floor Cover:										(9) Sprinklers:										(13) Roof Structure: Slope=0										(40) Exterior Wall:																			
																														Thickness										Bsmnt Insul.									
(6) Ceiling:										(10) Heating and Cooling:										(14) Roof Cover:																													
										Gas Oil										Coal Stoker										Hand Fired Boiler																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SYLVAN INN B&B LLC	SYLVAN INN AB A2 LLC	1,565,000	05/12/2021	WD	03-ARM'S LENGTH	2021004119	PROPERTY TRANSFER	100.0
SYLVAN INN LLC	SYLVAN INN B&B LLC	920,000	02/06/2015	WD	03-ARM'S LENGTH	1221P581	PROPERTY TRANSFER	100.0
OLSON		675,000	06/02/2000	WD	33-TO BE DETERMINED		DEED	100.0
SYLVAN INN INC	OLSON	513,756	05/15/1990	WD	03-ARM'S LENGTH	310:964	PROPERTY TRANSFER	0.0
Property Address		Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)		Date	Number	Status
6680 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		04/11/2016	PM16-0221	
		P.R.E. 0%		Electrical		04/01/2016	PE16-0124	
Owner's Name/Address		MAP #: 33		Plumbing		03/30/2016	PP16-0058	
SYLVAN INN AB A2 LLC PO BOX 256 GLEN ARBOR MI 49636		2026 Est TCV 1,803,440 TCV/TFA: 238.87		Commercial, Add/Alter/Repa		02/25/2016	PB16-0033	100% FINIS
		X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
					130.00	180.00	1.0000	0.0000
							Rate	%Adj. Reason
							0	100* CORNER
								Value
								0
				2000 COMM	\$14.75/SQFT	23400	SqFt	14.75000 100
				* denotes lines that do not contribute to the total acreage calculation.				
				130	Actual Front Feet,	0.54	Total Acres	Total Est. Land Value =
								345,150
				Land Improvement Cost Estimates				
				Description		Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.		8.33	300 0	0
				D/W/P: Asphalt Paving		3.16	3640 0	0
				Residential Local Cost Land Improvements				
				Description		Rate	Size % Good	Cash Value
				LAND IMPROVEMENTS 10		10,000.00	1 50	5,000
				Commercial Local Cost Land Improvements				
				Description		Rate	Size % Good Arch Mult	Cash Value
				WOOD DECKS		5.25	1035 50 100	2,717
				Total Estimated Land Improvements True Cash Value =				
								7,717

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 168	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 2352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,176 Total: 311,088 279,948 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,306 2 Fixture Bath 1 3,056 2,750 Water/Sewer 2000 Gal Septic 1 9,503 8,553 Water Well, 100 Feet 1 5,847 5,262 Porches WCP (1 Story) 48 3,256 2,930 Deck Treated Wood 168 3,629 3,266 Built-Ins Appliance Allow. 1 2,767 2,490 Totals: 340,597 306,505 Notes: ECF (2201 COMMERCIAL) 2.000 => TCV: 613,010						
Building Style: 2 STORY		Drywall Paneled			Plaster Wood T&G		Trim & Decoration		Class: C +10 Effec. Age: 10 Floor Area: 2,352 Total Base New : 340,597 Total Depr Cost: 306,505 Estimated T.C.V: 613,010		E.C.F. X 2.000		Bsmnt Garage:	
Yr Built 2006	Remodeled 0	Ex X Ord			Min		Size of Closets		E.C.F. X 2.000		Carport Area: Roof:			
Condition: Average		Lg X Ord			Small		Doors Solid X H.C.							
Room List		Doors Solid X H.C.												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			0 Amps Service							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few							
Insulation				(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							
(2) Windows		(7) Excavation		(14) Water/Sewer										
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

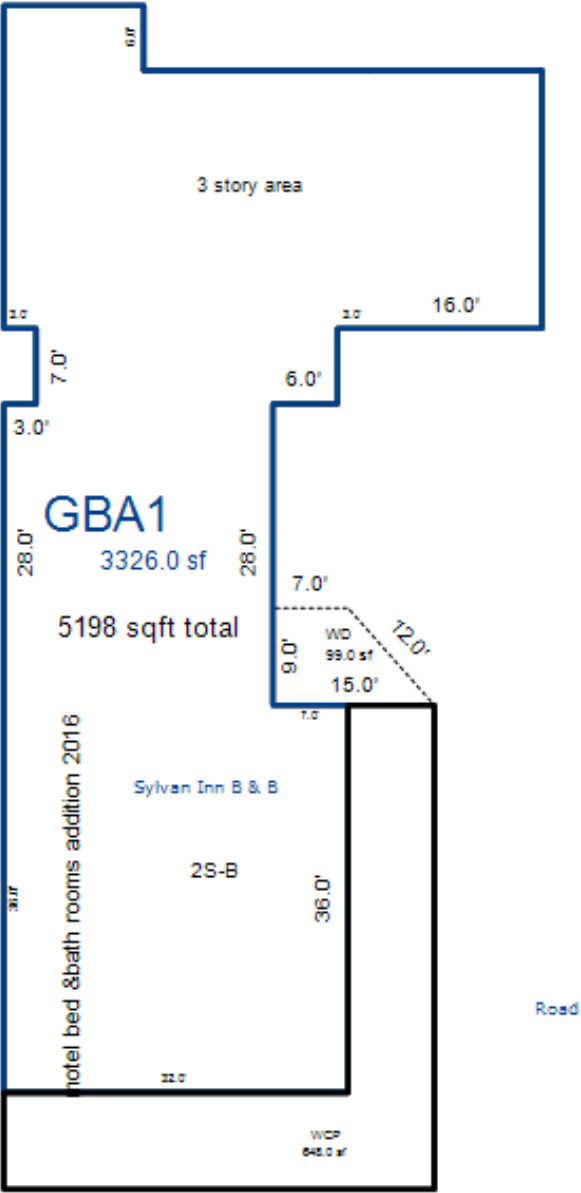
*** Information herein deemed reliable but not guaranteed***



OWNERS HOUSE
VINYL WINDOW DBL HUNG
WOOD SIDING
GABLE ASPH SH
FURNACE
A/C
1 BED ROOM
1 1/2 BATH

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

Desc. of Bldg/Section: Calculator Occupancy: Lodges										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 5,198 Gross Bldg Area: 5,198 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght : 10 Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100 1885 Year Built 2016 Remodeled Overall Bldg Height					Construction Cost					Class: D Quality: Average Stories: 2 Story Height: 8 Perimeter: 14									
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 115.39							
					** ** Calculator Cost Data ** **					Utility Basement Basement, Base Rate for Basement = 44.34 (Basement Fireproofing Rate = 0.00)									
					Quality: Average					(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.77 100%									
					Heat#1: Package Heating & Cooling 100					(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.92 100%									
Comments:					Heat#2: Wall or Floor Furnace 100					Combined Heating System adjustment: 15.69 100%									
					Ave. SqFt/Story: 2599					Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00									
					Ave. Perimeter: 14					Adjusted Square Foot Cost for Upper Floors = 131.08									
					Has Elevators:					Adjusted Square Foot Cost for Basement = 44.34									
					*** Basement Info ***					Total Floor Area: 5,198 Base Cost New of Upper Floors = 681,353 Basement Area: 1,368 Base Cost New of Basement = 60,657									
					Area: 1368					Reproduction/Replacement Cost = 742,010									
					Perimeter: 210					Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0									
					Type: Utility Basement					Total Depreciated Cost = 467,466									
					Heat: No Heating or Cooling					<<<<<< Segregated Cost Computations >>>>>>									
					* Mezzanine Info *					Costs taken from Segregated Cost Section 3: Stores & Commercial									
					Area #1:					Item Description Cost # or Height Storys									
					Type #1:					Col. Rate SqFt Adj. Adj. Cost									
					Area #2:					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type:														



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WARNES ELSIE M TRUST	WARNES MICHAEL A & BIRD C	200,000	08/14/2008	WD	09-FAMILY/RELATED ENTITY	2008 987/923	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status			
6397 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST				ADDITION/ALTERATION		04/15/2005	2003-05				
		P.R.E. 100% 08/14/2008											
Owner's Name/Address		MAP #: 35											
WARNES MICHAEL A & BIRD CYNTHIA ANN PO BOX 22 GLEN ARBOR MI 49636		2026 Est TCV 860,532 TCV/TFA: 343.39											
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					C 100' @ 2000/	190.94	277.63	0.8507	0.8938	2000	100		290,372
					191 Actual Front Feet, 1.22 Total Acres		Total Est. Land Value =		290,372				
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					Residential Local Cost Land Improvements								
					Description					Rate	Size % Good		Cash Value
					LAND IMPROVEMENTS 15				1,500.00		1 100		1,500
					Total Estimated Land Improvements True Cash Value =				1,500				
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	145,200	285,100	430,300			179,360C		
		TPC 04/09/2015 INSPECTED			2025	145,200	236,500	381,700			174,645C		
					2024	101,600	216,200	317,800			169,394C		
					2023	79,900	201,300	281,200			161,328C		

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 2 Front Overhang 2 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 560	Type Treated Wood	Year Built: 1976 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor:0	
X	Wood Frame			(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 35 Floor Area: 2,506 Total Base New : 397,664 Total Depr Cost: 258,482 Estimated T.C.V: 568,660			E.C.F. X 2.200			Bsmnt Garage:								
Building Style: 1.5 STORY				X	Drywall Paneled		Plaster Wood T&G													Trim & Decoration						
Yr Built 1955	Remodeled 1990				Ex	X	Ord														Min	Size of Closets				
Condition: Average					Lg	X	Ord														Small	Doors			Solid	X
Room List				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1			Single Family 1.5 STORY			Cls		C	Blt 1955					
	Basement 7 1st Floor 2 2nd Floor 3 Bedrooms			Kitchen: Other: Carpeted Other:				150 Amps Service				Ground Area = 1978 SF			Floor Area = 2506 SF.											
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas											
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall			No. of Elec. Outlets				Stories			Exterior			Foundation			Size		Cost New		Depr. Cost	
X	Insulation			(7) Excavation				(13) Plumbing				1.5 Story			Siding			Crawl Space			1,056					
(2) Windows												1 Story			Siding			Crawl Space			384					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1978 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s)				1 Story			Siding			Crawl Space			538					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments						Total:			301,997		196,298			
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Plumbing						1			1,451		943			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Average Fixture(s)						1			4,567		2,969			
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				Water/Sewer			1000 Gal Septic			1			4,782		3,108			
Chimney: Metal				Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Deck			Treated Wood			560			7,991		5,194			
												Built-Ins			Appliance Allow.			1			2,767		1,799			
												Fireplaces			Exterior 1 Story			1			6,514		4,234			
												Garages			Class: C Exterior: Pole (Unfinished)											
												Base Cost						1280			30,874		20,068			
												Class: C Exterior: Pole (Unfinished)														
												Base Cost						1280			30,874		20,068			
												Notes:						Totals:			397,664		258,482			
												ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCv:									568,660					



Sketch by Apex Medina™

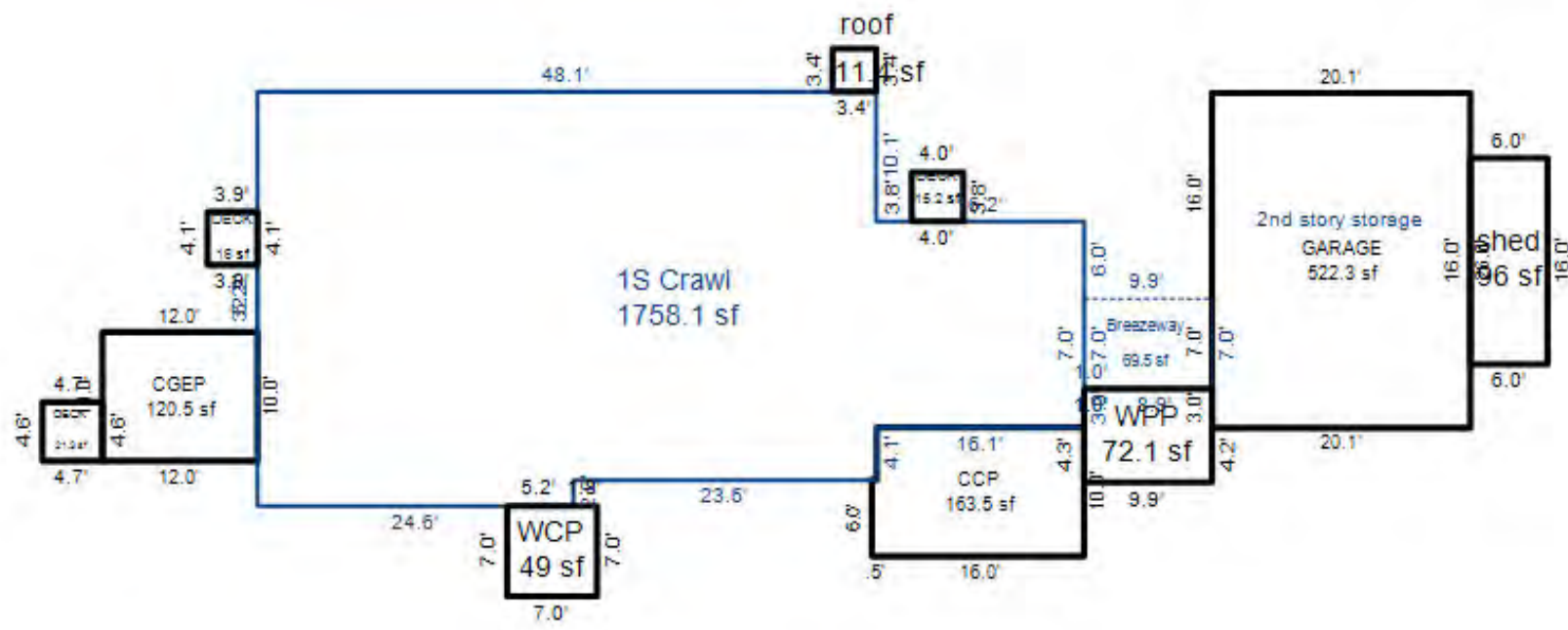
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
WARNES ELSIE M TRUST	COLGAN TRUST	189,500	01/25/2022	WD	32-SPLIT VACANT	2022000752	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status					
6378 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST				Mechanical		12/02/2025	PM25-1005						
		P.R.E. 0%				Mechanical		06/13/2025	PM25-0447	100% FINIS					
Owner's Name/Address		MAP #: 35				Mechanical		03/04/2025	PM25-0138	100% FINIS					
COLGAN TRUST COLGAN TIMOTHY K & HAMILTON ELLEN 4350 THOMAS PARK BEAUMONT TX 77706		2026 Est TCV 950,454 TCV/TFA: 540.65				Mechanical		03/03/2025	PM25-0167	80%					
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI										
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
SPLIT ON 12/31/2021 FROM 006-122-079-02; REMAINDER PARCEL #006-1:22-079-20: (AS SURVEYED) PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22. TOWN 29 NORTH. RANGE 14 WEST. GLEN ARBOR TOWNSHIP. LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH I /4 CORNER OF SAID SECTION22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENTED; THENCE ALONG SAID LINE SOUTH 89°11'50" EAST 324.05 FEET TO THE POINT						C 100' @ 2000/	131.98	235.58	0.9330	0.8579	2000	100	211,263		
						132 Actual Front Feet, 0.71 Total Acres									
						Total Est. Land Value =									
			Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2026	105,600	369,600	475,200			443,931C				
		TPC 12/11/2025	INSPECTED		2025	105,600	110,700	216,300			202,075C				
		TPC 09/29/2025	INSPECTED		2024	105,600	0	105,600			88,725C				
		TPC 04/17/2025	INSPECTED		2023	84,500	0	84,500			84,500S				

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		(4) Interior			Gas Wood			Oil Coal			Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 120 CGEP (1 Story) 163 CPP 49 WCP (1 Story) 72 WPP 16 Treated Wood 21 Treated Wood 15 Treated Wood 11 Roof Cover Onl 70 Brzwy, FW			Year Built: 2024 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: 522 % Good: 0 Storage Area: 500 No Conc. Floor:0		
X	Wood Frame					Drywall Paneled			Plaster Wood T&G			X						Class: C +5 Effec. Age: 1 Floor Area: 1,758 Total Base New : 339,366 Total Depr Cost: 335,996 Estimated T.C.V: 739,191			E.C.F. X 2.200			Bsmnt Garage:		
Building Style: 1 STORY						Trim & Decoration																				
Yr Built 2025	Remodeled 0		Ex			Ord			Min																	
Condition: Average			Size of Closets						Lg			Ord			Small											
Room List			Doors			Solid			H.C.			Central Air Wood Furnace														
(1) Exterior			(5) Floors			(12) Electric			0 Amps Service																	
			Kitchen:																							
			Other:																							
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No./Qual. of Fixtures			Ex.			Ord.			Min											
						No. of Elec. Outlets			Many			Ave.			Few											
						(13) Plumbing																				
(2) Windows			(7) Excavation			1 Average Fixture(s)																				
Many Avg. Few			Large Avg. Small			2 3 Fixture Bath																				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Basement: 0 S.F. Crawl: 1758 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath																				
			(8) Basement																							
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Separate Shower																				
(3) Roof			(9) Basement Finish			(14) Water/Sewer																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water																				
X	Asphalt Shingle		(10) Floor Support			1 Public Sewer																				
Chimney:			Joists: Unsupported Len: Cntr.Sup:			1 Water Well																				
						1 1000 Gal Septic																				
						2000 Gal Septic																				
						Lump Sum Items:																				

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

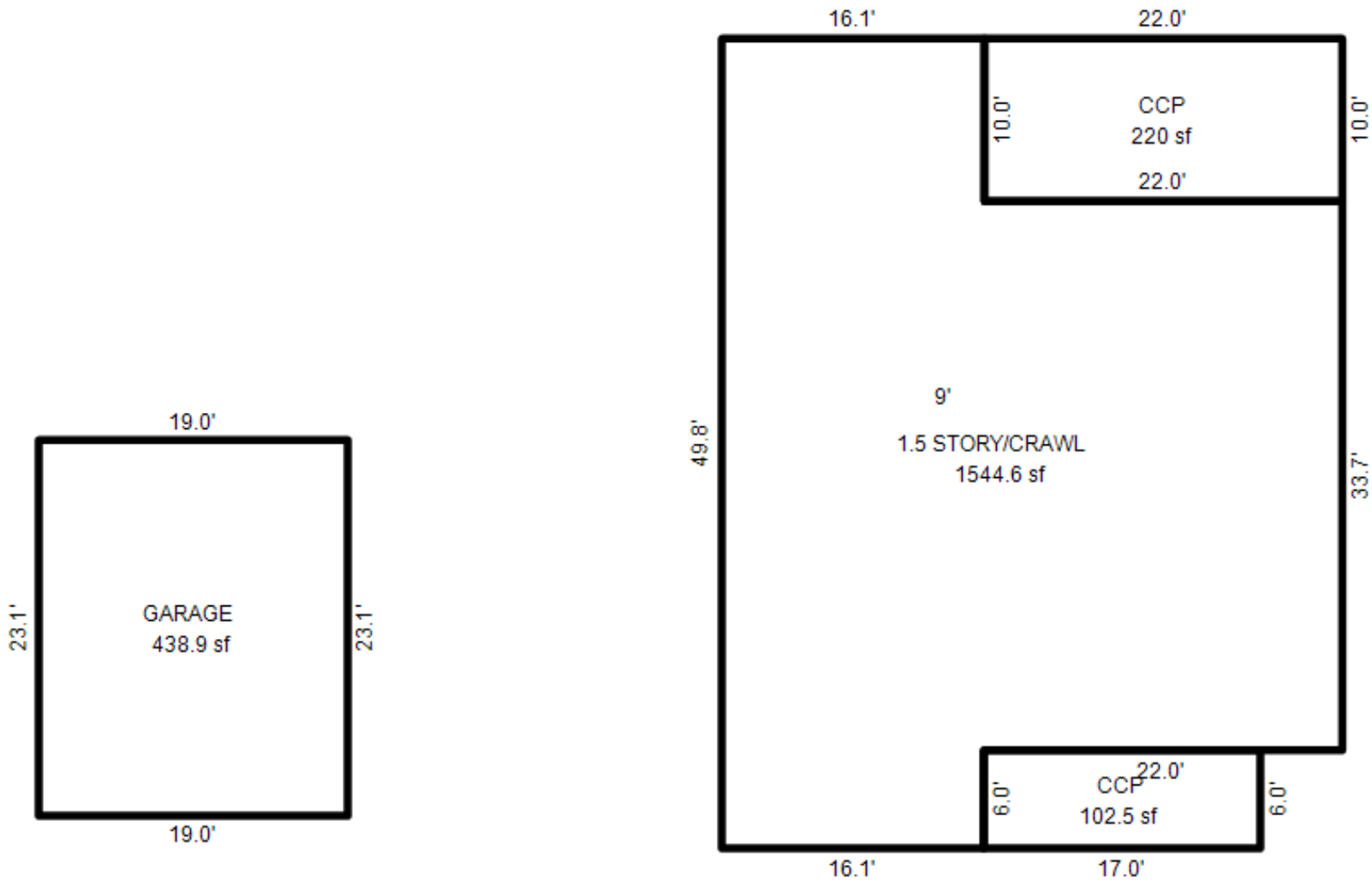


*** Information herein deemed reliable but not guaranteed***

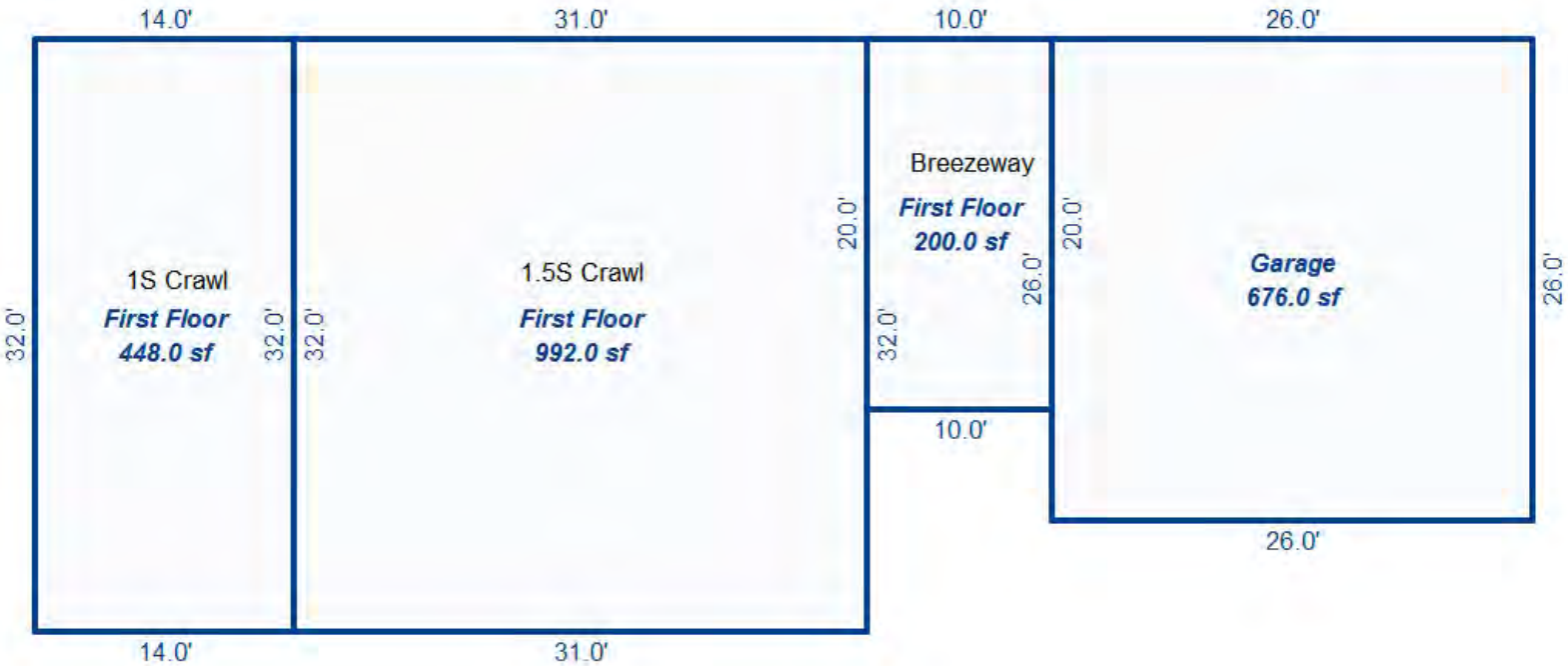
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WARNES ELSIE M TRUST	BIRNSTEEL JOHN & LINDSEY	189,500	01/25/2022	WD	32-SPLIT VACANT	202200751	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status			
6355 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		11/04/2022	PM22-0950	100% FINIS				
		P.R.E. 0%			Mechanical		09/21/2022	PM22-0803	100% FINIS				
Owner's Name/Address		MAP #: 35			Plumbing		09/21/2022	PP22-0308	100% FINIS				
BIRNSTEEL JOHN & LINDSEY COLGAN 1701 SULGRAVE RD LOUISVILLE KY 40205-1643		2026 Est TCV 1,031,321 TCV/TFA: 445.30			Electrical		09/13/2022	PE22-0671	100% FINIS				
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description C 100' @ 2000/ 159 Actual Front Feet,	Frontage 158.94 0.73 Total Acres	Depth 200.06 0.8235	Front 0.8906 0.8235	Depth 2000 100	Rate %Adj. 2000 100	Reason Total Est. Land Value =	Value 233,143 233,143
SPLIT ON 12/31/2021 FROM 006-122-079-02; PARCEL "A": (AS SURVEYED) PART OF THE SOUTHWEST I /4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 29 NORTH, RANGE 14 WEST. GLEN ARBOR TOWNSHIP, LEELANAU COUNTY. MICHIGAN. DESCRIBED AS: COMMENCING AT THE SOUTH 1 /4 CORNER OF SAID SECTION22. THENCE NORTH 00°00'26" WEST. 1320.13 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS MONUMENRED; THENCE ALONG SAID LINE SOUTH 89°11 '50" EAST. 324.05 FEET. THENCE SOUTH 00°01 '27" EAST						Land Improvement Cost Estimates							
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description D/W/P: Crushed Rock Total Estimated Land Improvements True Cash Value =						Rate 2.31 1000 50 Cash Value 1,155 1,155	
		X	Level Rolling Low High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	116,600	399,100	515,700			418,071C		
		TPC 11/14/2023	INSPECTED		2025	116,600	329,300	445,900			407,080C		
		TPC 12/12/2022	INSPECTED		2024	116,600	300,900	417,500			394,840C		
		TPC 11/17/2021	INSPECTED		2023	93,300	167,500	260,800			260,800S		
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*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		(4) Interior			Gas Wood			Oil Coal			Elec. Steam			1			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 102 220			Type CCP (1 Story) CCP (1 Story)			Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 438 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame					Drywall Paneled			Plaster Wood T&G			X						Class: C +5 Effec. Age: 1 Floor Area: 2,316 Total Base New : 365,933 Total Depr Cost: 362,283 Estimated T.C.V: 797,023			E.C.F. X 2.200											
Building Style: 1 STORY						Trim & Decoration																										
Yr Built 2023	Remodeled 0					Ex			Ord															Min								
Condition: Average			Size of Closets			X			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1544 SF Floor Area = 2316 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,544 Total: 304,441 301,406 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,436 3 Fixture Bath 2 9,133 9,042 Water/Sewer 2000 Gal Septic 1 9,503 9,408 Water Well, 150 Feet 1 8,608 8,522 Porches CCP (1 Story) 102 3,069 3,038 CCP (1 Story) 220 6,140 6,079 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 438 20,284 20,081 Door Opener 1 537 532 Built-Ins Appliance Allow. 1 2,767 2,739 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 797,023			Bsmnt Garage:																	
Room List			Doors															Solid			H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few					
(1) Exterior			(5) Floors															(13) Plumbing														
			Kitchen: Other: Other:															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														
Basement 1st Floor 2nd Floor 3 Bedrooms			(6) Ceilings			X			No. of Elec. Outlets Many Ave. Few			(14) Water/Sewer			Totals: 365,933 362,283																	
Insulation			(7) Excavation																													
(2) Windows			(8) Basement																													
			(9) Basement Finish																													
Many Avg. Few			Large Avg. Small			Basement: 0 S.F. Crawl: 1544 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
			(9) Basement Finish																													
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			1			1																				
Gable Hip Flat			Gambrel Mansard Shed																													
Asphalt Shingle			(10) Floor Support																													
Chimney:			Joists: Unsupported Len: Cntr.Sup:																													



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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
WARNES GILBERT G & DEBORA	WARNES PAMELA	0	07/31/1989	QC	09-FAMILY/RELATED ENTITY	303P348	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-5 (		Building Permit(s)		Date	Number	Status							
6404 W WARNES WOODS TRL		School: GLEN LAKE COMMUNITY SCH DIST															
		P.R.E. 100% 05/10/1994															
Owner's Name/Address		MAP #: 35															
WARNES PAMELA PO BOX 503 GLEN ARBOR MI 49636-0503		2026 Est TCV 397,125 TCV/TFA: 401.95															
		X	Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI											
		Public Improvements			* Factors *												
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
L303 P348/89 PRT SW 1/4 OF SE 1/4 SEC 22 COM S 1/4 COR SD SEC TH N 0 DEG 09' 0" E ALG N-S 1/4 LN 659.92 FT TO C/L ST HWY M-22 TH N 0 DEG 05' 20" E 659.97 FT TH S 88 DEG 52' 15" E 206 FT TO POB TH S 88 DEG 52' 15" E 118 FT TH S 0 DEG 05' 20" W 132 FT TH N 88 DEG 52' 15" W 324 FT TO C/L LAKE ST TH N 0 DEG 05' 20" E 16 FT TH E 206 FT TH N 00 DEG 05' 20" E 116 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENT SEC 22 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			C 100' @ 2000/	100.00	435.60	1.0000	1.0003	2000	100	200,069				
Comments/Influences		X	Electric			100 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =		200,069				
		X	Gas			Land Improvement Cost Estimates											
		X	Curb			Description								Rate	Size	% Good	Cash Value
		X	Street Lights			Residential Local Cost Land Improvements											
		X	Standard Utilities			Description								Rate	Size	% Good	Cash Value
		X	Underground Utils.			LAND IMPROVEMENTS 15								1,500.00	1	100	1,500
		X	Topography of Site			Total Estimated Land Improvements True Cash Value =								1,500			
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		X	Rolling			2026	100,000	98,600	198,600			79,966C					
		X	Low			2025	100,000	82,000	182,000			77,864C					
		X	High			2024	59,500	87,300	146,800			75,523C					
		X	Landscaped			2023	47,600	81,400	129,000			71,927C					
		X	Swamp														
		X	Wooded														
		X	Pond														
		X	Waterfront														
		X	Ravine														
		X	Wetland														
		X	Flood Plain														
		Who	When	What	2026	100,000	98,600	198,600			79,966C						
		TPC 05/30/2021	INSPECTED		2025	100,000	82,000	182,000			77,864C						
		TPC 12/06/2019	INSPECTED		2024	59,500	87,300	146,800			75,523C						
		WAS 02/09/2008	INSPECTED		2023	47,600	81,400	129,000			71,927C						

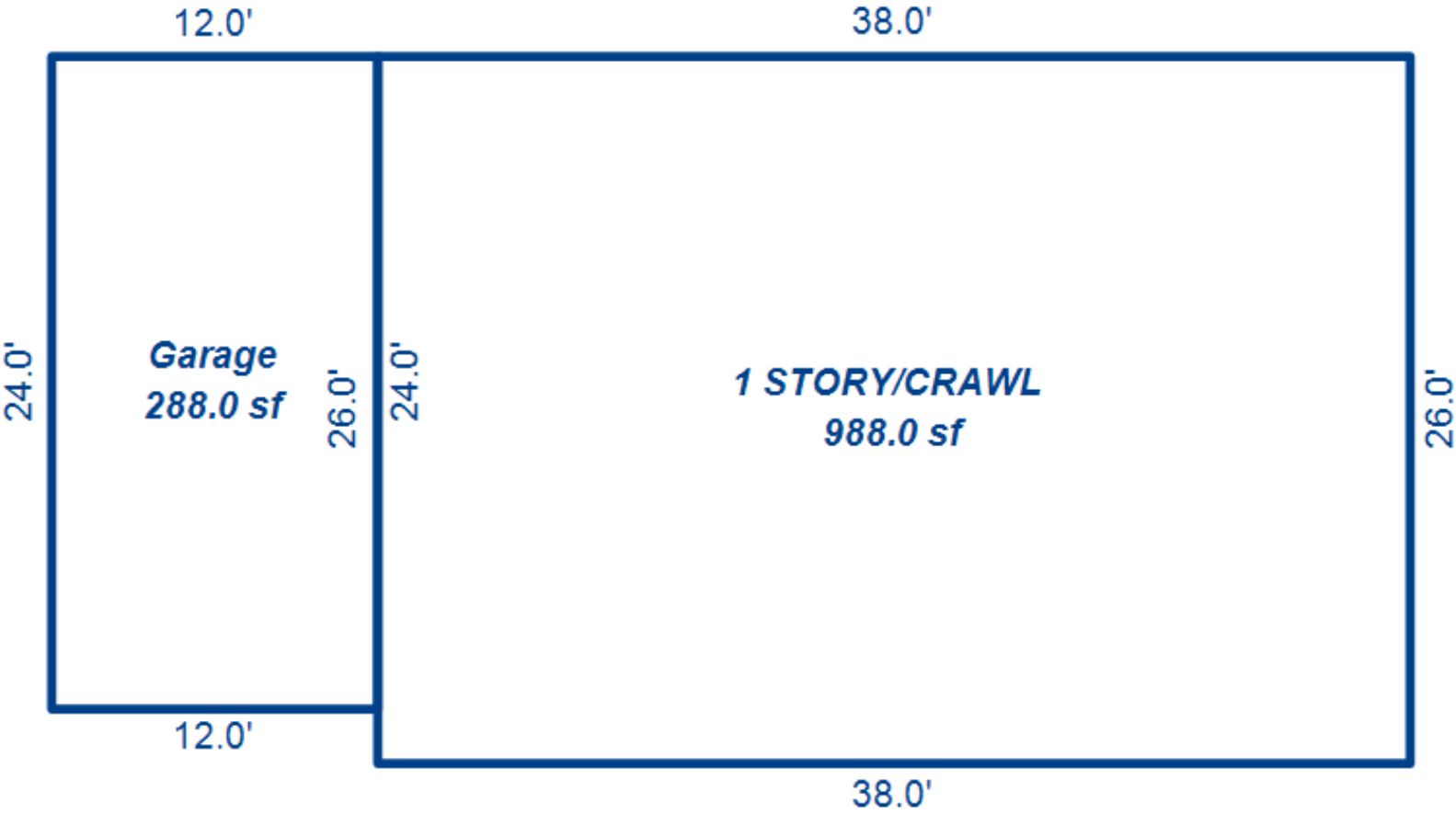
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1989 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 988 Total Base New : 148,152 Total Depr Cost: 88,889 Estimated T.C.V: 195,556		20 WPP		E.C.F. X 2.200			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY			X Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Ex X Ord			Min			Size of Closets		
Yr Built 1989	Remodeled 0		Ex X Ord			Min			Size of Closets			Lg X Ord			Small			Doors		
Condition: Average			Solid X H.C.			Central Air Wood Furnace			(12) Electric			150 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min		
Room List			(5) Floors			(12) Electric			150 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets		
Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Linoleum Other: Carpeted Other:			150 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few		
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 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		
X Wood/Shingle Aluminum/Vinyl Brick			X Drywall			No. of Elec. Outlets			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 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		
X Insulation			(7) Excavation			Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer		
(2) Windows			Many Avg. X Large Avg. Small			Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 195,556			Totals: 148,152 88,889			Totals: 148,152 88,889		
X Gable Hip Flat			Gambrel Mansard Shed			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Chimney: Metal			Totals: 148,152 88,889			Totals: 148,152 88,889			Totals: 148,152 88,889		
X Asphalt Shingle			(10) Floor Support			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Chimney: Metal			Totals: 148,152 88,889			Totals: 148,152 88,889			Totals: 148,152 88,889		

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



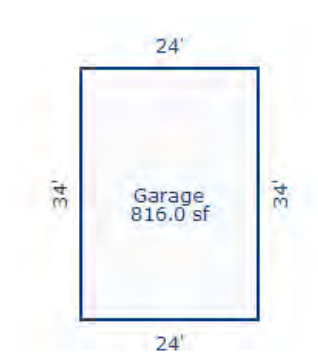
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
WARNES	WARNES	0	06/15/1990	LC	16-LC PAYOFF	313:506	OTHER	0.0											
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status									
6444 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST				SIGN PERSONAL PROPERTY		06/04/2007	PB07-2100	INSPECTED									
		P.R.E. 0%				Electrical		02/09/2006	PE06-0077										
Owner's Name/Address		MAP #: 35																	
EWING ROBERT A & STEPHANIE PO BOX 607 GLEN ARBOR MI 49636-0607		2026 Est TCV 678,511 TCV/TFA: 117.86																	
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND														
		Public Improvements			* Factors *														
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
L313 P506 L544 P567 L547 P825/00 L621						113.00	200.00	1.0000	0.0000	0	100*		0						
P411/01 L644 P574/02 S 200 FT OF PRT OF NW 1/4 OF SW 1/4 OF SE 1/4 SEC 22 COM AT S 1/4 POST SD SEC TH N ALG N-S 1/4 LN 40 RODS TH E 222.75 FT TO POB TH N 330 FT TH E 113 FT TH S 330 FT TH W 113 FT TO POB SEC 22 T29N R14W.					2000 COMM	\$14.75/SQFT		22608	SqFt	14.75000	100		333,463						
Comments/Influences					* denotes lines that do not contribute to the total acreage calculation. 113 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 333,463														
		Topography of Site			Land Improvement Cost Estimates														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description									Rate	Size	% Good	Cash Value		
					Fencing: Wd, Split, 2 Rail									16.33	100	97	1,584		
					D/W/P: Asphalt Paving									2.75	4000	97	10,670		
					Commercial Local Cost Land Improvements														
					Description									Rate	Size	% Good	Arch	Mult	Cash Value
					SEPTIC TANK 2000 GAL									0.00	1	29	100	0	
					DRAIN FIELD									0.00	1	29	100	0	
					Total Estimated Land Improvements True Cash Value =									12,254					
		Who When What			2026	166,700	172,600	339,300				269,628C							
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Licensed To: Township of Glen Arbor,		TPC 11/28/2011 INSPECTED			2024	135,600	152,500	288,100				254,646C							
County of Leelanau, Michigan		WAS 07/20/2007 INSPECTED			2023	135,600	144,200	279,800				242,520C							



Sketch by Apex Medina™

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

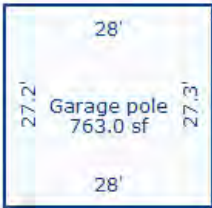


Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole										Class: D,Pole Quality: Low Cost									
Floor Area: 763										Stories: 1 Story Height: 12 Perimeter: 110									
Gross Bldg Area: 5,757										Base Rate for Upper Floors = 21.34									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 21.34									
Average Sty Hght : 12										Total Floor Area: 763 Base Cost New of Upper Floors = 16,283									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 16,283									
Depr. Table : 4%										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0									
Effective Age : 30										Total Depreciated Cost = 5,699									
Physical %Good: 35										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 9,973									
Func. %Good : 100										Replacement Cost/Floor Area= 21.34 Est. TCV/Floor Area= 13.07									
Economic %Good: 100																			
Year Built																			
Remodeled																			
Overall Bldg Height																			
Comments: 2018 ROLL MOVED TO LI																			

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

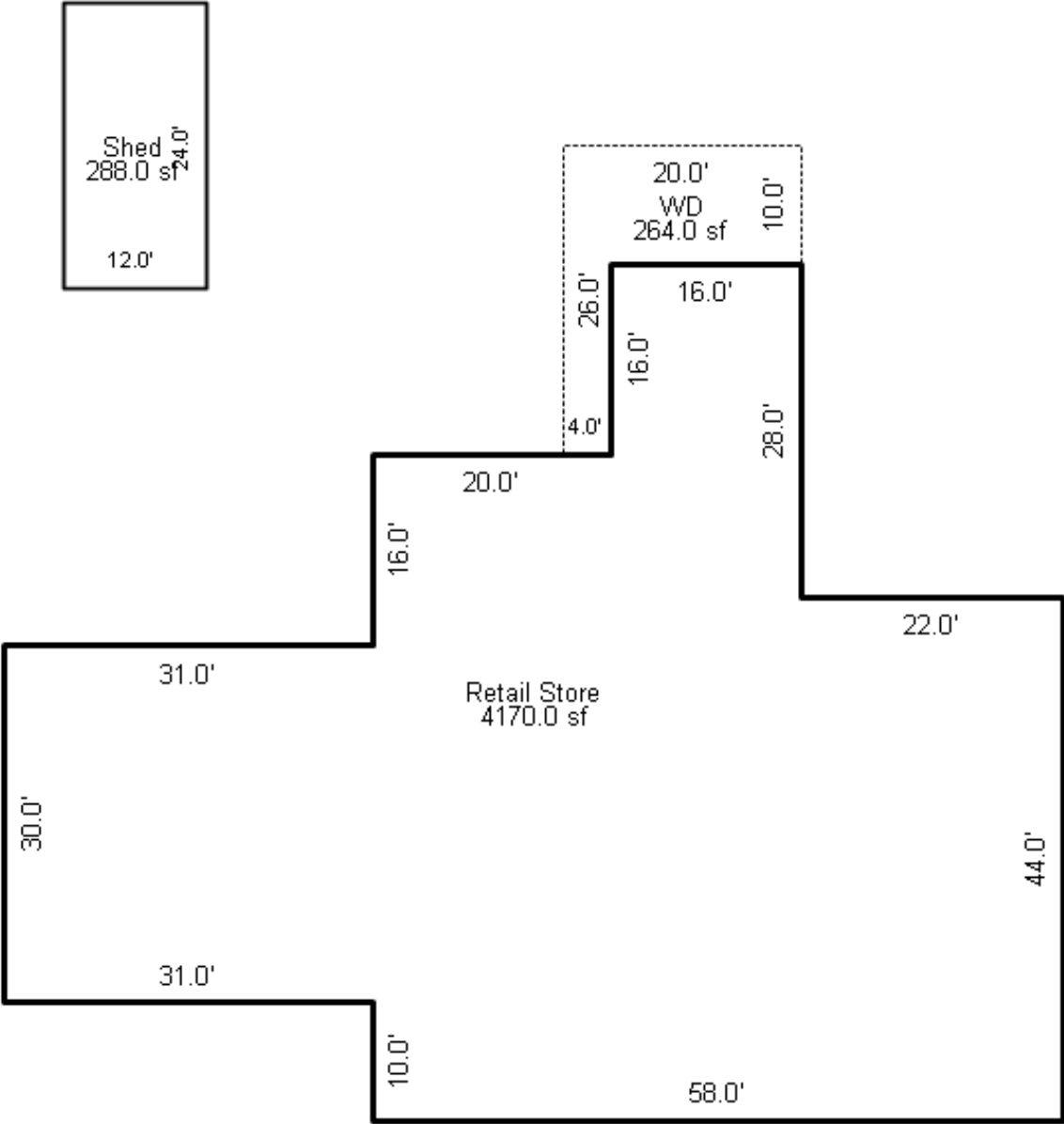


Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
OBERSCHULTE MARC H REVOCA	TOTEM SHOP PROPERTIES LLC	442,448	12/30/2014	WD	03-ARM'S LENGTH	1218P328	PROPERTY TRANSFER	100.0						
OBERSCHULTE DIANA D	OBERSCHULTE MARC H REVOCA	0	12/30/2014	QC	09-FAMILY/RELATED ENTITY	1218P320	OTHER	0.0						
OBERSCHULTE MARC & DIANA	OBERSCHULTE MARC H REVOCA	0	06/23/2004	QC	09-FAMILY/RELATED ENTITY	810:443	OTHER	0.0						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)	Date	Number	Status						
6521 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST			Plumbing	08/04/2020	PP20-0206	100% FINIS						
		P.R.E. 0%			Mechanical	11/02/2018	PM18-0771	100% FINIS						
Owner's Name/Address		MAP #: 33			WELL/SEPTIC	05/20/2015	L15 -085	100% FINIS						
TOTEM SHOP PROPERTIES LLC 10628 WATSON RD WILLIAMSBURG MI 49690		2026 Est TCV 817,893 TCV/TFA: 196.14			Electrical	03/14/2006	PE06-0129							
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
		Public Improvements			* Factors *									
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L1218P310 EASEMENT L306 P321/89 L641		Gravel Road				103.00	132.00	1.0000	0.0000	0	100*		0	
P59/02 L810 P443/04 PRT GOVT LOT 4 SEC 22		Paved Road			2000 COMM	\$14.75/SQFT		13591	SqFt	14.75000	100		200,463	
COM AT S 1/4 COR SD SEC TH N 511.50 FT		Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.									
ALG N-S 1/4 LN SD SEC TH N 88 DEG 56'09"		Sidewalk			103 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 200,463									
W 33.00 FT TO PT ON W R/W LAKE ST TH CONT		Water												
N 88 DEG 56'09" W 82.50 FT TO POB TH S		Sewer			Land Improvement Cost Estimates									
16.50 FT TH N 88 DEG 56'09" W 103.50 FT		Electric			Description	Rate		Size % Good		Cash Value				
TH N 132.0 FT TO PT ON S R/W ST HWY M-22		Gas			D/W/P: 4in Concrete	6.17		176 0		0				
TH S 88 DEG 56' 09" 103.5 FT ALG SD R/W		Curb			Wood Frame	19.17		288 50		2,760				
TH S 115.5 FT TO POB SEC 22 T29N R14W.		Street Lights			Residential Local Cost Land Improvements									
0.31 A M/L.		Standard Utilities			Description	Rate		Size % Good		Cash Value				
Comments/Influences		Underground Utils.			LAND IMPROVEMENTS 25	2,500.00		1 100		2,500				
		Topography of Site			Commercial Local Cost Land Improvements									
		Level			Description	Rate		Size % Good		Arch Mult		Cash Value		
		Rolling			WATER WELL 4"-6"	0.00		1 68		100		0		
		Low			SEPTIC TANK 1250 GAL	0.00		1 68		100		0		
		High			DRAIN FIELD	0.00		1 68		100		0		
		Landscaped			CONCRETE 4CU	2.75		176 62		100		300		
		Swamp			Total Estimated Land Improvements True Cash Value = 5,560									
		Wooded												
		Pond												
		Waterfront												
		Ravine												
Wetland														
Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who When What			2026	100,200	308,700	408,900			320,847C					
PSC 03/13/2025 INSPECTED			2025	98,500	251,500	350,000			312,412C					
TPC 11/05/2020 INSPECTED			2024	81,500	273,600	355,100			303,019C					
TPC 10/22/2015 INSPECTED			2023	81,500	258,900	340,400			288,590C					
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*** Information herein deemed reliable but not guaranteed***



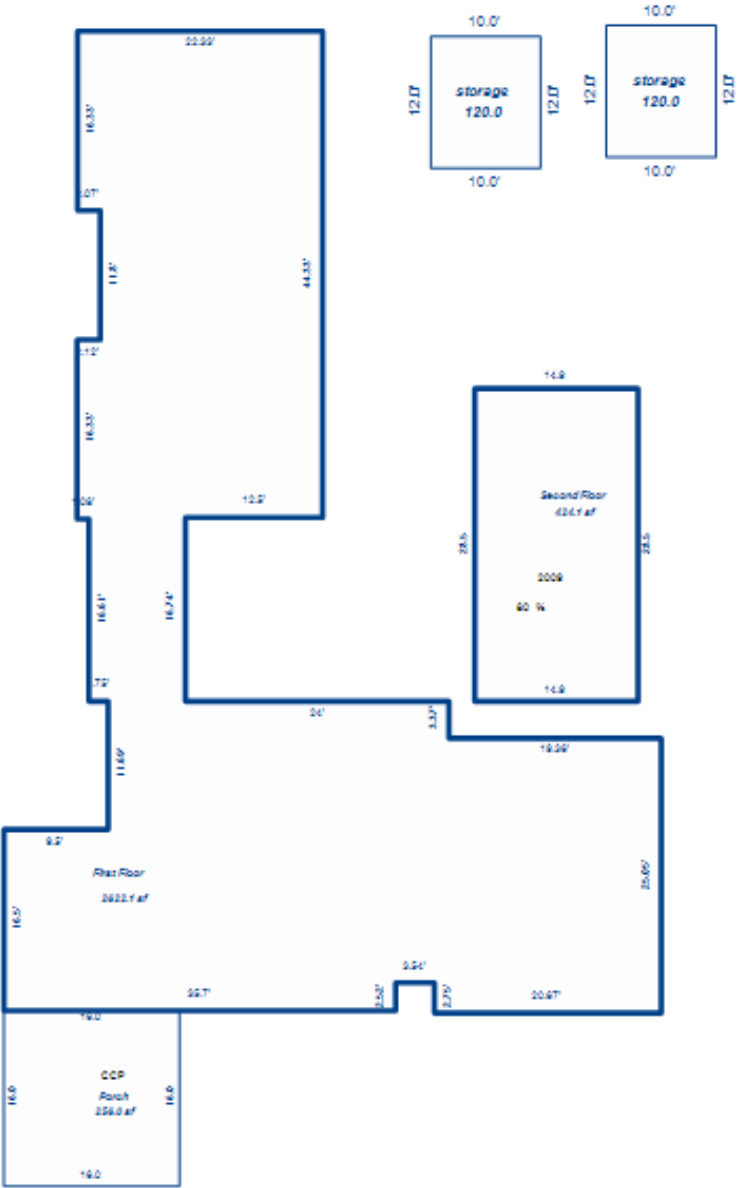
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
OBERSCHULTE MARC H & DIAN	OBERSCHULTE MARC H & DIAN	0	09/03/2019	WD	09-FAMILY/RELATED ENTITY	2019004976	PROPERTY TRANSFER	0.0		
OBERSCHULTE DIANA D REVOC	OBERSCHULTE MARC H & DIAN	0	08/05/2019	WD	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	100.0		
OBERSCHULTE DIANA	OBERSCHULTE DIANA D REVOC	0	06/23/2004	QC	09-FAMILY/RELATED ENTITY	810:445	OTHER	0.0		
RADER JACK D & MARY E	ECKERT ROBERT C & ROBERTA	0	01/27/1987	WD	16-LC PAYOFF	254P657	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status
6501 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST		Plumbing		08/17/2020		PP20-0222	100% FINIS	
		P.R.E. 0%		Mechanical		03/13/2018		PM18-0181	100% FINIS	
Owner's Name/Address		MAP #: 33		Electrical		01/31/2018		PE18-0047	100% FINIS	
OBERSCHULTE MARC H & DIANA D TRUST PO BOX 254 EMPIRE MI 49630		2026 Est TCV 729,123 TCV/TFA: 239.37		WELL/SEPTIC		09/06/2011		11-144	100% FINIS	
		X	Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
		Public Improvements			* Factors * CNR WESTERN & LAKE					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
						115.50	82.50	1.0000	0.0000	0 100* CORNER 0
					2000 COMM	\$14.75/SQFT	9540	SqFt	14.75000	125 CORNER MAIN STREET 175,88
					* denotes lines that do not contribute to the total acreage calculation.					
					116 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 175,887					
Tax Description		Land Improvement Cost Estimates								
		Description Rate Size % Good Cash Value								
		D/W/P: Patio Blocks 13.34 278 50 1,854								
		Wood Frame 22.60 120 50 1,356								
		Wood Frame 22.60 120 50 1,356								
Comments/Influences		Commercial Local Cost Land Improvements								
		Description Rate Size % Good Arch Mult Cash Value								
		WATER WELL 4"-6" 0.00 1 50 100 0								
		SEPTIC TANK 1000 GAL 0.00 1 50 100 0								
		DRAIN FIELD 0.00 1 50 100 0								
		WOOD DECKS 5.25 144 50 100 378								
		CONCRETE 4CU 2.75 7355 50 100 10,113								
		Total Estimated Land Improvements True Cash Value = 15,057								

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

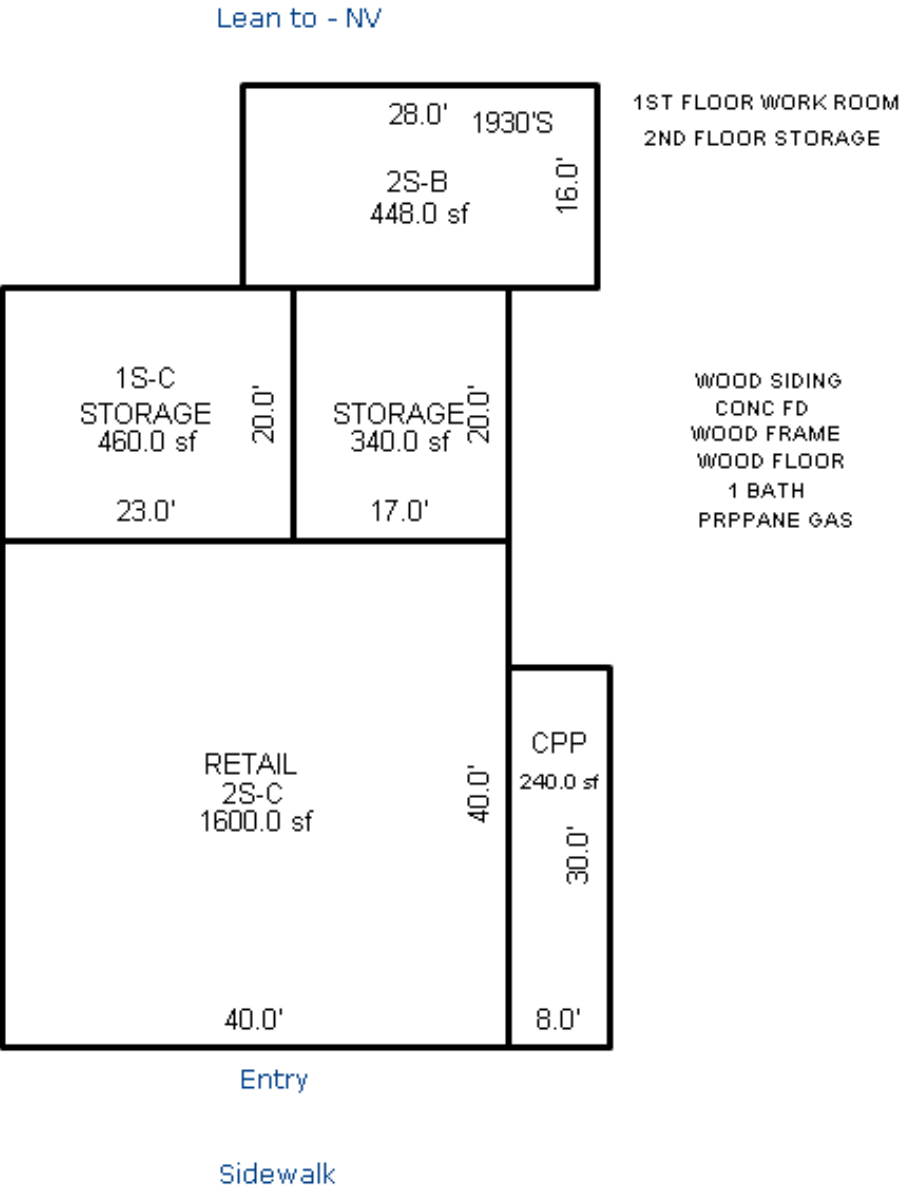
Desc. of Bldg/Section: CRAWL - APT Calculator Occupancy: Stores - Retail				<<<<<< Calculator Cost Computations >>>>>>											
Class: D Floor Area: 2,622 Gross Bldg Area: 3,046 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 16 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100 1950 Year Built 2000 Remodeled 8 Overall Bldg Height Comments:				Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 338 Overall Building Height: 8											
				Base Rate for Upper Floors = 119.56 Mezzanine 1 Office Base Rate = 70.04											
				(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.43 100% Adjusted Square Foot Cost for Upper Floors = 141.99											
				Total Floor Area: 2,622 Base Cost New of Upper Floors = 372,297 Mezzanine 1 Area: 424 Base Cost New of Mezzanine = 29,697											
				Reproduction/Replacement Cost = 401,994 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 269,336											
Construction Cost				Unit in Place Items Rate Quantity Arch %Good Depr.Cost											
High Above Ave. Ave. X Low				WD TW 8.91 144 1.00 50 642											
** ** Calculator Cost Data ** **				/CI3/ELE/GEN/5000A 6630.63 1 1.00 50 3,315											
Quality: Average				Local Cost Items Rate Quantity/Area %Good Depr.Cost											
Heat#1: Package Heating & Cooling 100				GENERATOR 5000.00 1 100 5,000											
Heat#2: Package Heating & Cooling 0%				ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 487,013											
Ave. SqFt/Story: 2622				Replacement Cost/Floor Area= 158.24 Est. TCV/Floor Area= 185.74											
Ave. Perimeter: 338															
Has Elevators:															
*** Basement Info ***															
Area:															
Perimeter:															
Type:															
Heat: Hot Water, Radiant Floor															
* Mezzanine Info *															
Area #1: 424															
Type #1: Office (No Rates)															
Area #2:															
Type #2:															
* Sprinkler Info *															
Area:															
Type: Average															

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

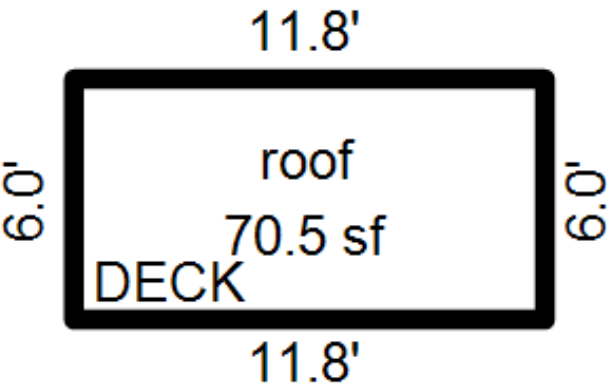


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WWWS INC	SISU OF SLEEPING BEAR LLC	0	01/10/2023	WD	16-LC PAYOFF	2023000765	DEED	0.0			
WWWS INC	SISU OF SLEEPING BEAR LLC	500,000	12/16/2005	MLC	03-ARM'S LENGTH	885:610	OTHER	100.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status	
5972 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST		Commercial, Add/Alter/Repa		07/19/2023		PB23-0189		100% FINIS	
Owner's Name/Address		P.R.E. 0%		Commercial, Porch/ Deck		10/04/2021		PB21-0451		100% FINIS	
SISU OF SLEEPING BEAR LLC 630 W 10TH ST TRAVERSE CITY MI 49684		MAP #: 33		COMMERCIAL ADD/ALT		04/30/2021		LU21-13		100% FINIS	
		2026 Est TCV 672,585 TCV/TFA: 127.19		Electrical		11/04/2019		PE19-0687		100% FINIS	
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						100.00	165.00	1.0000	0.0000	0 100*	0
						40.00	165.00	1.0000	0.0000	0 100*	0
		X	Dirt Road			2000 COMM	\$14.75/SQFT	23141	SqFt	14.75000 100	341,334
		X	Gravel Road			* denotes lines that do not contribute to the total acreage calculation.					
		X	Paved Road			140 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 341,334					
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric			Land Improvement Cost Estimates					
		X	Gas			Description Rate Size % Good Cash Value					
		X	Curb			Ad-Hoc Unit-In-Place Items					
		X	Street Lights			Description Rate Size % Good Cash Value					
		X	Standard Utilities			/CI16/YARI/WOOF/6SL 29.00 10 100 290					
		X	Underground Utils.			Total Estimated Land Improvements True Cash Value = 290					
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	2026	170,700	165,600	336,300			287,688C
		TPC 05/24/2023	INSPECTED		2025	167,800	135,700	303,500			280,125C
		TPC 12/12/2022	INSPECTED		2024	138,800	164,800	303,600			271,703C
		TPC 11/17/2021	INSPECTED		2023	138,800	155,900	294,700			258,765C
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan									



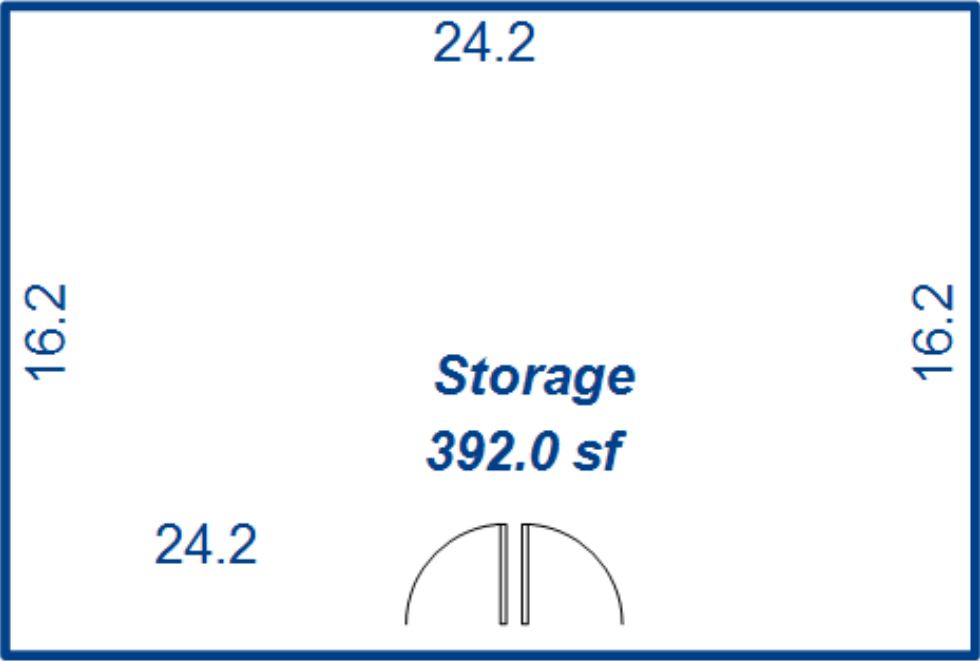
*** Information herein deemed reliable but not guaranteed***



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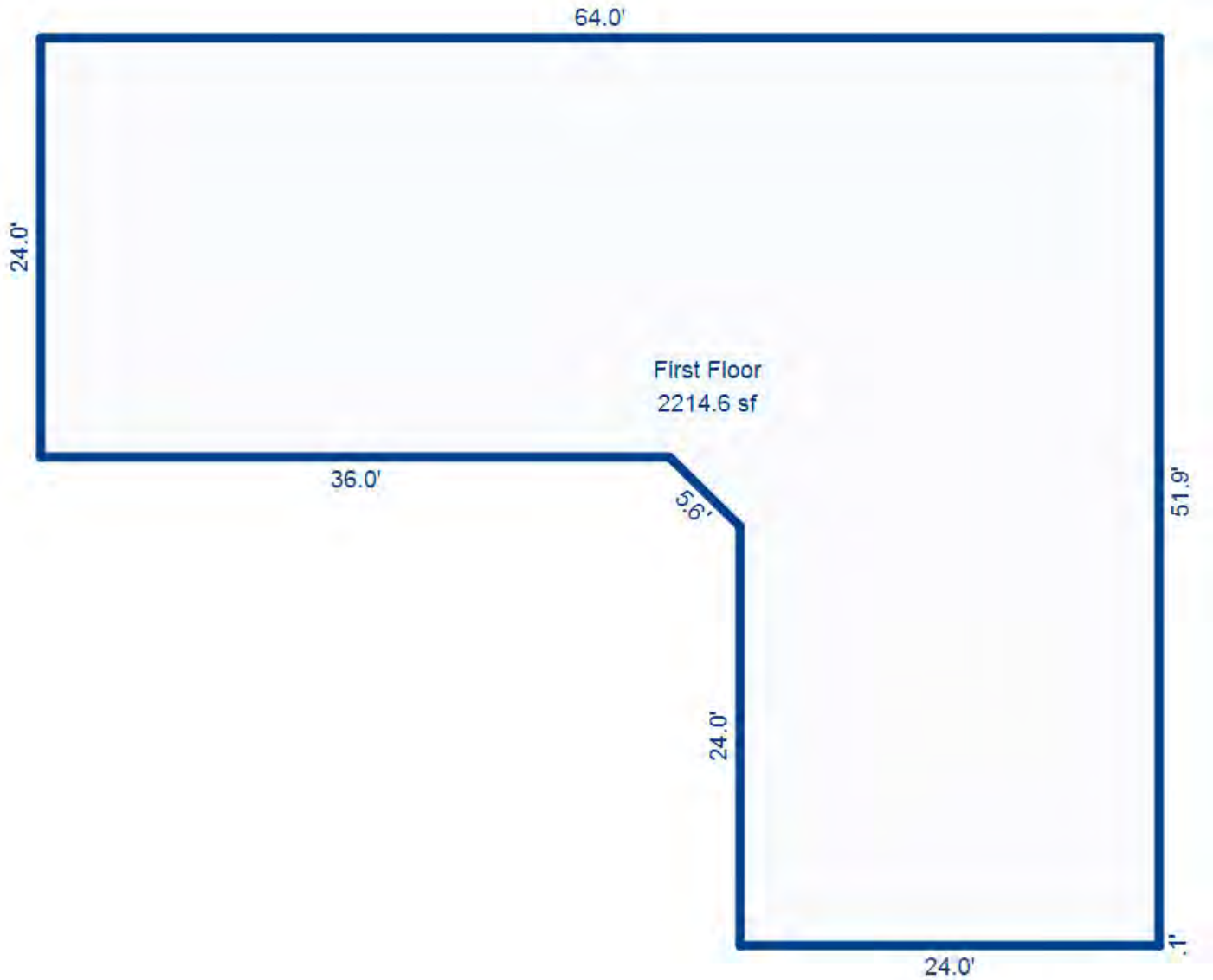
5978

Street



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LAKESHORE INN LLC	M22 GLEN ARBOR AB A2 LLC	1,800,000	07/12/2021	MLC	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0						
GLEN ARBOR ENTERPRISES IN	LAKESHORE INN LLC	0	03/23/2017	WD	16-LC PAYOFF	1291P595	DEED	0.0						
GLEN ARBOR ENTERPRISES IN	LAKESHORE INN LLC	1,000,000	07/06/2015	MLC	03-ARM'S LENGTH	1233P244	PROPERTY TRANSFER	100.0						
WIESEN ET AL	GLEN ARBOR ENTERPRISES IN	1	01/05/1996	WD	09-FAMILY/RELATED ENTITY	420P065	OTHER	0.0						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status					
5793 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST			Plumbing		07/10/2024	PP24-0057	100% FINIS					
		P.R.E. 0%			Mechanical		11/02/2022	PM22-0960	100% FINIS					
Owner's Name/Address		MAP #: 33			Electrical		10/14/2022	PE22-0778	100% FINIS					
M22 GLEN ARBOR AB A2 LLC PO BOX 256 GLEN ARBOR MI 49636		2026 Est TCV 1,072,633 TCV/TFA: 242.24												
		X	Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					100.00 165.00 1.0000 0.0000 0 100* 0									
L1291P595 PART OF THE EAST HALF OF GOVERNMENT LOT 4, SECTION 22, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING 24 RODS (396 FEET) SOUTH OF THE SOUTHEAST CORNER OF RAY STREET AND WESTERN AVENUE; THENCE EAST 10 RODS (165 FEET); THENCE SOUTH 8 RODS (132 FEET); THENCE WEST 10 RODS (165 FEET); THENCE NORTH 8 RODS (132 FEET) TO THE POINT OF BEGINNING. FORMERLY L234 P262 L282 P76 L282 P311 L420 P63 L423 P81/96 PRT GOVT LOT 4 SEC 22 COM 396 FT S OF SE COR RAY ST & WESTERN AVE TH E 165 FT TH S 132 FT TH W					32.00 165.00 1.0000 0.0000 0 100* SURPLUS: ZONING 100'									
					2000 COMM \$14.75/SQFT 19140 SqFt 14.75000 100 282,315									
					2000 COMM \$1.30/SQFT 2640 SqFt 1.30000 100 3,432									
					* denotes lines that do not contribute to the total acreage calculation.									
					132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 285,747									
					Land Improvement Cost Estimates									
					Description Rate Size % Good Cash Value									
					D/W/P: Asphalt Paving 2.75 895 50 1,230									
					D/W/P: 4in Ren. Conc. 6.73 184 50 619									
					Residential Local Cost Land Improvements									
					Description Rate Size % Good Cash Value									
					LAND IMPROVEMENTS 5 5,000.00 2 100 10,000									
					Commercial Local Cost Land Improvements									
					Description Rate Size % Good Arch Mult Cash Value									
					WATER WELL 4"-6" 0.00 1 95 100 0									
					SEPTIC TANK 1000 GAL 0.00 1 95 100 0									
					SEPTIC TANK 2000 GAL 0.00 1 95 100 0									
					DRAIN FIELD 0.00 1 95 100 0									
					Total Estimated Land Improvements True Cash Value = 11,849									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2026	142,900	393,400	536,300			394,219C			
					2025	140,500	321,300	461,800			383,855C			
					2024	116,500	347,600	464,100			372,314C			
					2023	116,500	293,900	410,400			354,585C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		TPC 11/01/2023 INSPECTED			2025	140,500	321,300	461,800			383,855C			
		TPC 12/12/2022 INSPECTED			2024	116,500	347,600	464,100			372,314C			
		TPC 04/13/2022 INSPECTED			2023	116,500	293,900	410,400			354,585C			

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

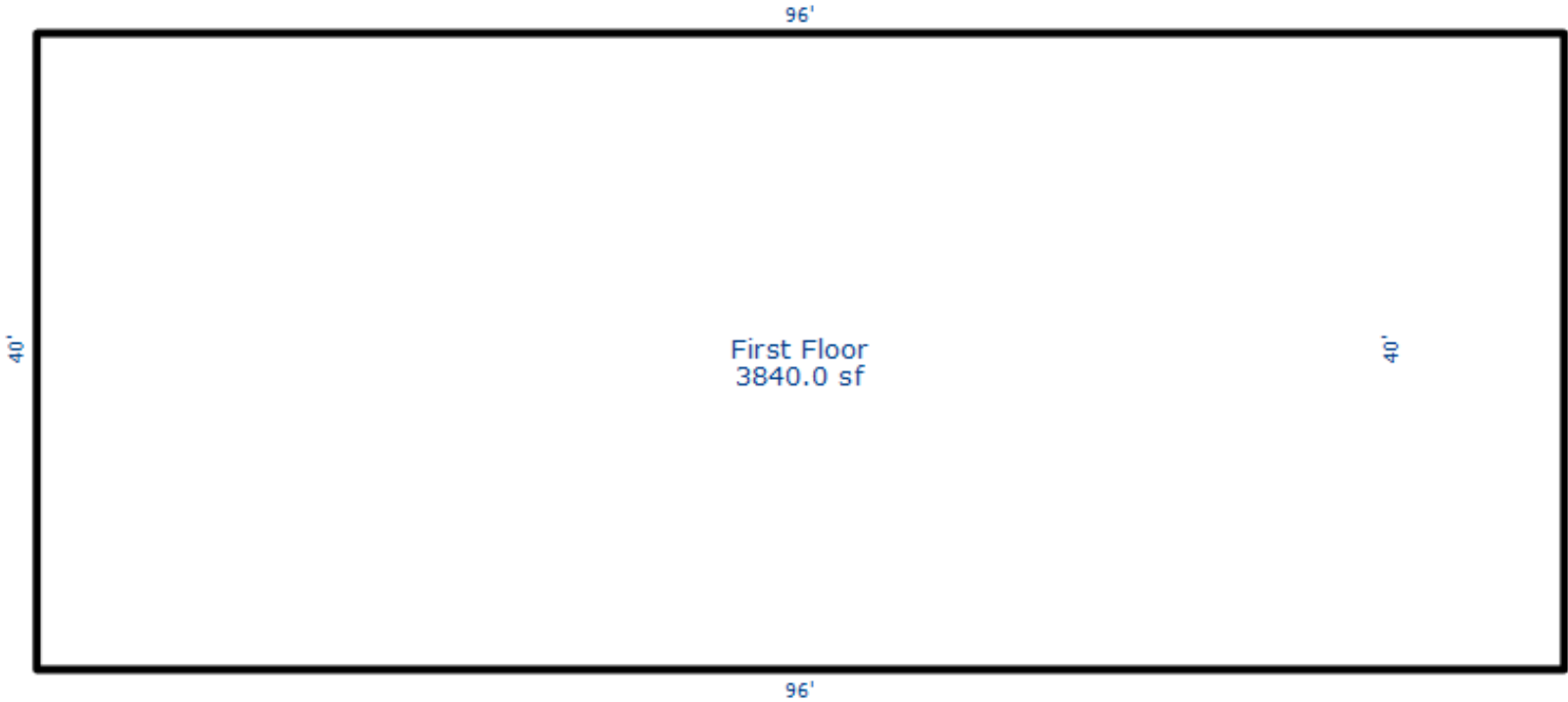


Sketch by Apex Sketch

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

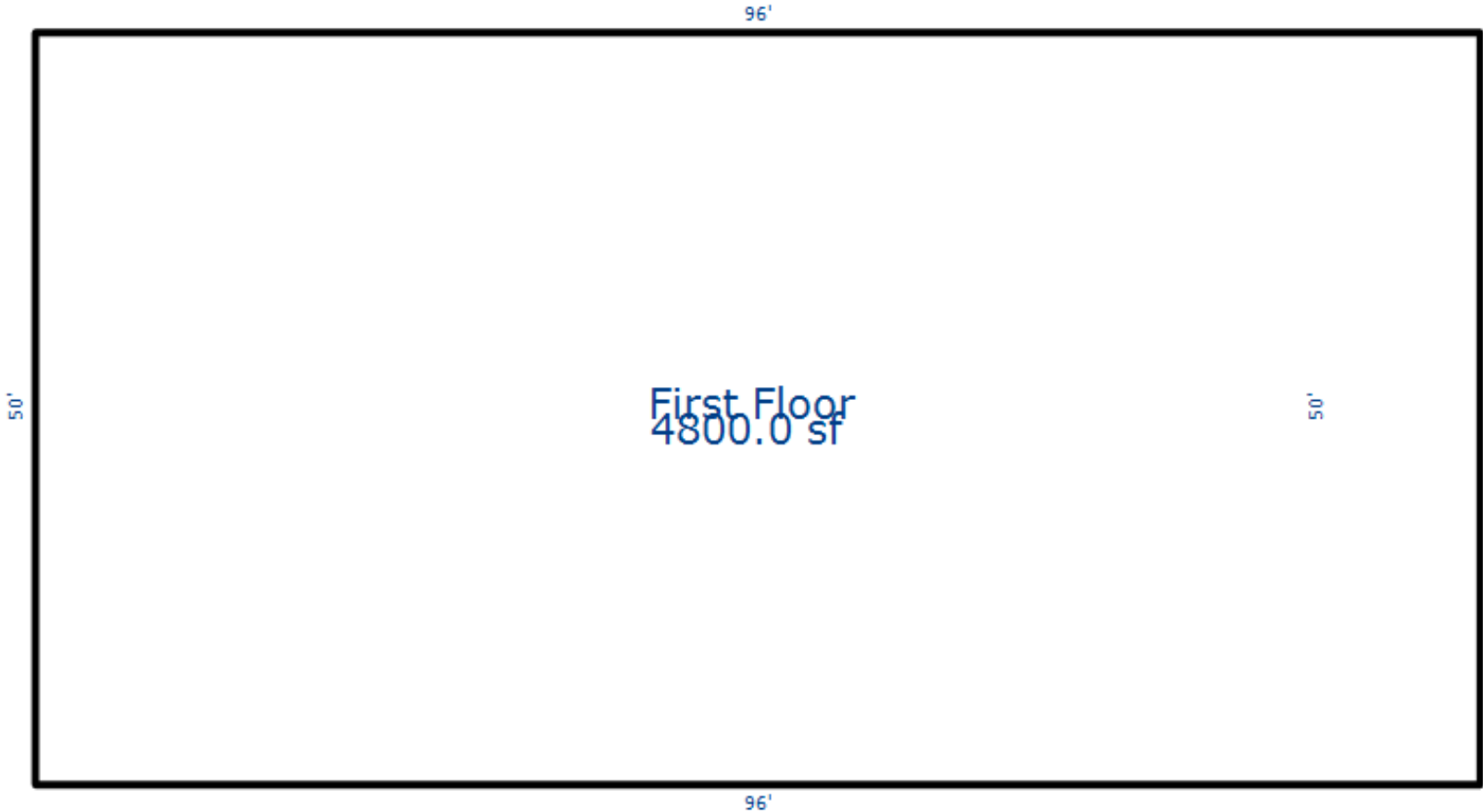
A photograph of a commercial building complex, possibly a retail or service center, with snow on the roofs and ground. A large puddle in the foreground reflects the sky and trees. Several cars are parked in the lot, and a sign is visible on the right side of the building.

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

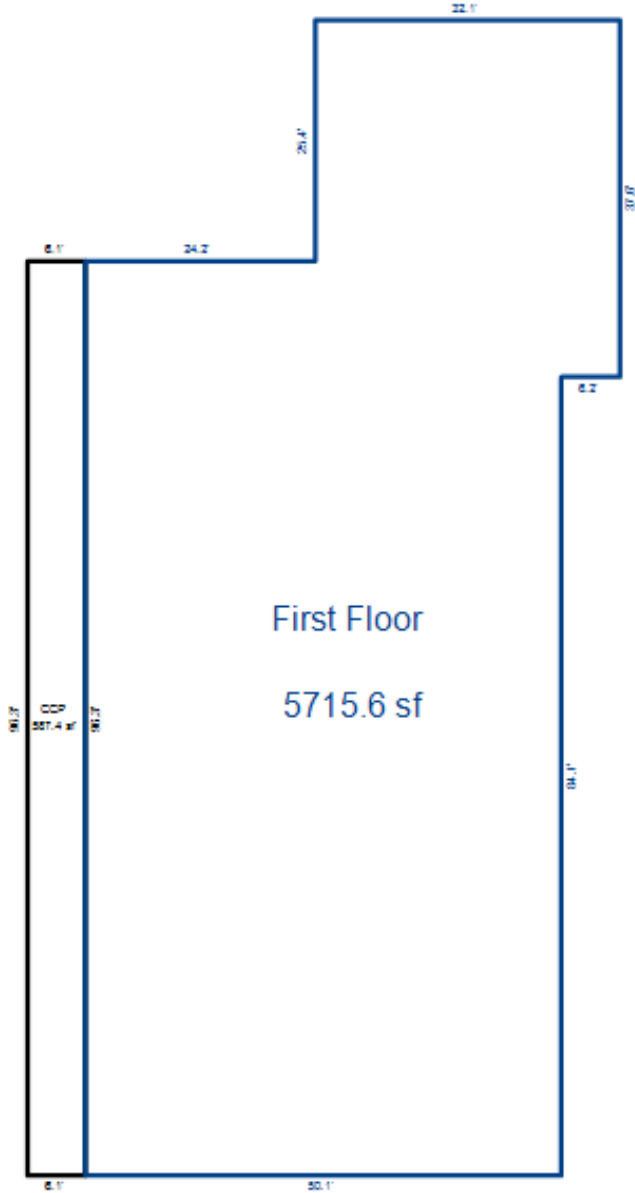


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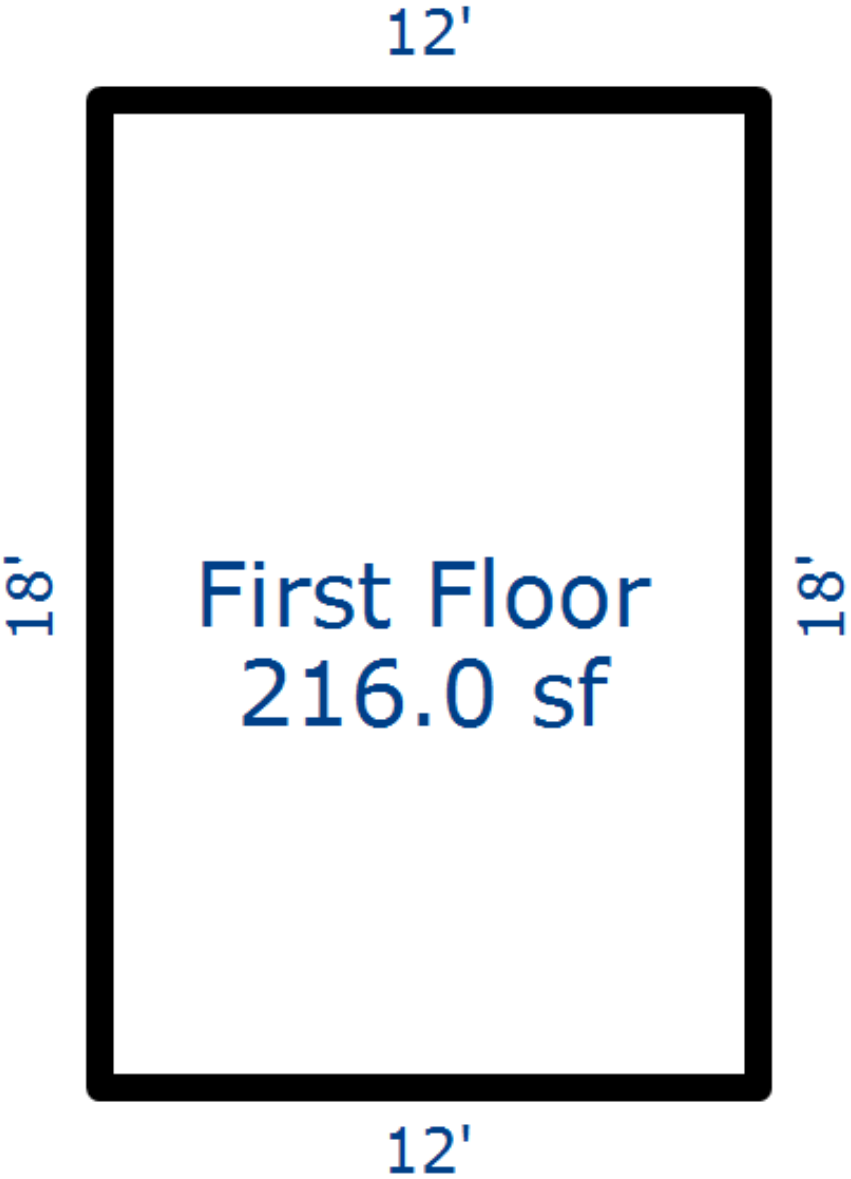
*** Information herein deemed reliable but not guaranteed***



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



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



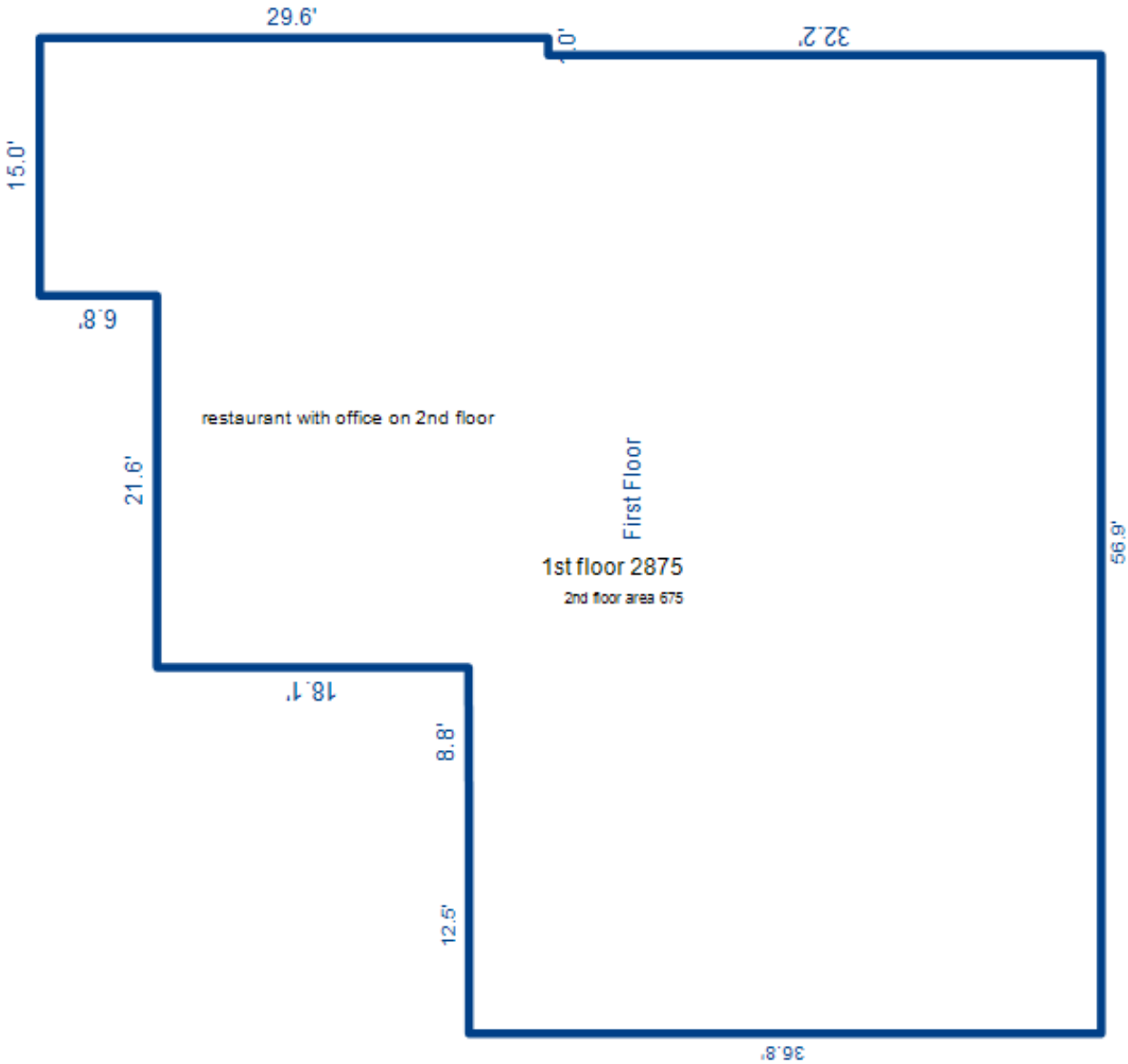
*** Information herein deemed reliable but not guaranteed***

A photograph of the exterior of the Sugarloaf Inn, a rustic wooden building with a steep roof and a covered porch, surrounded by trees and a stone walkway.

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

Desc. of Bldg/Section: CAFE										Calculator Cost Computations									
Calculator Occupancy: Restaurants										<<<<>>>>									
Class: D					Construction Cost					Class: D Quality: Average					Stories: 2 Story Height: 16 Perimeter: 229				
Floor Area: 3,550					High Above Ave. Ave. X Low					Overall Building Height: 16									
Gross Bldg Area: 5,910					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 206.66									
Stories Above Grd: 2					Quality: Average					(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.60 100%									
Average Sty Hght : 16					Heat#1: Package Heating & Cooling 100					Adjusted Square Foot Cost for Upper Floors = 233.26									
Bsmnt Wall Hght					Heat#2: Package Heating & Cooling 0%					Total Floor Area: 3,550 Base Cost New of Upper Floors = 828,073									
Depr. Table : 3%					Ave. SqFt/Story: 1775					Reproduction/Replacement Cost = 828,073									
Effective Age : 11					Ave. Perimeter: 229					Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0									
Physical %Good: 72					Has Elevators:					Total Depreciated Cost = 596,213									
Func. %Good : 100					*** Basement Info ***					Unit in Place Items Rate Quantity Arch %Good Depr.Cost									
Economic %Good: 100					Area:					WOOD COVER WALK 2.95 384 1.00 97 1,099									
2018 Year Built					Perimeter:					ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 1,045,295									
Remodeled					Type:					Replacement Cost/Floor Area= 233.58 Est. TCV/Floor Area= 294.45									
16 Overall Bldg Height					Heat: Hot Water, Radiant Floor														
Comments: REMODEL ADDING 2ND FLOOR 2003					* Mezzanine Info *														
					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type:														

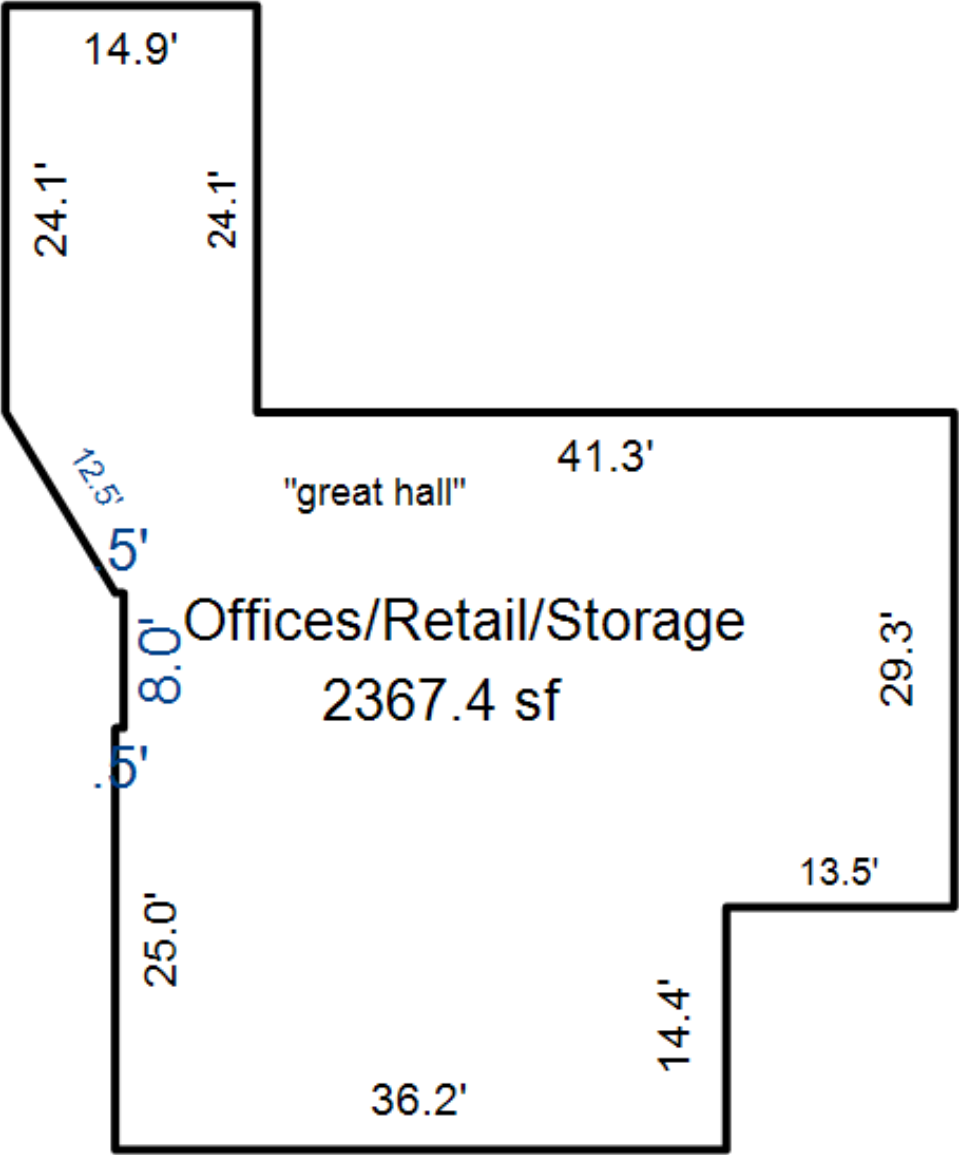
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc Brick/Stone Block										Many Above Ave. Average Typical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



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

Desc. of Bldg/Section: PACKAGED CHERRY PRODUCTS STORE										Calculator Cost Computations									
Calculator Occupancy: Stores - Retail										<<<<>>>>									
Class: D					Construction Cost					Class: D Quality: Average									
Floor Area: 2,360					High					Stories: 1 Story Height: 16 Perimeter: 244									
Gross Bldg Area: 5,910					Above Ave.					Overall Building Height: 16									
Stories Above Grd: 1					Ave.					Base Rate for Upper Floors = 130.23									
Average Sty Hght : 16					X					(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.43 100%									
Bsmnt Wall Hght					Low					Adjusted Square Foot Cost for Upper Floors = 154.66									
Depr. Table : 2.25% Effective Age : 12 Physical %Good: 76 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Total Floor Area: 2,360 Base Cost New of Upper Floors = 364,998									
					Quality: Average					Reproduction/Replacement Cost = 364,998									
					Heat#1: Package Heating & Cooling 100					Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0									
					Heat#2: Package Heating & Cooling 0%					Total Depreciated Cost = 277,398									
					Ave. SqFt/Story: 2360					ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 485,447									
Ave. Perimeter: 244					Has Elevators:					Replacement Cost/Floor Area= 154.66 Est. TCV/Floor Area= 205.70									
2003 Year Built					Area:														
Remodeled					Perimeter:														
16 Overall Bldg Height					Type:														
Comments:					Heat: No Heating or Cooling														
					* Mezzanine Info *														
					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESEN DANIEL J & ANNE E	SUDSLAND LLC	145,000	03/15/2018	WD	03-ARM'S LENGTH	L1324P721	PROPERTY TRANSFER	100.0
GLEN ARBOR MARKETS INC	WIESEN DANIEL & ANNE E H&	1	09/15/1995	QC	09-FAMILY/RELATED ENTITY	410P547	OTHER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: COM (	Building Permit(s)	Date	Number	Status
6540 W STATE ST	School: GLEN LAKE COMMUNITY SCH DIST		Commercial, New Building	04/23/2023	LU23-07	100% FINIS
	P.R.E. 0%					
Owner's Name/Address	MAP #: 33					
SUDSLAND LLC	2026 Est TCV 208,766 TCV/TFA: 165.69					
PO BOX 677						
GLEN ARBOR MI 49636-0265	X Improved	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND			
	Public Improvements		* Factors *			

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L271 P881 L288 P352/88 L307 P230/90 L404			67.76	66.00	1.0000	0.0000	0	100*	NO DRAIN FIELD	0
P943 L410 P547/95 PRT GOVT LOT 4 BEG 33		2000 COMM	\$14.75/SQFT		4487	SqFt	14.75000	100		66,179
FT N & 198 FT W OF S 1/4 SEC COR TH N 88		* denotes lines that do not contribute to the total acreage calculation.								
DEG 45' 45" W 67.76 FT TH N 01 DEG 23' E		68 Actual Front Feet,	0.10 Total Acres		Total Est. Land Value =					66,179
65.99 FT TH S 88 DEG 45' 45" E 66.34 FT		Land Improvement Cost Estimates								
TH S 66 FT TO POB SEC 22 T29N R14W.		Description		Rate		Size	% Good		Cash Value	
Comments/Influences		D/W/P: Asphalt Paving		3.16		364	50		575	

		D/W/P: 5in Ren. Conc.		9.11		160	50		729	
		D/W/P: 5in Ren. Conc.		9.11		65	50		296	
		Metal Prefab/Conc.		23.85		160	97		3,702	
		Metal Prefab/Conc.		29.77		62	97		1,791	
		Total Estimated Land Improvements True Cash Value =								7,093

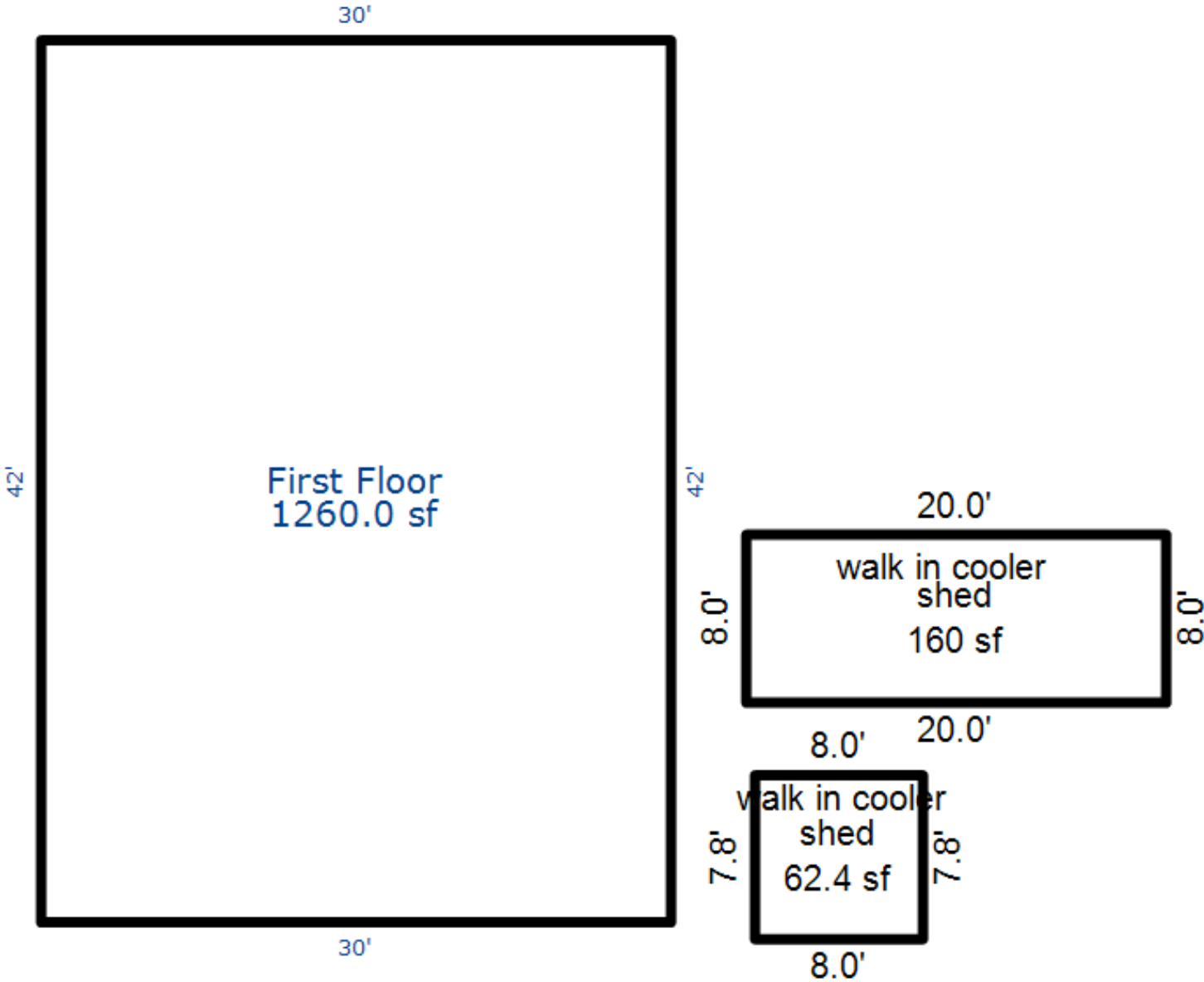
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value

Who	When	What	2026	33,100	71,300	104,400			79,967C
TPC	12/12/2022	INSPECTED	2025	32,500	58,200	90,700			77,865C
TPC	09/21/2017	INSPECTED	2024	26,900	63,100	90,000			75,524C
WAS	06/23/2007	INSPECTED	2023	26,900	59,700	86,600			71,928C

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 1,260 Gross Bldg Area: 1,260 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 144 Overall Building Height: 10									
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 64.51									
1988 Year Built Remodeled										Total Floor Area: 1,260 Base Cost New of Upper Floors = 89,346									
10 Overall Bldg Height										Reproduction/Replacement Cost = 89,346 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 69,690									
Comments: NO SEWER, SHARED WELL. FINISHED & INSULATED INTERIOR BUT NO BATHROOM. CONSTRUCTION - ESTIMATED TO BE WHEN HOTEL WAS BUILT, SAME OWNER. - TIM										Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI8/WALB/-15TF/150 4068.50 1 1.00 93 3,784 /CI8/WALB/-45TF/100 4248.75 1 1.00 93 3,951									
										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 135,494 Replacement Cost/Floor Area= 77.51 Est. TCV/Floor Area= 107.53									

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

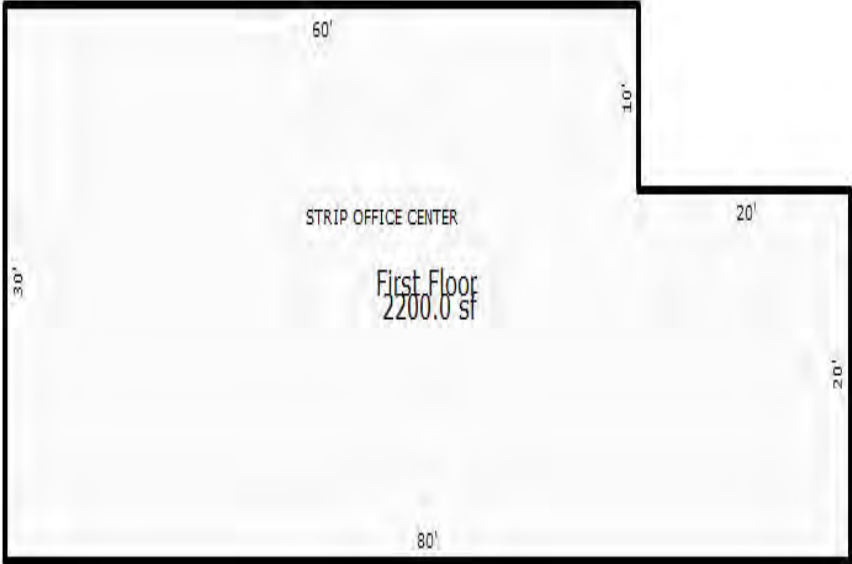


*** Information herein deemed reliable but not guaranteed***

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

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 2,200 Gross Bldg Area: 2,200 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght										Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 220 Overall Building Height: 8									
Depr. Table : 2.5% Effective Age : 8 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 97.64									
1995 Year Built Remodeled										(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.91 100% Adjusted Square Foot Cost for Upper Floors = 125.55									
8 Overall Bldg Height										Total Floor Area: 2,200 Base Cost New of Upper Floors = 276,210									
Comments:										Reproduction/Replacement Cost = 276,210 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 226,492									
										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 396,361 Replacement Cost/Floor Area= 125.55 Est. TCV/Floor Area= 180.16									
Construction Cost																			
High Above Ave. Ave. X Low																			
** ** Calculator Cost Data ** **																			
Quality: Low Cost																			
Heat#1: Package Heating & Cooling 100																			
Heat#2: Package Heating & Cooling 0%																			
Ave. SqFt/Story: 2200																			
Ave. Perimeter: 220																			
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																			

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



Sketch by Apex Medina™

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

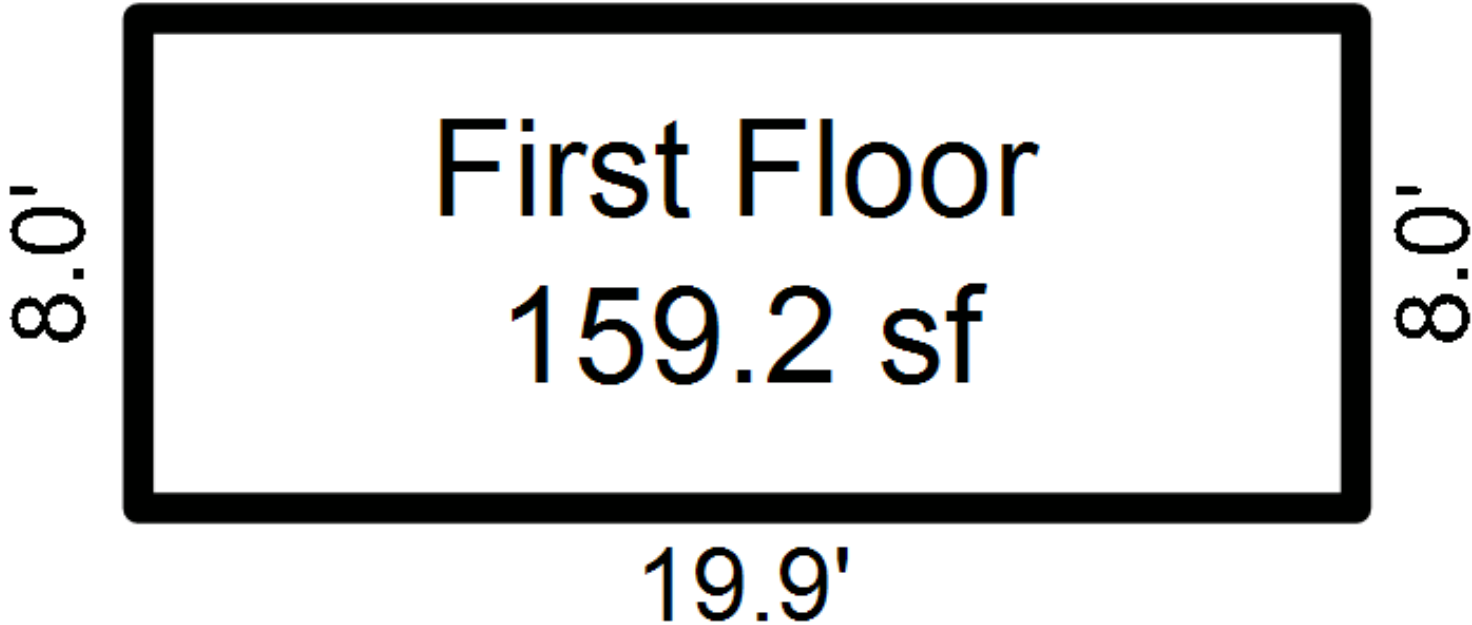
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: ICE CREAM										Calculator Cost Computations									
Calculator Occupancy: Shed - Office Structure										Class: C Quality: Average									
Class: C										Stories: 1 Story Height: 8 Perimeter: 56									
Floor Area: 159										Overall Building Height: 8									
Gross Bldg Area: 159										Base Rate for Upper Floors = 139.47									
Stories Above Grd: 1										(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.94 100%									
Average Sty Hght : 8										Adjusted Square Foot Cost for Upper Floors = 163.41									
Bsmnt Wall Hght										Total Floor Area: 159 Base Cost New of Upper Floors = 25,981									
Depr. Table : 3%										Reproduction/Replacement Cost = 25,981									
Effective Age : 2										Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0									
Physical %Good: 94										Total Depreciated Cost = 24,422									
Func. %Good : 100										<<<<< Segregated Cost Computations >>>>>									
Economic %Good: 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
2022 Year Built										Item Description Cost # or Height Storys									
Remodeled										Col. Rate SqFt Adj. Adj. Cost									
8 Overall Bldg										Total Cost New = 0									
Height										Architectural Multiplier: 0.00									
Comments:										Reproduction/Replacement Cost = 0									
SHIPPING CONTAINER										Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0									
CONVERSION										Total Depreciated Cost = 0									
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

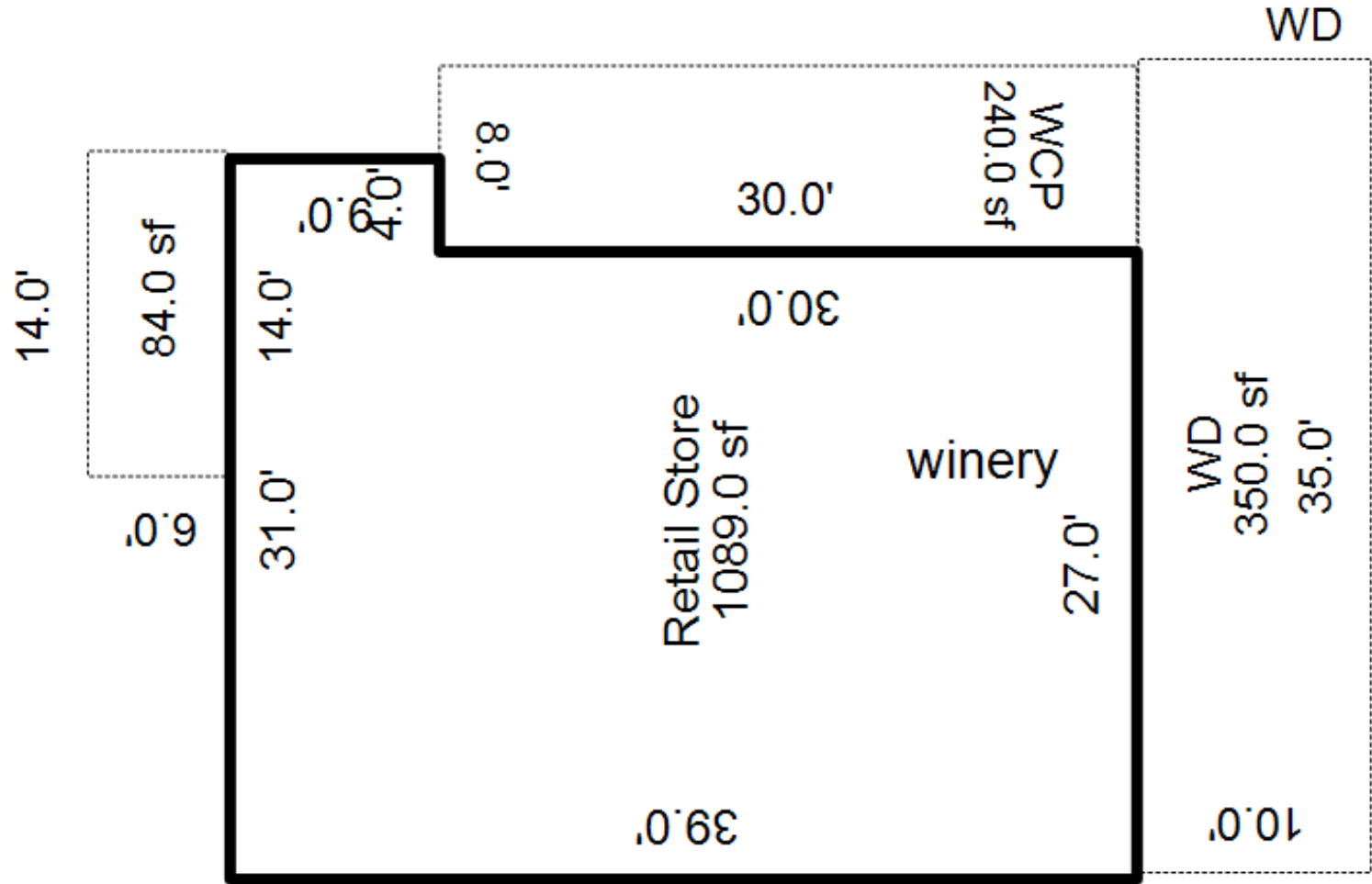
shipping container conversion
ice cream sales

19.9'



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

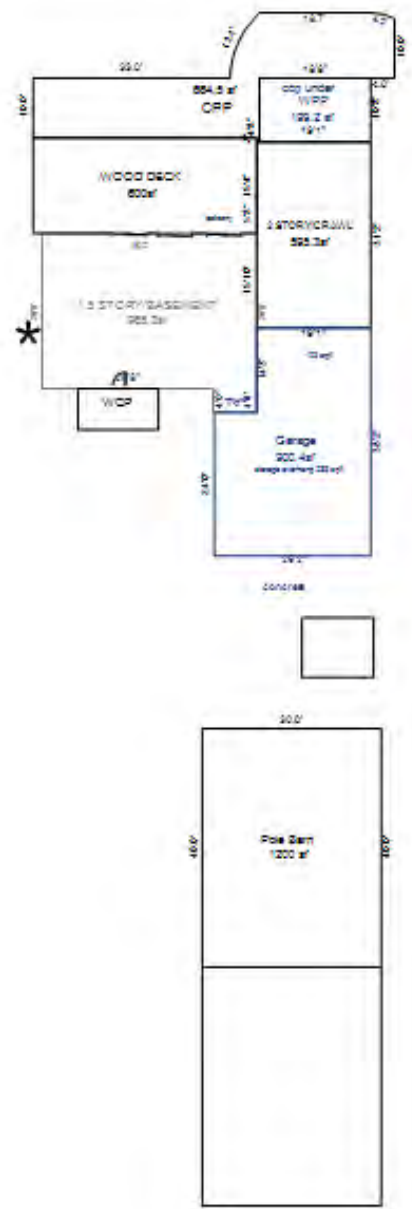
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LOLLAR	SUTHERLAND	82,000	08/14/1997	WD	03-ARM'S LENGTH	451:99	OTHER	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status			
6044 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 33											
SUDSLAND LLC PO BOX 677 GLEN ARBOR MI 49636		2026 Est TCV 464,395 TCV/TFA: 426.44											
		X	Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
						100.00	90.00	1.0000	0.0000	0 100*	0		
						21.00	90.00	1.0000	0.0000	0 100*	0		
		X	Dirt Road			2000 COMM	\$14.75/SQFT	10890	SqFt	14.75000	125	CORNER PARCEL INFLUENCE	2
		Gravel Road			* denotes lines that do not contribute to the total acreage calculation.								
		Paved Road			121 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 200,784								
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		X	Electric			Land Improvement Cost Estimates							
		X	Gas			Description							
		X	Curb			Rate							
		Street Lights			Size % Good								
		Standard Utilities			Cash Value								
		Underground Utils.			D/W/P: Flagstone/Sand								
					26.62								
					400 97								
					10,329								
					Total Estimated Land Improvements True Cash Value = 10,329								



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MELVIN DARYL R & SHELLEY	MELVIN DARYL R & SHELLEY	0	11/30/2021	WD	09-FAMILY/RELATED ENTITY	2021009754	PROPERTY TRANSFER	0.0							
PEPPLER WILLIAM & HELEN &	MELVIN DARYL R & SHELLEY	100,000	10/01/1987	LC	16-LC PAYOFF	281P74	OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status					
6698 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST			Electrical		04/23/2025	PE25-0210	100% FINIS						
		P.R.E. 100% 01/01/2024			Mechanical		03/18/2025	PM25-0201	100% FINIS						
Owner's Name/Address		MAP #: 33			Plumbing		03/18/2025	PP25-0070	100% FINIS						
MELVIN DARYL R & SHELLEY R TRUSTS PO BOX 142 GLEN ARBOR MI 49636		2026 Est TCV 3,261,546 TCV/TFA: 1191.2			Res. Add/Alter/Repair		12/10/2024	PB24-0624	100% FINIS						
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					LK MI "A"	21000	98.08	805.67	0.9947	1.1382	21000	100	2,331,802		
					98 Actual Front Feet, 1.81 Total Acres						Total Est. Land Value =		2,331,802		
Tax Description															
L277 P462/87 L281 P74/87 L255 P942 L302 P271/89 PRT OF GOVT LOT 4 COM AT SW COR SEC 22 TH N ALG W SEC LN 335.20 FT TH N 78 DEG 31' 10" E ALG C/L STATE HWY M-109 A DISTANCE OF 1327.63 FT TH ELY ALG C/L ON ARC OF 1464.21 FT RAD CVE TO LEFT A DISTANCE OF 117.50 FT (CH-N 80 DEG 49' 05" E 117.46 FT) TO POB TH N 777.59 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 100.61 FT TH S 808.56 FT TH WLY ALG SD C/L ON ARC OF 1464.21 FT RADIUS CURVE TO LEFT 93.02 FT (CH-S 84 DEG 56' 13" W 93.01 FT) TO POB SEC 22 T29N R14W		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates									
		X	Electric			Description									
		X	Gas			D/W/P: 4in Ren. Conc.						Rate	Size	% Good	Cash Value
		X	Curb			Wood Frame						28.51	120	50	1,710
		X	Street Lights			Residential Local Cost Land Improvements									
		X	Standard Utilities			Description						Rate	Size	% Good	Cash Value
		X	Underground Utils.			LAND IMPROVEMENTS 15						1,500.00	1	100	1,500
		X	Topography of Site			Total Estimated Land Improvements True Cash Value =									5,917
		X	Level												
		X	Rolling												
		X	Low												
		X	High												
		X	Landscaped												
		X	Swamp												
		X	Wooded												
		X	Pond												
		X	Waterfront												
		X	Ravine												
		X	Wetland												
		X	Flood Plain												
			Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2026		1,165,900		464,900		1,630,800				576,558C
		TPC	10/08/2025	INSPECTED	2025		1,110,400		277,900		1,388,300				389,638C
		TPC	04/17/2025	INSPECTED	2024		999,300		252,800		1,252,100		1,252,100A		357,651C
		TPC	11/06/2024	INSPECTED	2023		888,300		190,400		1,078,700				340,620C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan															

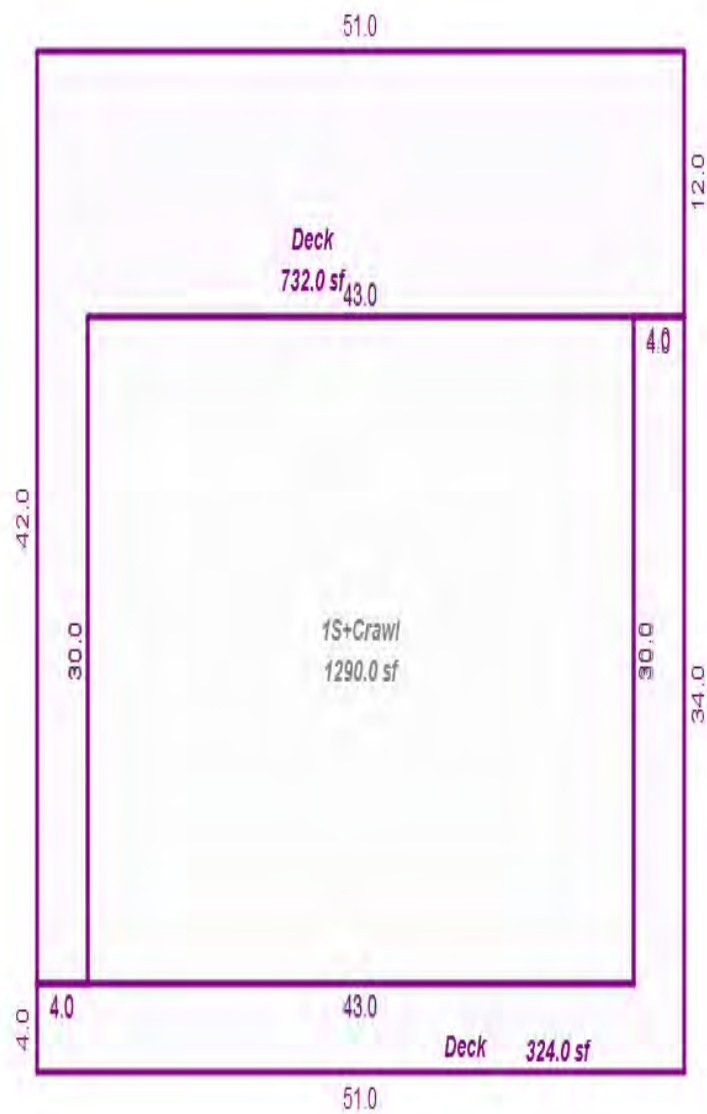
Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		X		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 93 WCP (1 Story) 199 CPP 664 CPP 199 WPP 640 Treated Wood 47 Treated Wood 93 Treated Wood		Year Built: 2025 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor:0						
X	Wood Frame		(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: C -5 Effec. Age: 30 Floor Area: 2,738 Total Base New : 488,807 Total Depr Cost: 342,158 Estimated T.C.V: 923,827			E.C.F. X 2.700		Bsmnt Garage:								
Building Style: 1.5 STORY		X	Drywall Paneled		Plaster Wood T&G															Trim & Decoration						
Yr Built 1989 201	Remodeled 2025		Ex	X	Ord															Min	Size of Closets					
Condition: Average			Lg	X	Ord															Small	Doors			Solid		H.C.
Room List			Doors					Solid		H.C.	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1560 SF Floor Area = 2738 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 965 2 Story Siding Crawl Space 595 1 Story Siding Overhang 100 Total: 322,218 225,545 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,016 3 Fixture Bath 2 9,133 6,393 Water/Sewer 2000 Gal Septic 1 9,503 6,652 Water Well, 100 Feet 1 5,847 4,093 Porches WCP (1 Story) 93 4,960 3,472 CPP 199 3,849 2,694 CPP 664 11,208 7,846 WPP 199 4,901 3,431 Deck Treated Wood 640 8,717 6,102 Treated Wood 47 1,687 1,181 Treated Wood 93 2,423 1,696 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 900 40,680 28,476 Storage Over Garage 239 3,227 2,259 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Carport Area: Roof:								
		(5) Floors				(12) Electric																				
		Kitchen: Linoleum Other: Carpeted Other:				150 Amps Service																				
						No./Qual. of Fixtures																				
(1) Exterior		(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1560 SF Floor Area = 2738 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 965 2 Story Siding Crawl Space 595 1 Story Siding Overhang 100 Total: 322,218 225,545 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,016 3 Fixture Bath 2 9,133 6,393 Water/Sewer 2000 Gal Septic 1 9,503 6,652 Water Well, 100 Feet 1 5,847 4,093 Porches WCP (1 Story) 93 4,960 3,472 CPP 199 3,849 2,694 CPP 664 11,208 7,846 WPP 199 4,901 3,431 Deck Treated Wood 640 8,717 6,102 Treated Wood 47 1,687 1,181 Treated Wood 93 2,423 1,696 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 900 40,680 28,476 Storage Over Garage 239 3,227 2,259 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Carport Area: Roof:													
X Wood/Shingle Aluminum/Vinyl Brick						Ex. X Ord. Min																				
X Insulation						Many X Ave. Few																				
(2) Windows						(13) Plumbing																				
		(7) Excavation				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				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1560 SF Floor Area = 2738 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 965 2 Story Siding Crawl Space 595 1 Story Siding Overhang 100 Total: 322,218 225,545 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,016 3 Fixture Bath 2 9,133 6,393 Water/Sewer 2000 Gal Septic 1 9,503 6,652 Water Well, 100 Feet 1 5,847 4,093 Porches WCP (1 Story) 93 4,960 3,472 CPP 199 3,849 2,694 CPP 664 11,208 7,846 WPP 199 4,901 3,431 Deck Treated Wood 640 8,717 6,102 Treated Wood 47 1,687 1,181 Treated Wood 93 2,423 1,696 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 900 40,680 28,476 Storage Over Garage 239 3,227 2,259 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Carport Area: Roof:													
X Many Avg. Few X Large Avg. Small		Basement: 965 S.F. Crawl: 595 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer																				
X Wood Sash Metal Sash Vinyl Sash		(8) Basement				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																				
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Lump Sum Items:																				
(3) Roof		(9) Basement Finish								Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1560 SF Floor Area = 2738 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 965 2 Story Siding Crawl Space 595 1 Story Siding Overhang 100 Total: 322,218 225,545 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,016 3 Fixture Bath 2 9,133 6,393 Water/Sewer 2000 Gal Septic 1 9,503 6,652 Water Well, 100 Feet 1 5,847 4,093 Porches WCP (1 Story) 93 4,960 3,472 CPP 199 3,849 2,694 CPP 664 11,208 7,846 WPP 199 4,901 3,431 Deck Treated Wood 640 8,717 6,102 Treated Wood 47 1,687 1,181 Treated Wood 93 2,423 1,696 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 900 40,680 28,476 Storage Over Garage 239 3,227 2,259 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Carport Area: Roof:													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1																			
X Asphalt Shingle		(10) Floor Support				1																				
Chimney: Metal		Joists: 2X16X16 Unsupported Len: Cntr.Sup:																								



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
OBATA MAJEL CHANCE TRUST	KO LAKE STREET LLC	0	08/06/2010	QC	09-FAMILY/RELATED ENTITY	2010 1071-768Q	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status					
6716 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 33												
KO LAKE STREET LLC 8 MCKNIGHT LN SAINT LOUIS MO 63124		2026 Est TCV 2,684,542 TCV/TFA: 2081.0												
		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LK MI "A"	21000	98.32	770.87	0.9940	1.1257	21000	100		2,310,541
					98 Actual Front Feet, 1.74 Total Acres						Total Est. Land Value =		2,310,541	
Tax Description														
L277 P462/87 L825 P838/04 PRT GOVT LOT 4 SEC 22 COM AT SW COR SEC 22 TH N ALG W SEC LN 335.20 FT TH N 78 DEG 31' 10" E ALG C/L STATE HWY M-109 A DISTANCE OF 1327.63 FT TH ELY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.75 FT TO POB TH N 752.61 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 100.61 FT TH S 777.59 FT TH WLY ALG C/L ON ARC OF A 1464.21 FT RADIUS CURVE TO THE LEFT A DISTANCE OF 93.75 FT TO POB SEC 22 T29N R14W		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer											
		X	Electric											
		X	Gas											
		X	Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
Comments/Influences		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
		X	Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who		When	What	2026	1,155,300	187,000	1,342,300			732,145C				
TPC 06/15/2016 INSPECTED		2025	1,100,300	179,400	1,279,700			712,897C						
TPC 03/15/2012 INSPECTED		2024	990,200	176,500	1,166,700			691,462C						
WAS 11/26/2007 INSPECTED		2023	880,200	133,700	1,013,900			658,536C						

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 732 324	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1 STORY			Ex	X	Ord		Min						
Yr Built 1968	Remodeled 1987	Size of Closets			Lg	X	Ord		Small				
Condition: Average			Doors		Solid	X	H.C.						
Room List Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric								
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:			150	Amps Service							
X		(6) Ceilings			No./Qual. of Fixtures								
X		X			Ex.	X	Ord.		Min				
X		No. of Elec. Outlets			Many	X	Ave.		Few				
(2) Windows		(7) Excavation			(13) Plumbing								
X		Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)							
X		(8) Basement			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(3) Roof		(9) Basement Finish			(14) Water/Sewer								
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X		(10) Floor Support			1	Lump Sum Items:							
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:											

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



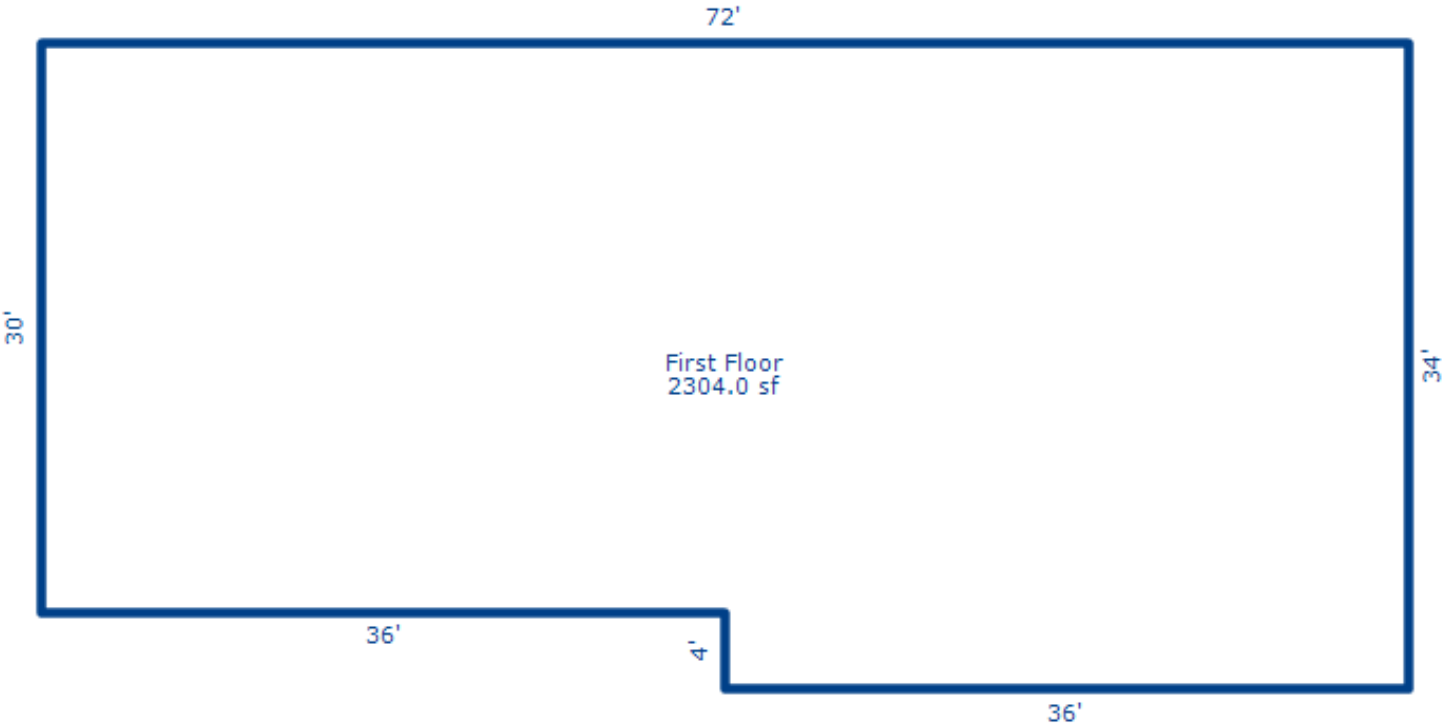
Sketch by Apex Medina™

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

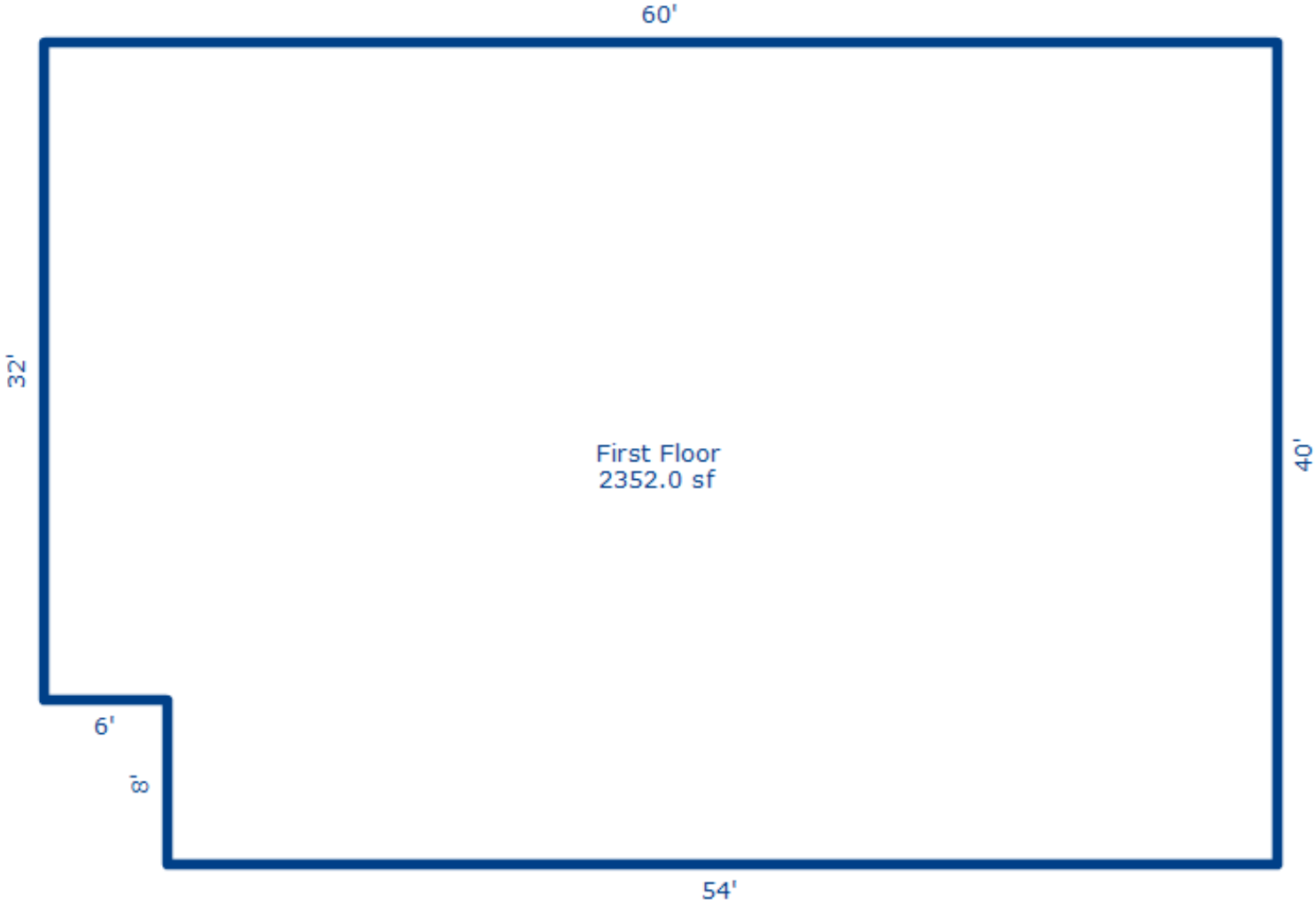
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
VANN KEVIN M & TAYLOR A	WAGGONER ERIC D & SAMINA	110,000		12/17/2020	WD	03-ARM'S LENGTH		2020008946	PROPERTY TRANSFER	100.0			
GILLEN JOSEPH ERIC	VANN KEVIN M & TAYLOR A	94,000		03/16/2015	WD	03-ARM'S LENGTH		1226P20	PROPERTY TRANSFER	100.0			
WARD	GILLEN	15,000		06/28/1995	WD	03-ARM'S LENGTH		408:787	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning: R-2 (		Building Permit(s)		Date	Number	Status		
S FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 34											
WAGGONER ERIC D & SAMINA M 170 MARGATE CT LAKE BLUFF IL 60044		2026 Est TCV 192,554											
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors * IRREG SHAPE-BACK OFF RD								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					C 100' @ 2000/	100.00	373.75	1.0000	0.9628	2000	100		
					100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 192,554								
Tax Description													
L1226P20 PART OF GOVERNMENT LOT 5, SECTION 22, T29N, R14W, DESCRIBED AS: COMM AT THE SW CNR OF SAID SECTION 22; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, S88°51'53"E 620.06 FEET TO THE POINT OF BEGINNING; THENCE N11 °29'00'W 104.09 FEET; THENCE, ALONG THE SOUTH LINE OF PIERCE STOCKING DEVELOPMENT NO. 1, N78°30'33"E 319.03 FEET (RECORDED AS N78°31'00"E 319.68 FEET}; THENCE ALONG THE WEST LINE OF FOREST HAVEN SUBDIVISION S16°12'16"W 177.42 FEET (RECORDED AS S16°10'00'W 178.15 FEET} TO THE SOUTH LOT 5; THENCE, 8°51'53'W 242.45 INNING. TOGETHER RESS AND EGRESS MAINTENANCE OF OT 69 OF PIERCE 1, AS CREATED AGREEMENT N ON FILE***													
													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2026	96,300	0	96,300			56,849C		
		TPC 05/30/2021 INSPECTED			2025	96,300	0	96,300			55,355C		
		TPC 06/11/2019 INSPECTED			2024	67,400	0	67,400			53,691C		
		WAS 05/20/2009 INSPECTED			2023	53,000	0	53,000			51,135C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status	
S FOREST HAVEN DR		School: GLEN LAKE COMMUNITY SCH DIST							
		P.R.E. 0%							
Owner's Name/Address		MAP #: 34							
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630				2026 Est TCV 0					
		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
		Public Improvements		* Factors *					
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
				VILLAGE AR >10 ACRES 50K/ 2.97 Acres 50000 50 TRIANGLE SHAPE - ACCESS ISSU					
Tax Description				2.97 Total Acres Total Est. Land Value = 74,150					
L244 P959 PRT GOVT LOT 5 LYING S OF HWY EXC BEG SW COR LOT 66 PIERCE STOCKING DEV NO 1 TH S 11 DEG 29' E TO S GOVT LOT LN TH E TO W LN FOREST HAVEN SUBD TH N 16 DEG 10' E TO S LN PIERCE STOCKING DEV NO 1 TH S 78 DEG 31' W 319.68 FT TO POB ALSO EXC PLAT OF FOREST HAVEN SUBD & PIERCE STOCKING DEVELOPMENT NO 1 SEC 22 T29N R14W 1.5 A M/L.									
Comments/Influences									
		Topography of Site							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		TPC 04/28/2017 INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
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				2023	0	0	0	0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MARTIN JOHN E TRUST	MARTIN JOHN E & WENDY T	0	12/26/2024	WD	15-LADY BIRD	2025000213	DEED	0.0						
MARTIN GLEN PARTNERSHIP	MARTIN JOHN E TRUST	0	01/31/2007	WD	03-ARM'S LENGTH	930:629	OTHER	0.0						
MARTIN GLEN PARTNERSHIP	MARTIN JOHN E TRUST	0	01/31/2007	WD	03-ARM'S LENGTH	930:629	REALTOR	0.0						
TURAK & TURAK EDWARDS & H	MARTIN GLEN PARTNERSHIP	41,000	08/08/1986	WD	03-ARM'S LENGTH	266P318	DEED	0.0						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status					
6404 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST			Plumbing		02/14/2025	PP25-0040						
		P.R.E. 0%			Commercial, Add/Alter/Repa		08/30/2022	PB22-0334	100% FINIS					
Owner's Name/Address		MAP #: 35			Commercial, Add/Alter/Repa		06/29/2022	LU22-14	100% FINIS					
MARTIN JOHN E & WENDY T 4922 W WHISPERING PINES LN GLEN ARBOR MI 49636		2026 Est TCV 975,473 TCV/TFA: 209.51			Plumbing		06/21/2022	PP22-0192	100% FINIS					
		X	Improved		Vacant					Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND				
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						116.75	315.00	1.0000	0.0000	0	100*	0		
					2000 COMM	\$14.75/SQFT		36765	SqFt	14.75000	100	542,278		
					* denotes lines that do not contribute to the total acreage calculation.									
					117 Actual Front Feet, 0.84 Total Acres		Total Est. Land Value =		542,278					
					Land Improvement Cost Estimates									
					Description		Rate		Size		% Good	Cash Value		
					D/W/P: Asphalt Paving		2.75		10140		0	0		
					Total Estimated Land Improvements		True		Cash Value =		0			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2026	271,100	216,600	487,700			297,351C
					TPC 12/12/2022	INSPECTED	2025	266,500	177,700	444,200			289,534C	
					TPC 05/13/2022	INSPECTED	2024	220,600	198,400	419,000			280,829C	
					TPC 08/16/2019	INSPECTED	2023	220,600	187,900	408,500		267,457C		
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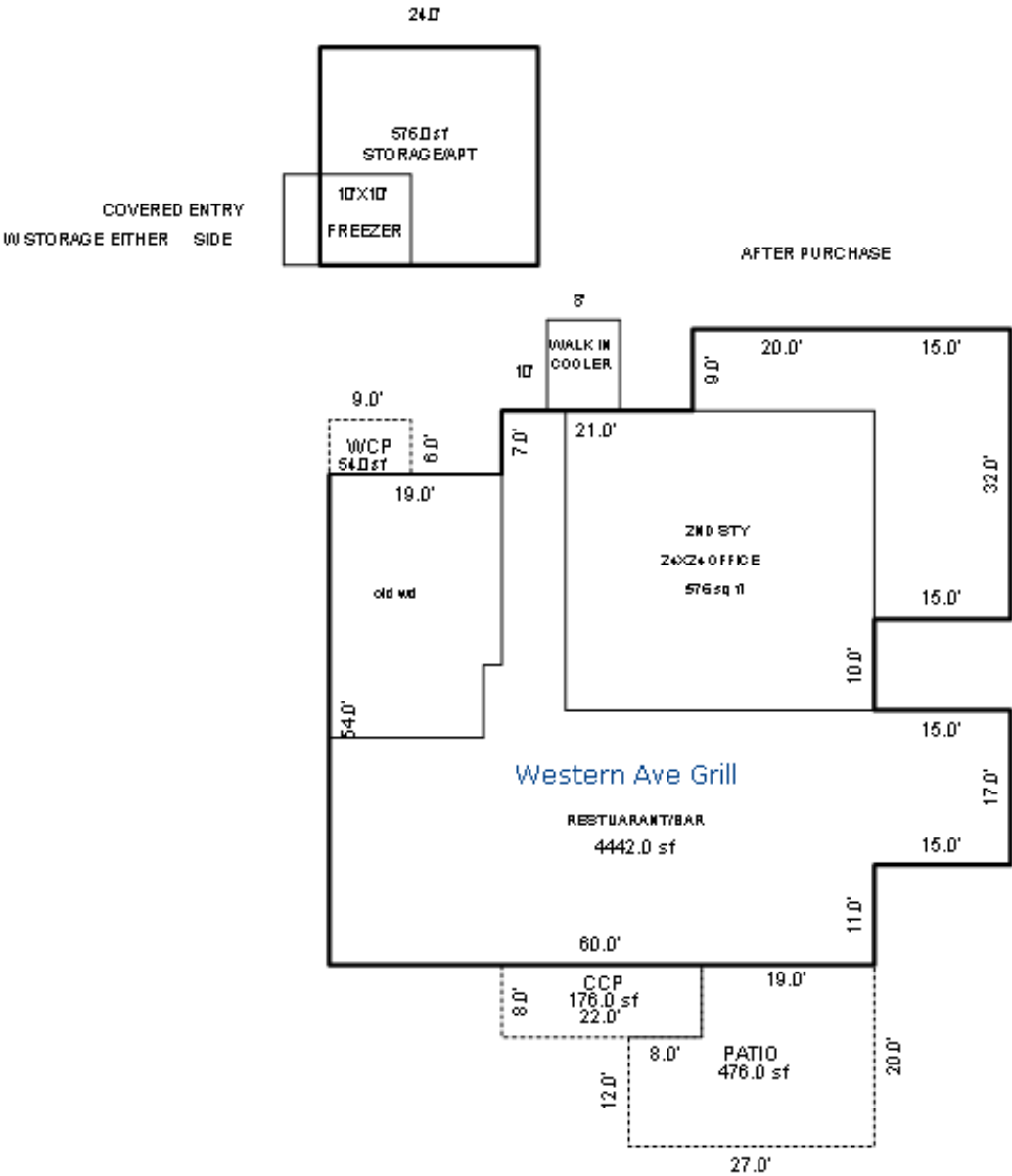
*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MILTZ WILLIAM J & SUSAN L	JBM PARTNERS, INC.	774,000	08/30/2005	WD	03-ARM'S LENGTH	869/787	REALTOR	100.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status	
6410 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST				Commercial, Add/Alter/Repa		05/22/2002	PB02-0246		
		P.R.E. 0%				ELECTRICAL		05/02/2002	PE02-0215		
Owner's Name/Address		MAP #: 35									
JBM PARTNERS INC C/O DAVIES MARK 8250 UNDERWOOD RIDGE TRAVERSE CITY MI 49686		2026 Est TCV 1,210,363 TCV/TFA: 216.37									
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						80.00	200.00	1.0000	0.0000	0 100*	0
		X	Dirt Road			2000 COMM	\$14.75/SQFT	16000	SqFt	14.75000 100	236,000
		X	Gravel Road			* denotes lines that do not contribute to the total acreage calculation.					
		X	Paved Road			80 Actual	Front Feet,	0.37 Total Acres	Total Est. Land Value =		236,000
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer			Land Improvement Cost Estimates					
		X	Electric			Description		Rate		Size % Good	Cash Value
		X	Gas			D/W/P: Brick on Sand		15.50		476 50	3,689
		X	Curb			D/W/P: Asphalt Paving		2.75		9112 50	12,529
		Street Lights			Total Estimated Land Improvements True Cash Value = 16,218						
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2026	118,000	487,200	605,200			469,664C
					2025	116,000	422,400	538,400			457,317C
					2024	96,000	453,400	549,400			443,567C
					2023	96,000	428,800	524,800			422,445C

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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D Quality: Low Cost									
Floor Area: 576										Stories: 1 Story Height: 8 Perimeter: 96									
Gross Bldg Area: 5,594										Overall Building Height: 8									
Stories Above Grd: 1										Base Rate for Upper Floors = 112.84									
Average Sty Hght : 8										(10) Heating system: Forced Air Furnace Cost/SqFt: 22.85 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 135.69									
Depr. Table : 2.5%										Total Floor Area: 576 Base Cost New of Upper Floors = 78,158									
Effective Age : 16										Reproduction/Replacement Cost = 78,158									
Physical %Good: 67										Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0									
Func. %Good : 100										Total Depreciated Cost = 52,366									
Economic %Good: 100										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 2 = 91,640									
1955 Year Built										Replacement Cost/Floor Area= 135.69 Est. TCV/Floor Area= 159.10									
2006 Remodeled																			
8 Overall Bldg Height																			
Comments:																			

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



Sketch by Apex Medina™

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

warehouse/apt above



Sketch by Apex Medina™

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

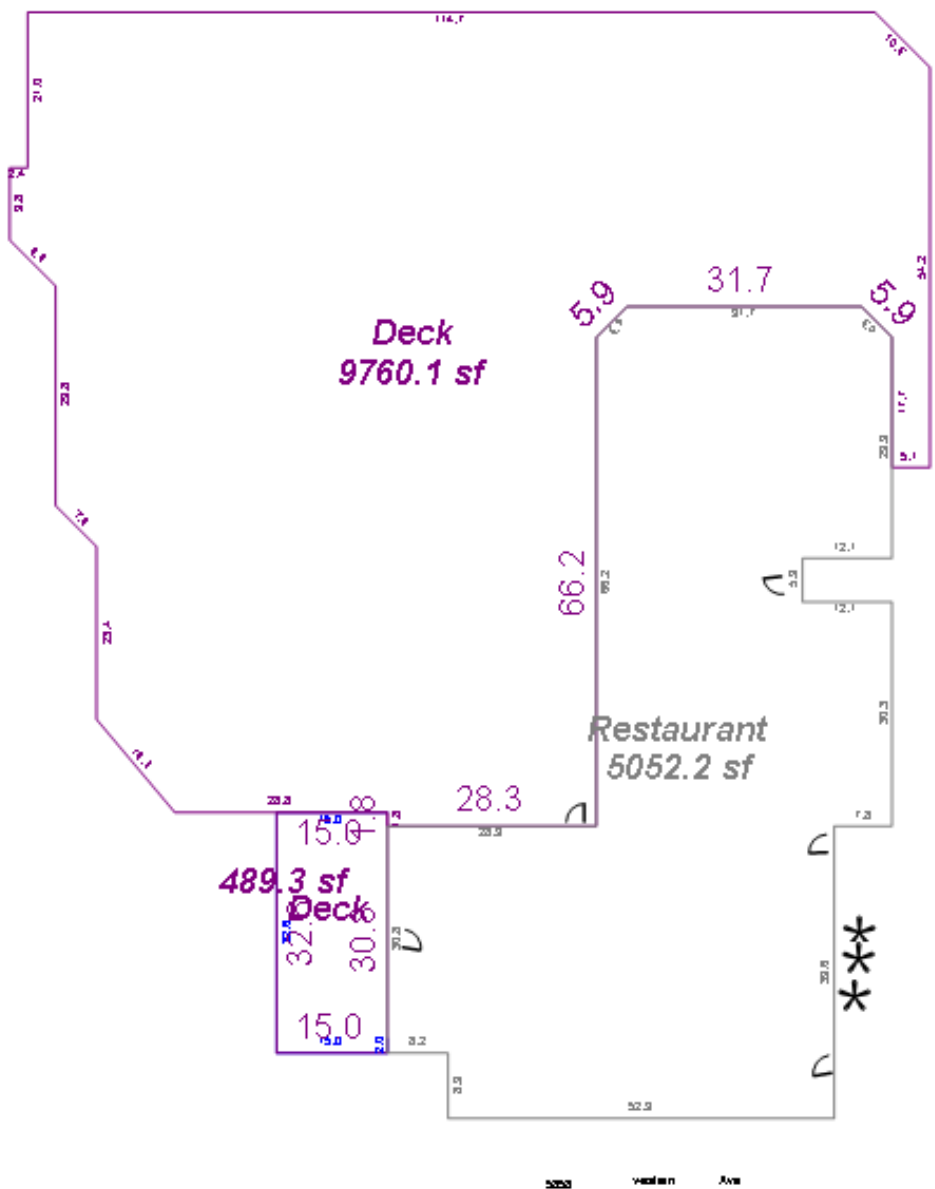
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MILTZ WILLIAM J & SUSAN L	JBM PARTNERS INC	0	08/30/2005	WD	03-ARM'S LENGTH	869/787	REALTOR	100.0					
CORNELL	MEATLOAF MANAGEMENT	35,000	09/06/1996	WD	03-ARM'S LENGTH	429:774	PROPERTY TRANSFER	0.0					
Property Address		Class: COMMERCIAL-VACANT		Zoning: COM (		Building Permit(s)		Date	Number	Status			
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #: 35											
JBM PARTNERS INC C/O DAVIES MARK 8250 UNDERWOOD RIDGE TRAVERSE CITY MI 49686		2026 Est TCV 82,463											
		Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
						33.00	645.15	1.0000	0.0000	0 100*	BACK LOT	0	
					2000 COMM	\$3.75/PSF		13785	SqFt	3.75000	100	BACK LOT-BEHIND WAG-	KEY HOL
					2000 COMM	\$1.30/SQFT		7500	SqFt	1.30000	100		9,750
					* denotes lines that do not contribute to the total acreage calculation.								
					33 Actual Front Feet,		0.49 Total Acres		Total Est. Land Value =		61,444		
					Land Improvement Cost Estimates								
					Description		Rate		Size % Good		Cash Value		
					D/W/P: Asphalt Paving		2.95		9500 75		21,019		
					Total Estimated Land Improvements True Cash Value =						21,019		
		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		
					2026	30,700	10,500	41,200			21,021C		
					2025	30,700	10,400	41,100			20,469C		
					2024	31,900	7,100	39,000			19,854C		
					2023	31,900	6,600	38,500			18,909C		
		Who	When	What	2026	30,700	10,500	41,200			21,021C		
		PSC	08/18/2023	INSPECTED	2025	30,700	10,400	41,100			20,469C		
		WAS	01/30/2010	INSPECTED	2024	31,900	7,100	39,000			19,854C		
		TPC	12/11/2011	INSPECTED	2023	31,900	6,600	38,500			18,909C		
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status			
5858 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST				COMMERCIAL NEW		11/24/2025	LU25-291	0%			
		P.R.E. 0%				Electrical		10/16/2025	PE25-0701				
Owner's Name/Address		MAP #: 33				Mechanical		07/02/2012	PM12-0245				
BOONE DOCKS INC P O BOX 185 GLEN ARBOR MI 49636		2026 Est TCV 1,581,687 TCV/TFA: 245.60				Mechanical		05/17/2012	PM12-0162				
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L262 P205 L342 P904/92 PRT SE 1/4 OF SW 1/4 COM AT S 1/4 POST TH N 89 DEG 07' 53" W 415 FT TO C/L ST HWY M-22 TH N 01 DEG 29' 35" W 495 FT TO POB TH CONT N 01 DEG 29' 35" W 165.05 FT TO C/L M-109 TH N 89 DEG 10' W 263.03 FTTH S 01 DEG 29' 35" E 165.05 FT TH S 89 DEG 10' E 263.03 FT TO POB SEC 22 T29N R14W.					100.00		263.00	1.0000	0.0000	0	125*	LOCATION CNR	0
					65.00		263.00	1.0000	0.0000	0	100*		0
					2000 COMM		\$14.75/SQFT	43386	SqFt	14.75000	100	CORNER M22&M109 DUAL STREET	
					* denotes lines that do not contribute to the total acreage calculation.								
Comments/Influences					165 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =		639,940				
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					D/W/P: 4in Concrete	6.17		6600 50		20,361			
					D/W/P: Asphalt Paving	2.75		6476 50		8,904			
					Commercial Local Cost Land Improvements								
					Description	Rate		Size % Good Arch Mult		Cash Value			
					WOOD DECKS	5.25		420 100 100		2,205			
					Total Estimated Land Improvements True Cash Value =		31,470						
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2026	320,000	470,800	790,800			603,824C		
		TPC 01/07/2026 INSPECTED			2025	314,500	398,400	712,900			587,950C		
		TPC 03/27/2017 INSPECTED			2024	325,400	388,900	714,300			570,272C		
		TPC 05/04/2016 INSPECTED			2023	325,400	369,000	694,400			543,117C		

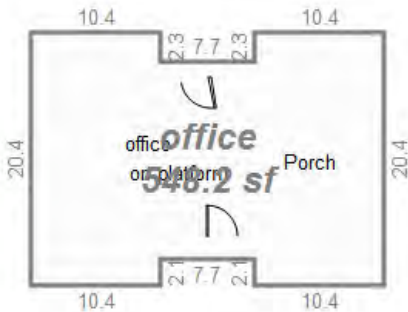
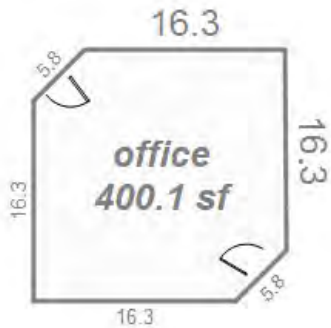
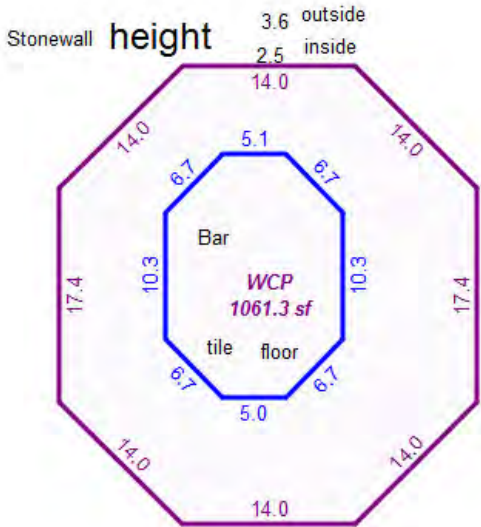
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County of Leelanau, Michigan

Desc. of Bldg/Section: REST & BAR Calculator Occupancy: Restaurants										<<<<<< Calculator Cost Computations >>>>>>									
Class: D					Construction Cost					Class: D Quality: Low Cost					Stories: 1 Story Height: 10 Perimeter: 376				
Floor Area: 5,052					High	Above Ave.	Ave.	X	Low	Overall Building Height: 10					Base Rate for Upper Floors = 113.43				
Gross Bldg Area: 6,440					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.31 100%					Adjusted Square Foot Cost for Upper Floors = 132.74				
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 5,052					Base Cost New of Upper Floors = 670,602				
Average Sty Hght : 10					Heat#1: Package Heating & Cooling 100					Reproduction/Replacement Cost = 670,602					Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0				
Bsmnt Wall Hght					Heat#2: Complete H.V.A.C. 0%					Total Depreciated Cost = 402,361					<<<<<< Segregated Cost Computations >>>>>>				
Depr. Table : 3%					Ave. SqFt/Story: 5052					Costs taken from Segregated Cost Section 3: Stores & Commercial					Item Description				
Effective Age : 17					Ave. Perimeter: 376					Cost # or Height Storys					Col.	Rate	SqFt	Adj.	Adj.
Physical %Good: 60					Has Elevators:					Total Cost New = 0					Architectural Multiplier: 0.00				
Func. %Good : 100					*** Basement Info ***					Reproduction/Replacement Cost = 0					Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0				
Economic %Good: 100					Area:					Total Depreciated Cost = 0					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>				
1939 Year Built					Perimeter:														
1992 Remodeled					Type:														
10 Overall Bldg Height					Heat: Hot Water, Radiant Floor														
Comments:					* Mezzanine Info *														
AGE - BLT 1939 - CONVERTED					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type: Low														

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



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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D									
Floor Area: 588										Quality: Low Cost									
Gross Bldg Area: 6,440										Stories: 1									
Stories Above Grd: 1										Story Height: 8									
Average Sty Hght : 8										Perimeter: 150									
Bsmnt Wall Hght										Base Rate for Upper Floors = 117.77									
Depr. Table : 2.5%										(10) Heating system: Forced Air Furnace Cost/SqFt: 14.80 100%									
Effective Age : 25										Adjusted Square Foot Cost for Upper Floors = 132.57									
Physical %Good: 53										Total Floor Area: 588									
Func. %Good : 100										Base Cost New of Upper Floors = 77,951									
Economic %Good: 100										Reproduction/Replacement Cost = 77,951									
Year Built										Eff.Age:25									
Remodeled										Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0									
Overall Bldg Height										Total Depreciated Cost = 41,314									
Comments:										ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 72,300									
										Replacement Cost/Floor Area= 132.57 Est. TCV/Floor Area= 122.96									

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

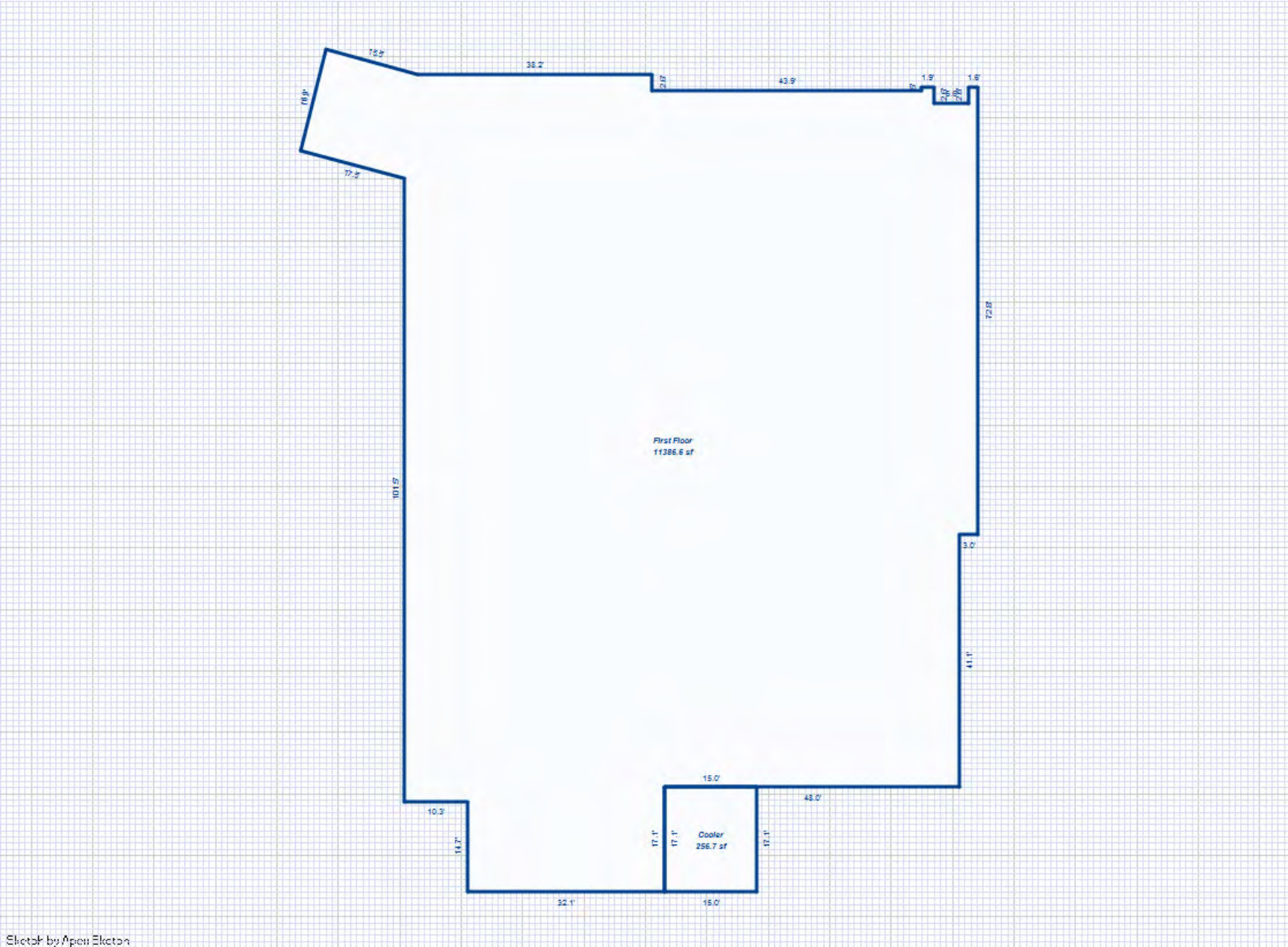
Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>														
Class: D Floor Area: 400 Gross Bldg Area: 6,440 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 80 Base Rate for Upper Floors = 105.21 (10) Heating system: Forced Air Furnace Cost/SqFt: 13.23 100% Adjusted Square Foot Cost for Upper Floors = 118.44 Total Floor Area: 400 Base Cost New of Upper Floors = 47,376 Reproduction/Replacement Cost = 47,376 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 22,267 ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 38,967 Replacement Cost/Floor Area= 118.44 Est. TCV/Floor Area= 97.42														
					High Above Ave. Ave. X Low																			
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Total Floor Area: 400 Base Cost New of Upper Floors = 47,376 Reproduction/Replacement Cost = 47,376 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 22,267 ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 38,967 Replacement Cost/Floor Area= 118.44 Est. TCV/Floor Area= 97.42														
					Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 400 Ave. Perimeter: 80 Has Elevators:																			
Year Built Remodeled					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					Total Floor Area: 400 Base Cost New of Upper Floors = 47,376 Reproduction/Replacement Cost = 47,376 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 22,267 ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 38,967 Replacement Cost/Floor Area= 118.44 Est. TCV/Floor Area= 97.42														
Overall Bldg Height					*** Basement Info ***																			
Comments:					* Mezzanine Info *					Total Floor Area: 400 Base Cost New of Upper Floors = 47,376 Reproduction/Replacement Cost = 47,376 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 22,267 ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 38,967 Replacement Cost/Floor Area= 118.44 Est. TCV/Floor Area= 97.42														
					Area #1: Type #1: Area #2: Type #2:																			
					* Sprinkler Info *					Total Floor Area: 400 Base Cost New of Upper Floors = 47,376 Reproduction/Replacement Cost = 47,376 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 22,267 ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 4 = 38,967 Replacement Cost/Floor Area= 118.44 Est. TCV/Floor Area= 97.42														
					Area: Type:																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X Poured Conc Brick/Stone Block					Many Above Ave. Average Typical Few None					Few Average Many Unfinished Typical					Few Average Many Unfinished Typical									
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					Thickness Bsmnt Insul.									
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler																			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
DUNLOP TRUST	JMB MANAGEMENT TRUST	190,000		06/10/2021	WD	03-ARM'S LENGTH		2021005149	REALTOR	100.0	
FAMILY LINE INC	DUNLOP AGNES	0		06/04/2021	AFF	21-NOT USED/OTHER		2021005146	OTHER	0.0	
DUNLOP AGNES ESTATE	DUNLOP TRUST	1		06/04/2021	QC	09-FAMILY/RELATED ENTITY		2021005147	OTHER	0.0	
DUNLOP AGNES TRUST AGREEM	DUNLOP TRUST	0		12/01/2014	PTA	09-FAMILY/RELATED ENTITY		PTA	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-VACAN			Zoning: COM (		Building Permit(s)		Date	Number	Status
W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 33									
JMB MANAGEMENT TRUST		2026 Est TCV 201,614									
3548 HAYNIE AVE											
DALLAS TX 75205											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BILL AND VICKY LLC	NORTHSUN LLC	1	01/10/2002	WD	03-ARM'S LENGTH	624P10 QC	DEED	0.0					
STEFFENS GROCERY INC	BILL AND VICKI LLC	10	10/03/1994	WD	03-ARM'S LENGTH	394P117	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (		Building Permit(s)		Date	Number	Status			
6545 W WESTERN AVE		School: GLEN LAKE COMMUNITY SCH DIST				Mechanical		06/25/2018	PM18-0370	100% FINIS			
		P.R.E. 0%				Electrical		03/16/2017	PE17-0127	100% FINIS			
Owner's Name/Address		MAP #: 33				Mechanical		02/16/2017	PM17-0124	100% FINIS			
NORTHSUN LLC P O BOX 103 GLEN ARBOR MI 49636		2026 Est TCV 1,987,654 TCV/TFA: 174.66				Electrical		04/21/2014	PE14-0114				
		X Improved		Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						177.27	203.95	1.0000	0.0000	0	125*	CORNER	0
					2000 COMM	\$14.75/SQFT	36155	SqFt	14.75000	100		CORNER M22 & WESTERN AVE DUA	
					* denotes lines that do not contribute to the total acreage calculation.								
					177 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 533,283								
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					D/W/P: 4in Concrete	6.11		4550 50		13,900			
					D/W/P: 4in Concrete	6.11		5865 50		17,917			
					D/W/P: 4in Concrete	6.11		4550 50		13,900			
					D/W/P: Asphalt Paving	2.72		14356 50		19,524			
					Wood Frame	25.27		84 50		1,061			
					Commercial Local Cost Land Improvements								
					Description	Rate		Size % Good		Arch	Mult	Cash Value	
					WATER WELL 8"-10"	0.00		1 94		100		0	
					SEPTIC TANK 2000 GAL	0.00		1 94		100		0	
					DRAIN FIELD	0.00		1 94		100		0	
					ASPHALT	1.80		14356 0		100		0	
					Total Estimated Land Improvements True Cash Value = 66,302								

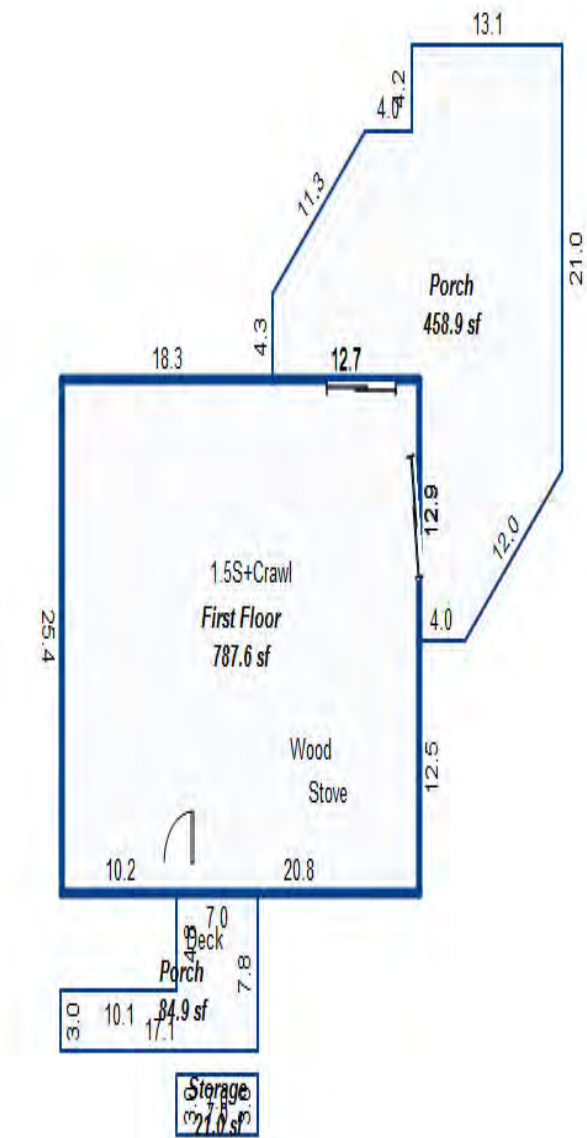
*** Information herein deemed reliable but not guaranteed***



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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 458 84	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 36 Floor Area: 1,180 Total Base New : 170,553 Total Depr Cost: 109,135 Estimated T.C.V: 240,097			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1.5 STORY				Drywall Paneled				X	Plaster Wood T&G										E.C.F.						
Yr Built 1973		Remodeled 0		Ex X Ord Min				Trim & Decoration				Central Air Wood Furnace			Total Base New : 170,553 Total Depr Cost: 109,135 Estimated T.C.V: 240,097			E.C.F. X 2.200		Bsmnt Garage:					
Condition: Average				Size of Closets				(12) Electric																	
Room List				Doors Solid X H.C.				120 Amps Service				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Electric Baseboard Ground Area = 787 SF Floor Area = 1180 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 787 Total: 141,074 90,269 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 929 Water/Sewer 1000 Gal Septic 1 4,782 3,060 Water Well, 100 Feet 1 5,847 3,742 Deck Treated Wood 458 7,003 4,482 Treated Wood 84 2,291 1,466 Built-Ins Appliance Allow. 1 2,767 1,771 Fireplaces Interior 1 Story 1 5,338 3,416 Totals: 170,553 109,135 Notes: ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 240,097			E.C.F. X 2.200		Bsmnt Garage:								
(1) Exterior				(5) Floors				No./Qual. of Fixtures																	
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				Ex. X Ord. Min				No. of Elec. Outlets			Total Base New : 170,553 Total Depr Cost: 109,135 Estimated T.C.V: 240,097			E.C.F. X 2.200		Bsmnt Garage:					
X	Insulation			X Drywall				(13) Plumbing																	
(2) Windows				(7) Excavation				Many X Ave. Few				No. of Elec. Outlets			Total Base New : 170,553 Total Depr Cost: 109,135 Estimated T.C.V: 240,097			E.C.F. X 2.200		Bsmnt Garage:					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 787 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				No. of Elec. Outlets			Total Base New : 170,553 Total Depr Cost: 109,135 Estimated T.C.V: 240,097			E.C.F. X 2.200		Bsmnt Garage:					
(3) Roof				(9) Basement Finish				(15) Fireplaces																	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				No. of Elec. Outlets			Total Base New : 170,553 Total Depr Cost: 109,135 Estimated T.C.V: 240,097			E.C.F. X 2.200		Bsmnt Garage:					
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																	
Chimney: Metal				Joists: 2X10X16 Unsupported Len: Cntr.Sup:								No. of Elec. Outlets			Total Base New : 170,553 Total Depr Cost: 109,135 Estimated T.C.V: 240,097			E.C.F. X 2.200		Bsmnt Garage:					

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



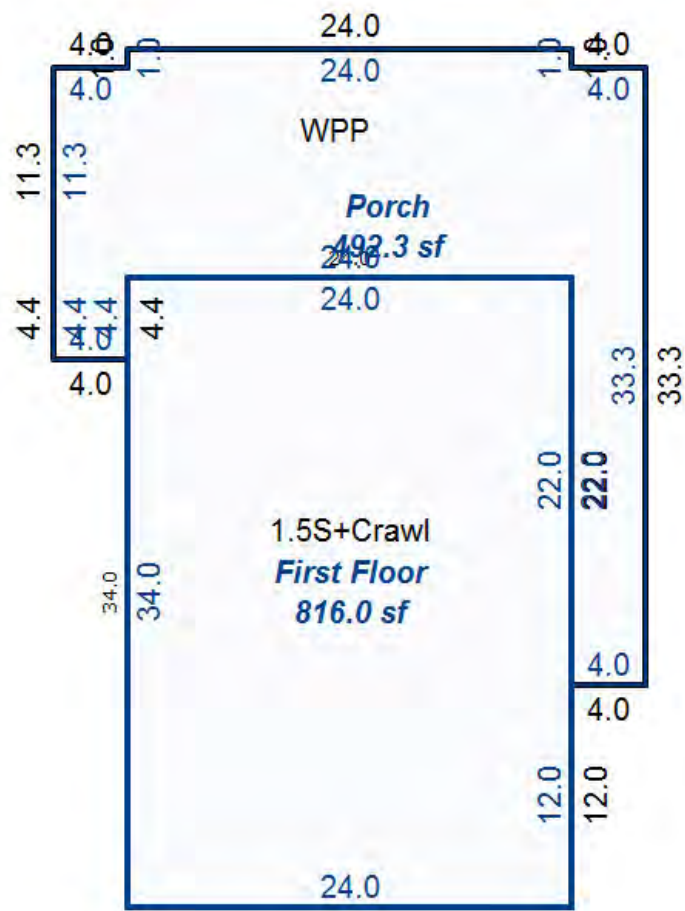
Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
JACOB BRUCE R & ANN W	JACOB ED & ELSIE TRUST	0	10/14/2020	QC	09-FAMILY/RELATED ENTITY	2020007228	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (	Building Permit(s)		Date	Number	Status
5728 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST							
		P.R.E. 0%							
Owner's Name/Address		MAP #: 33							
JACOB ED & ELSIE TRUST 7963 SAILBOAT KEY BLVD SO #101 SAINT PETERSBURG FL 33707		2026 Est TCV 476,856 TCV/TFA: 389.59							
		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
		Public Improvements		* Factors * >15000, ZONE R-1					
				Description Frontage Depth Front Depth Rate %Adj. Reason Value					
				B 100' @ 3400/ 67.00 221.85 1.0574 0.8451 3400 100 203,551					
				B 100' @ 3400/ 13.00 221.85 1.0574 0.8451 3400 50 SURPLUS: ZOINING 100 ft					
				80 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 223,299					
Tax Description									
2010 COMBINED INTERESTS - 122-098-11 - 100% INTEREST L265 P538 L520 P435/99		X							
PARCEL B - PRT GOVT LOT 4 COM AT SW COR									
GOVT LOT 3 TH ALG N-S 1/4 LN SD SEC & C/L									
LAKE STREET NORTH 244.15 FT TO POB TH N									
89 DEG 49' W 222.15 FT TH N 0 DEG 13' E		X							
80.0 FT TH S 89 DEG 49' E 221.85 FT TO SD		X							
1/4 LN TH ALG SD LN S 80.0 FT TO POB SEC		X							
22 T29N R14W.									
Comments/Influences									
2009 COMBINE FOR 2010 ROLL - 98-11									
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Who When What		2026	111,600	126,800	238,400			86,665C	
TPC 04/27/2016 INSPECTED		2025	114,900	104,800	219,700			84,387C	
WAS 01/30/2008 INSPECTED		2024	111,900	95,800	207,700			81,850C	
		2023	104,900	89,300	194,200			77,953C	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							Class: C -5 Effec. Age: 35 Floor Area: 1,224 Total Base New : 175,583 Total Depr Cost: 114,117 Estimated T.C.V: 251,057		492		WPP	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY			X Drywall Paneled			Plaster Wood T&G																
Yr Built 1977			Remodeled 0			Trim & Decoration																
Condition: Average			Ex			X Ord			Min													
Room List			Doors			Solid			X H.C.													
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms			(5) Floors			Kitchen: Hardwood Other: Carpeted Other:																
(1) Exterior			(6) Ceilings			X Drywall																
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Insulation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(2) Windows			(9) Basement Finish			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
X	Many Avg.	X Large Avg.	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(10) Floor Support																
(3) Roof			Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal			Lump Sum Items:																

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



Sketch by Apex Sketch

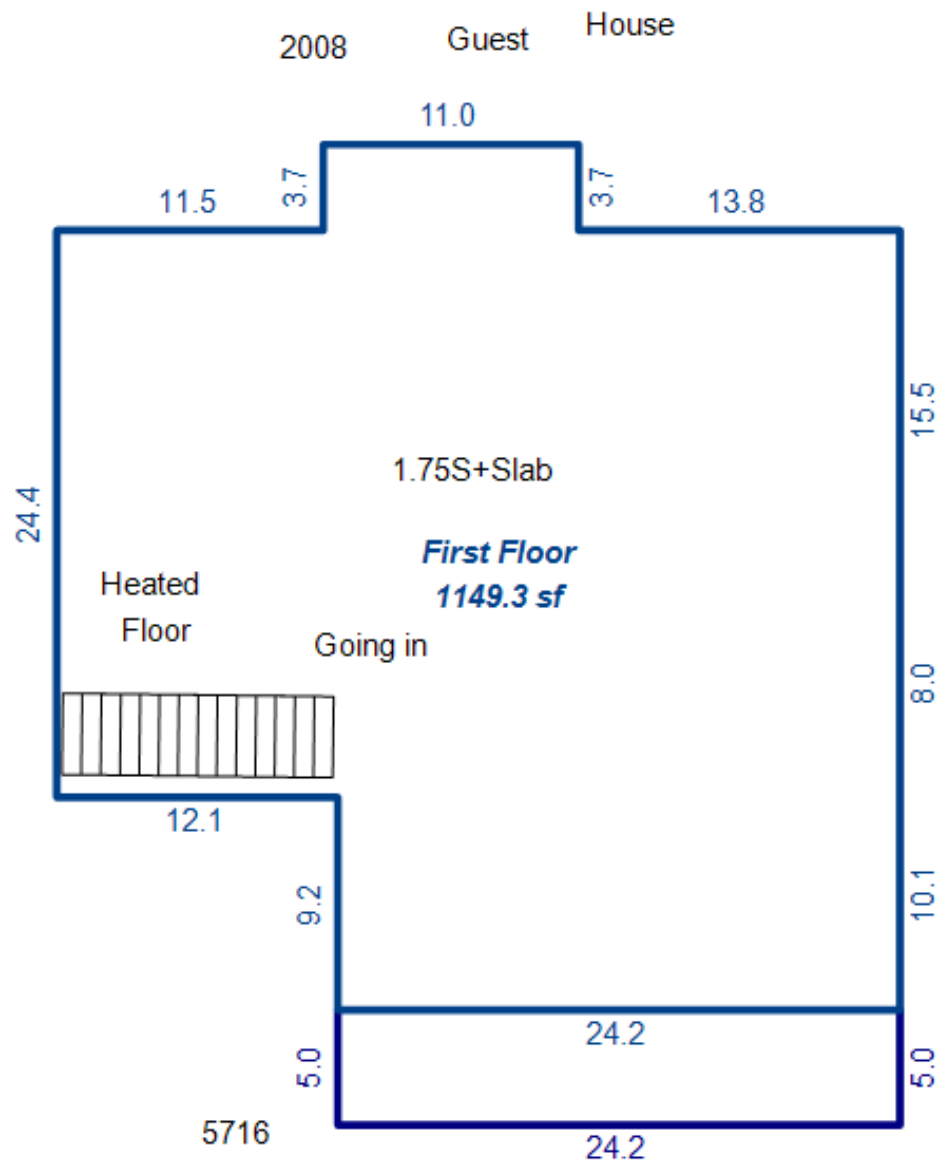
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WINOGRAD BERNARD & CAROL	WINOGRAD CAROL L REVOCABL	0	01/21/2004	WD	03-ARM'S LENGTH	797:852	OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-1 (		Building Permit(s)		Date	Number	Status				
5716 S LAKE ST		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical			05/08/2023	PM23-0396	100% FINIS				
		P.R.E. 0%			Mechanical			05/24/2017	PM17-0319					
Owner's Name/Address		MAP #: 33			WELL/SEPTIC			11/03/2010	L10-182	100% FINIS				
WINOGRAD CAROL L REVOCABLE TRUST PO BOX 5010 MONROE CT 06468		2026 Est TCV 5,095,699 TCV/TFA: 957.66			Electrical			09/12/2008	PE08-0398					
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L232 P919 L275 P445 L369 P130/93 L797					LK MI "A"	21000	100.00	175.53	0.7992	0.7776	21000	100		1,305,175
P852/04 PRT GOVT LOT 4 SEC 22 COM AT SW					LK MI "A"	21000	100.00	175.53	0.7992	0.7776	21000	100		1,305,175
COR GOVT LOT 3 GOVT LOT 3 TH ALG N-S 1/4					LK MI "A"	21000	35.28	175.53	0.7992	0.7776	21000	50	SURPLUS: ZONING	230,253
LN SD SEC & C/L LAKE STREET NORTH 324.15					235 Actual Front Feet, 0.95 Total Acres			Total Est. Land Value =		2,840,603				
FT TO POB TH N 89 DEG 49' W 221.85 FT TH		X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
N 0 DEG 13' E 139.32 FT TO SHR LN LK MICH					Description	Rate			Size % Good		Cash Value			
TH ALG SD SHR N 65 DEG 54' E 242.09 FT TO					Residential Local Cost Land Improvements									
SD 1/4 LN TH S 238.98 FT ALG C/L LAKE ST					Description	Rate			Size % Good		Cash Value			
TO POB SEC 22 T29N R14W.					LAND IMPROVEMENTS 5			5,000.00			1 100		5,000	
Comments/Influences					Total Estimated Land Improvements True Cash Value = 5,000									
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2026	1,420,300	1,127,500	2,547,800			860,246C			
		TPC 05/09/2023 INSPECTED			2025	1,352,700	1,076,600	2,429,300			837,630C			
		TPC 12/12/2022 INSPECTED			2024	1,217,400	1,058,600	2,276,000			812,445C			
		TPC 05/15/2017 INSPECTED			2023	1,082,100	804,000	1,886,100			773,758C			
		The Equalizer. Copyright (c) 1999 - 2009.												
		Licensed To: Township of Glen Arbor,												
		County of Leelanau, Michigan												

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 49 1381 98	WPP Treated Wood Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 30 Floor Area: 3,241 Total Base New : 656,094 Total Depr Cost: 458,151 Estimated T.C.V: 1,237,008		E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75 STORY		X	Drywall		Plaster Wood T&G															
Yr Built 1979	Remodeled 2002	X	Ex		Ord														Min	
Condition: Average		Size of Closets																		
Room List		X	Lg		Ord														Small	
		Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1852 SF Floor Area = 3241 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,852 Total: 552,120 386,484 Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,257 2,280 3 Fixture Bath 3 30,826 21,578 Separate Shower 1 3,123 2,186 Water/Sewer 1000 Gal Septic 1 6,011 4,208 Water Well, 100 Feet 1 6,941 4,859 Porches WPP 49 3,069 2,148 Deck Pine w/Roof (Deck Portion) 98 2,200 1,034 Pine w/Roof (Roof portion) 98 2,645 1,243 Treated Wood 1381 19,845 13,891 Built-Ins Appliance Allow. 1 6,850 4,795 Fireplaces Interior 2 Story 2 19,207 13,445 Totals: 656,094 458,151 Notes: 5716 ECF (4085 LAKE MICHIGAN) 2.700 => TCV: 1,237,008		Cls B Blt 1979							
(1) Exterior		Kitchen: Other: Hardwood Other:			200 Amps Service			No./Qual. of Fixtures												
		X Ex. Ord. Min			No. of Elec. Outlets															
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			X Many Ave. Few			(13) Plumbing											
X	Insulation		X Drywall																	
(2) Windows			(7) Excavation			1 Average Fixture(s)														
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1852 S.F. Slab: 0 S.F. Height to Joists: 0.0			4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink														
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Double Hung																			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof			(9) Basement Finish			(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Brick			Joists: 2X12X16 Unsupported Len: Cntr.Sup:																	

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

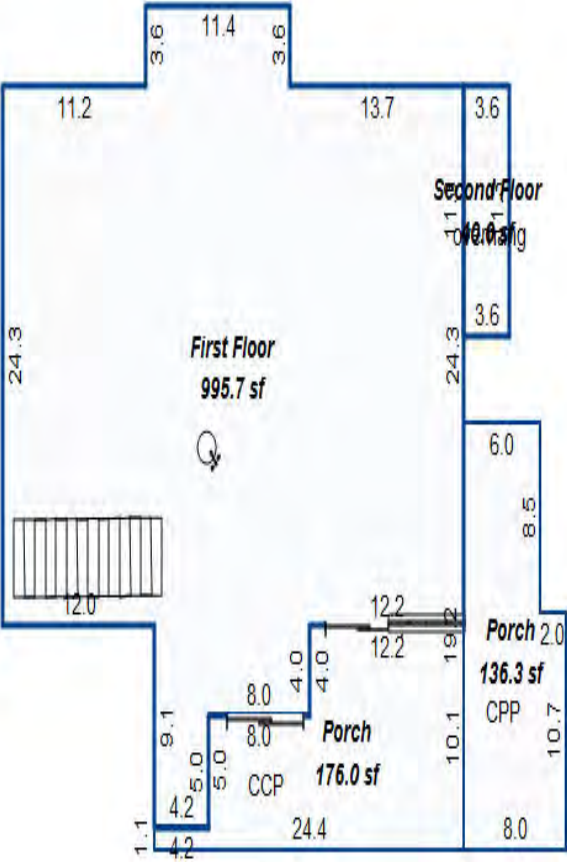


*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1989 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 910 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B Effec. Age: 30 Floor Area: 299 Total Base New : 118,646 Total Depr Cost: 83,052 Estimated T.C.V: 224,240		80		Treated Wood	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY			Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1 STORY						Cls B Blt 1989			
Yr Built 1989	Remodeled 0	Size of Closets			(12) Electric			Ex. X Ord Min		Ground Area = 299 SF Floor Area = 299 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										
Condition: Average			Lg X Ord Small			100 Amps Service			No. of Elec. Outlets		Building Areas									
Room List			Doors Solid X H.C.			No. of Elec. Outlets			Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost									
Basement 2 1st Floor 2nd Floor 1 Bedrooms			(5) Floors			(13) Plumbing			Average Fixture(s)		1 Story Siding Slab		Total:		59,322		41,525			
(1) Exterior			Kitchen: Other: Carpeted Other:			1			3 Fixture Bath		Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			1			2 Fixture Bath		Plumbing									
X	Insulation		X Drywall			1			Softener, Auto		Average Fixture(s)		1		3,257		2,280			
(2) Windows			(7) Excavation			1			Softener, Manual		Deck		80		2,454		1,718			
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 299 S.F. Height to Joists: 0.0			1			Solar Water Heat		Treated Wood									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			1			No Plumbing		Garages									
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Extra Toilet		Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)									
			(9) Basement Finish			1			Extra Sink		Base Cost		910		48,385		33,869			
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Separate Shower		Common Wall: 1 Wall		1		-3,126		-2,188			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1			Ceramic Tile Floor		Door Opener		2		1,504		1,053			
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			1			Ceramic Tile Wains		Built-Ins		1		6,850		4,795			
						Lump Sum Items:			Ceramic Tub Alcove Vent Fan		Appliance Allow.		Totals:		118,646		83,052			
									(14) Water/Sewer		Notes: D.G.WITH LIVING									
									Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		ECF (4085 LAKE MICHIGAN) 2.700 => TCV:						224,240			

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:						
	Mobile Home	Cook Top			Interior 2 Story				Car Capacity:														
	Town Home	Dishwasher			2nd/Same Stack				Class:														
	Duplex	Garbage Disposal			Two Sided				Exterior:														
	A-Frame				Forced Air w/o Ducts				Bath Heater			Exterior 1 Story					Brick Ven.:						
	Wood Frame		(4) Interior			Forced Air w/ Ducts				Vent Fan			Exterior 2 Story					Stone Ven.:					
Building Style: 1.75 STORY			Drywall		Plaster		Electric Baseboard			Hot Tub			Prefab 1 Story			Common Wall:							
			Paneled		Wood T&G	Radiant (in-floor)			Unvented Hood			Prefab 2 Story			Foundation:								
Yr Built 2008			Trim & Decoration			Elec. Ceil. Radiant			Vented Hood			Heat Circulator			Finished ?:								
			Size of Closets			Electric Wall Heat			Intercom			Raised Hearth			Auto. Doors:								
Condition: Average			Ex		Ord		Min	Space Heater			Jacuzzi Tub			Mech. Doors:									
			Lg				Ord		Small	Wall/Floor Furnace			Wood Stove			Area:							
Room List			Doors				Solid		H.C.	Central Air			Class: B			No Conc. Floor:							
										Wood Furnace			Effec. Age: 16			Storage Area:							
	Basement		(5) Floors			(12) Electric			Sauna			Floor Area: 1,781			E.C.F.								
	1st Floor		Kitchen:			0 Amps Service			Trash Compactor			Total Base New : 347,818			X 2.700								
	2nd Floor		Other:			No./Qual. of Fixtures			Central Vacuum			Total Depr Cost: 292,166			Bsmnt Garage:								
	Bedrooms		Other:			Ex.			Security System			Estimated T.C.V: 788,848			Carport Area:								
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY									Cls B					
	Wood/Shingle					Many						(11) Heating System: Forced Air w/ Ducts									Blt 2008		
	Aluminum/Vinyl					Ave.						Ground Area = 995 SF Floor Area = 1781 SF.											
	Brick					Few						Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84											
	Insulation		(7) Excavation			(13) Plumbing			Building Areas														
(2) Windows			Basement: 0 S.F.			1 Average Fixture(s)			Stories			Exterior			Foundation			Size					
	Many	Large	Crawl: 995 S.F.			2 3 Fixture Bath			1.75 Story			Siding			Crawl Space			995					
	Avg.	Avg.	Slab: 0 S.F.			1 2 Fixture Bath			1 Story			Siding			Overhang			40					
	Few	Small	Height to Joists: 0.0			2 Softener, Auto			Other Additions/Adjustments									Total:					
	Wood Sash		(8) Basement			2 Solar Water Heat			Plumbing									309,322					
	Metal Sash					2 No Plumbing			Average Fixture(s)									2,736					
	Vinyl Sash					2 Extra Toilet			3 Fixture Bath									10,275					
	Double Hung					2 Extra Sink			2 Fixture Bath									6,850					
	Horiz. Slide					2 Separate Shower			Porches									7,248					
	Casement					2 Ceramic Tile Floor			CCP (1 Story)									6,088					
	Double Glass					2 Ceramic Tile Wains			CPP									4,016					
	Patio Doors					2 Ceramic Tub Alcove			Built-Ins									5,754					
	Storms & Screens					2 Vent Fan			Appliance Allow.									292,166					
(3) Roof			(9) Basement Finish			(14) Water/Sewer			Notes: 2008 GUEST HOUSE									Totals:					
	Gable		Recreation SF			Public Water			ECF (4085 LAKE MICHIGAN) 2.700 => TCv:									788,848					
	Hip		Living SF			Public Sewer																	
	Flat		Walkout Doors (B)			Water Well																	
	Gambrel		No Floor SF			1000 Gal Septic																	
	Mansard		Walkout Doors (A)			2000 Gal Septic																	
	Shed					Lump Sum Items:																	
	Asphalt Shingle		(10) Floor Support																				
	Chimney:		Joists:																				
			Unsupported Len:																				
			Cntr.Sup:																				

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
IHME ROBERT	IHME PROPERTIES LLC	0	04/12/2018	QC	09-FAMILY/RELATED ENTITY	1326P403	OTHER	100.0						
SUDSLAND LLC	GLEN VIEW INVESTMENTS LLC	1	02/27/2017	QC	03-ARM'S LENGTH	1288P203	DEED	0.0						
GLEN VIEW INVESTMENTS LLC	IHME ROBERT	1	02/27/2017	WD	03-ARM'S LENGTH	1287P797	DEED	0.0						
GLEN VIEW INVESTMENTS LLC	SUDSLAND LLC	179,335	12/21/2016	WD	03-ARM'S LENGTH	1283P236	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (		Building Permit(s)		Date	Number	Status				
5990 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		05/28/2020		PM20-0275		100% FINIS				
		P.R.E. 0%		Electrical		01/13/2020		PE20-0016		100% FINIS				
Owner's Name/Address		MAP #: 33		Plumbing		01/09/2020		PP20-0007		100% FINIS				
IHME PROPERTIES LLC PO BOX 407 GLEN ARBOR MI 49636-0044		2026 Est TCV 722,607 TCV/TFA: 182.48		Commercial, New Building		12/06/2019		PB19-0537		100% FINIS				
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L1287P797 L301 P694 L307 P312 L375					B 100' @ 3400/	100.00	376.00	0.9476	0.9642	3400	100		310,669	
P116/93 L688 P652&668/02 PRT GOVT LOT 4					B 100' @ 3400/	24.00	376.00	0.9476	0.9642	3400	50	SURPLUS: ZONING	100 FT 3	
SEC 22 & PRT NE 1/4 OF NW1/4 SEC 27 COM					124 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =		347,949	
AT S 1/4 COR SEC 22 TH ALG S SEC LN N 88					Land Improvement Cost Estimates									
DEG 45' 50" W 415 FT TO C/L M-22 FOR POB					Description									
TH ALG SD C/L S 1 DEG 07' 40" E 43.00 FT					Rate									
TH N 88 DEG 45' 50" W 377.91 FT TH ALG					Size % Good									
ELY LN PLAT OF FOREST HAVEN N 1 DEG 13'					Cash Value									
10" W 43.00 FT TH ALG SD PLAT LN N 0 DEG					0									
07' 25" E 81 FT TH S 88 DEG 45' 50" E					0									
376.20 FT TH ALG SD HWY C/L S 1 DEG 07'					0									
40" E 81 FT TO POB SECS 22 & 27 T29N					0									
R14W.					0									
Comments/Influences					0									
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
		Ravine												
		Wetland												
		Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2026	174,000	187,300	361,300			206,687C			
		TPC 06/01/2020	INSPECTED		2025	179,100	164,500	343,600			201,254C			
		TPC 12/19/2019	INSPECTED		2024	102,300	171,800	274,100			195,203C			
		TPC 11/14/2017	INSPECTED		2023	81,900	161,500	243,400			185,908C			

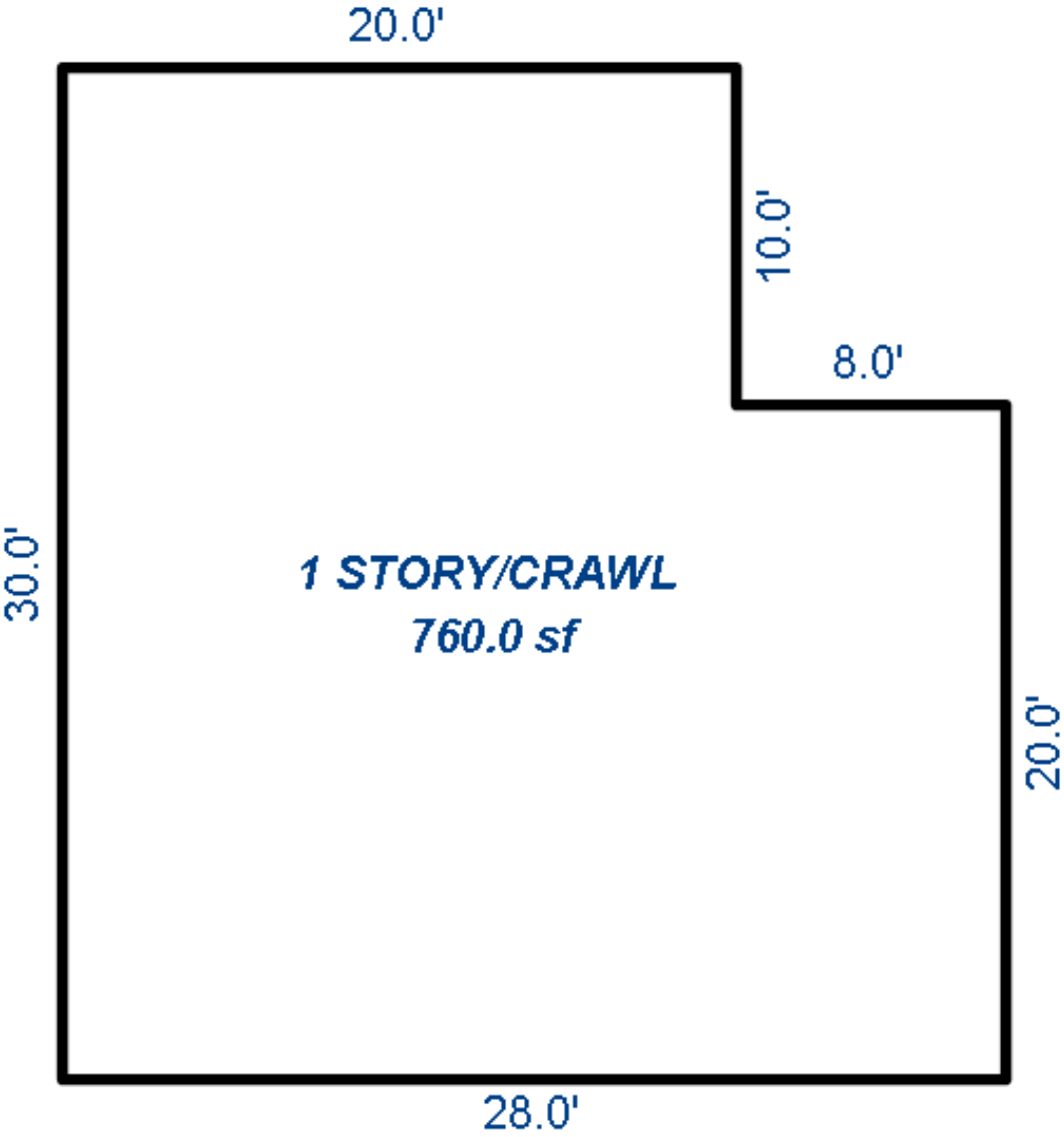
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 760 Total Base New : 128,059 Total Depr Cost: 83,238 Estimated T.C.V: 183,124		E.C.F. X 2.200		Bsmnt Garage:		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 1950	
Yr Built 1950	Remodeled 2018	Ex	X Ord	Min	(12) Electric			100 Amps Service		Ground Area = 760 SF Floor Area = 760 SF.				
Condition: Average		Size of Closets		No. of Elec. Outlets			Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X H.C.	(13) Plumbing			1 Average Fixture(s)		Building Areas				
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 2 Fixture Bath		1 Story Siding Crawl Space		Total:		113,212 73,587	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 760 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath		Other Additions/Adjustments					
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Softener, Auto		Plumbing					
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Softener, Manual		Water/Sewer					
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support			1 1000 Gal Septic		Appliance Allow.					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 2000 Gal Septic		Totals:					
(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed												
Asphalt Shingle Metal														
Chimney:														

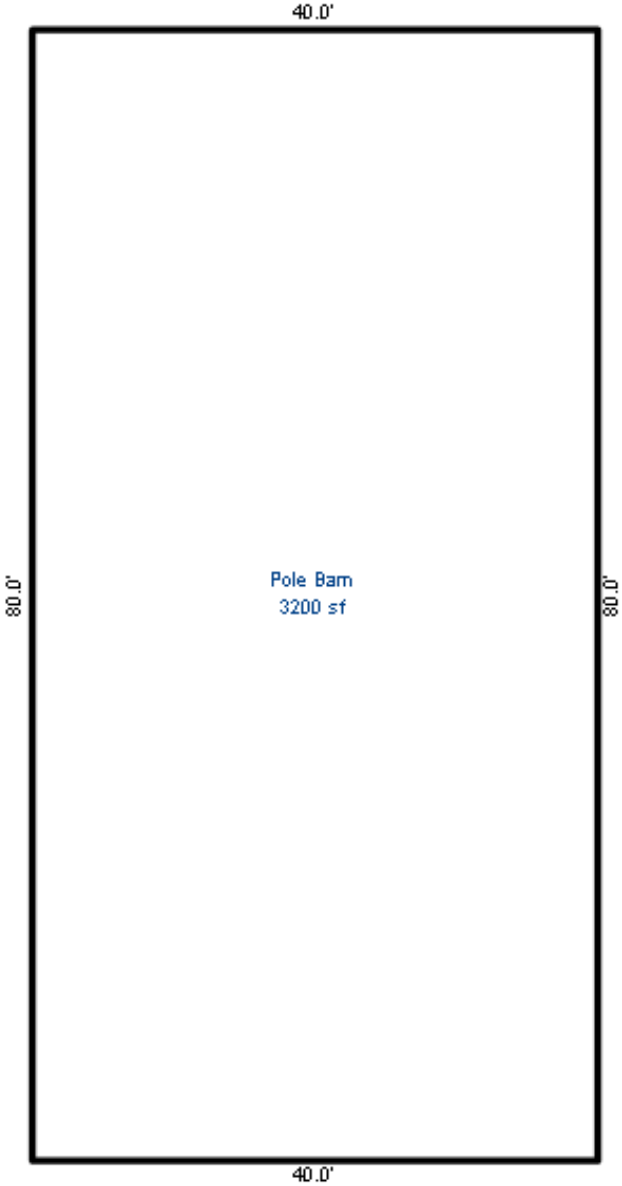
*** Information herein deemed reliable but not guaranteed***



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Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Repair Shed										<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole										Class: D,Pole Quality: Average									
Floor Area: 3,200										Stories: 1 Story Height: 18 Perimeter: 240									
Gross Bldg Area: 3,200										Base Rate for Upper Floors = 35.98									
Stories Above Grd: 1										(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.26 100%									
Average Sty Hght : 18										Adjusted Square Foot Cost for Upper Floors = 41.24									
Bsmnt Wall Hght										Total Floor Area: 3,200 Base Cost New of Upper Floors = 131,968									
Depr. Table : 4%										Reproduction/Replacement Cost = 131,968									
Effective Age : 1										Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0									
Physical %Good: 96										Total Depreciated Cost = 126,689									
Func. %Good : 100										<<<<< Segregated Cost Computations >>>>>									
Economic %Good: 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
2020 Year Built										Cost # or Height Storys									
Remodeled										Item Description Col. Rate SqFt Adj. Adj. Cost									
Overall Bldg Height										Total Cost New = 0									
Comments: MARSHAL SWIFT: SERVICE GARAGES AND SHEDS ARE BUILDINGS DESIGNED PRIMARILY FOR VEHICULAR REPAIR AND MAINTENANCE. SHEDS: EQUIPMENT BUILDINGS,										Architectural Multiplier: 0.00									
										Reproduction/Replacement Cost = 0									
										Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0									
										Total Depreciated Cost = 0									
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

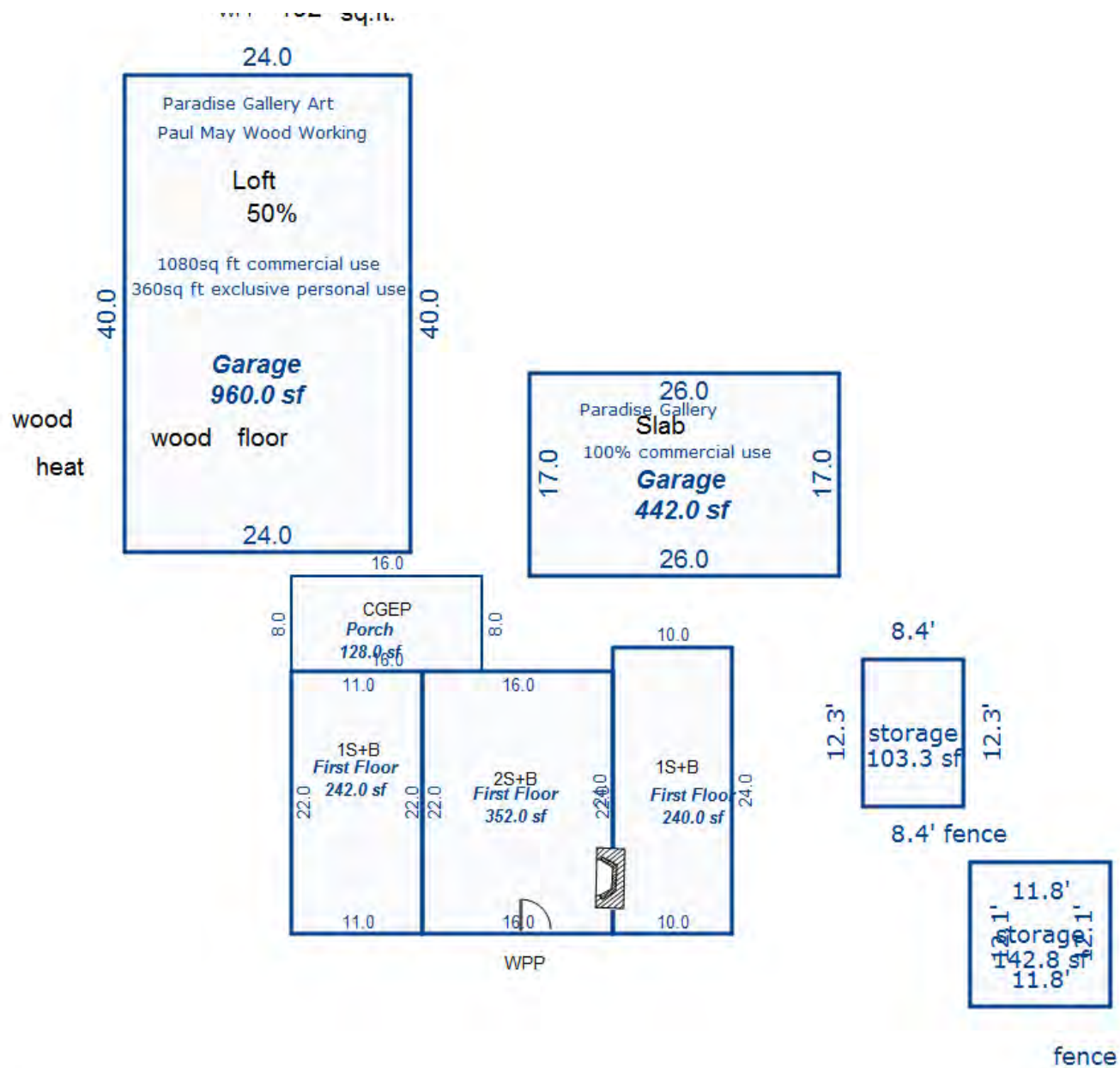


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MAY PAUL E & HURLIN KRIST	MAY PAUL E & HURLIN KRIST	0	09/05/2014	QC	09-FAMILY/RELATED ENTITY	1208P672	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (		Building Permit(s)		Date	Number	Status			
5964 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST				FENCE		10/27/2016	PB16-34	100% FINIS			
		P.R.E. 50% 01/01/2013				Mechanical		12/01/2014	PM14-0620				
Owner's Name/Address		MAP #: 33				Plumbing		07/02/2014	PP14-0139				
MAY PAUL E & HURLIN KRISTIN J TRUST		2026 Est TCV 986,756 TCV/TFA: 319.75				Electrical		06/26/2014	PE14-0240				
PO BOX 326		X	Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
GLEN ARBOR MI 49636-0326		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L256 P926 L317 P840-842 L377 P33/93 PRT					B 100' @ 3400/	100.00	260.00	0.9277	0.8793	3400	100		277,343
GOVT LOT 4 COM AT S 1/4 COR SD SEC TH ALG					B 100' @ 3400/	35.00	260.00	0.9277	0.8793	3400	50	SURPLUS: ZONING 100 FT	4
S SEC LN N 88 DEG 45' 50" W 414 FT TO C/L					135 Actual Front Feet, 0.81 Total Acres								Total Est. Land Value = 325,878
ST HWY M-22 TH ALG C/L N 1 DEG07' 40" W					Land Improvement Cost Estimates								
81 FT FOR POB TH N 88 DEG 45' 50" W					Description					Rate	Size % Good		Cash Value
376.20 FT TH ALG ELY LN PLAT OF FOREST					Fencing: Wd, Solid, 6 ft.					32.19	108	50	1,738
HAVEN N 0 DEG 07' 25" E 150 FT TH S 88					Wood Frame					26.00	103	50	1,339
DEG 45' 50" E 372.92 FT TH ALG C/L OF SD					Wood Frame					24.53	142	50	1,741
HWY S 1 DEG 07' 40" E 150 FT TO POB SEC					Residential Local Cost Land Improvements								
22 T29N R14W.					Description					Rate	Size % Good		Cash Value
Comments/Influences					LAND IMPROVEMENTS 15				1,500.00		2 100		3,000
					Total Estimated Land Improvements True Cash Value = 7,818								
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X	Wooded										
		Pond											
		Waterfront											
		Ravine											
		Wetland											
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who	When	What	2026	162,900	330,500	493,400			221,650C				
TPC 03/23/2017 INSPECTED			2025	167,700	293,700	461,400			215,823C				
TPC 05/04/2016 INSPECTED			2024	95,800	302,900	398,700			209,334C				
TPC 10/07/2015 INSPECTED			2023	76,700	284,500	361,200			199,366C				
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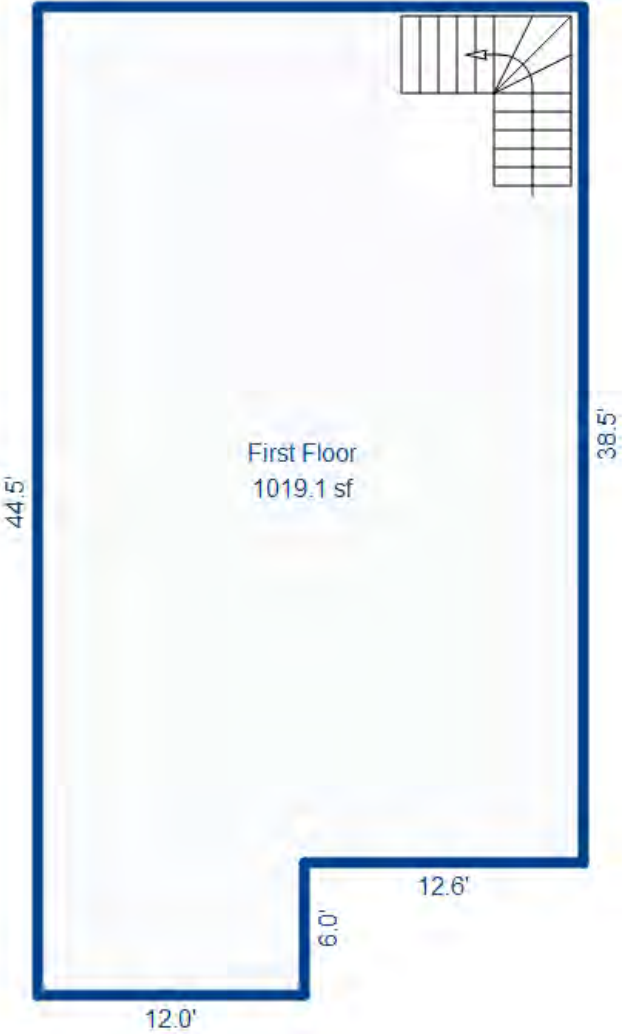


Sketch by Apex Sketch

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

Desc. of Bldg/Section: 2015 2 STORY RETAIL-RES STYLE										<<<<< Calculator Cost Computations >>>>>									
Calculator Occupancy: Stores - Discount										Class: D Quality: Average									
Class: D										Stories: 2 Story Height: 10 Perimeter: 138									
Floor Area: 1,900										Base Rate for Upper Floors = 101.57									
Gross Bldg Area: 1,900										(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.80 100%									
Stories Above Grd: 2										Adjusted Square Foot Cost for Upper Floors = 126.37									
Average Sty Hght : 10										Total Floor Area: 1,900 Base Cost New of Upper Floors = 240,103									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 240,103									
Depr. Table : 4%										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Effective Age : 5										Total Depreciated Cost = 196,884									
Physical %Good: 82										<<<<< Segregated Cost Computations >>>>>									
Func. %Good : 100										Costs taken from Segregated Cost Section 3: Stores & Commercial									
Economic %Good: 100										Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost									
2014 Year Built Remodeled										Total Cost New = 0									
Overall Bldg Height										Architectural Multiplier: 0.00									
Comments:										Reproduction/Replacement Cost = 0									
Area #1:										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Type #1:										Total Depreciated Cost = 0									
Area #2:										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Type #2:																			
* Mezzanine Info *																			
Area:																			
Type: Average																			

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



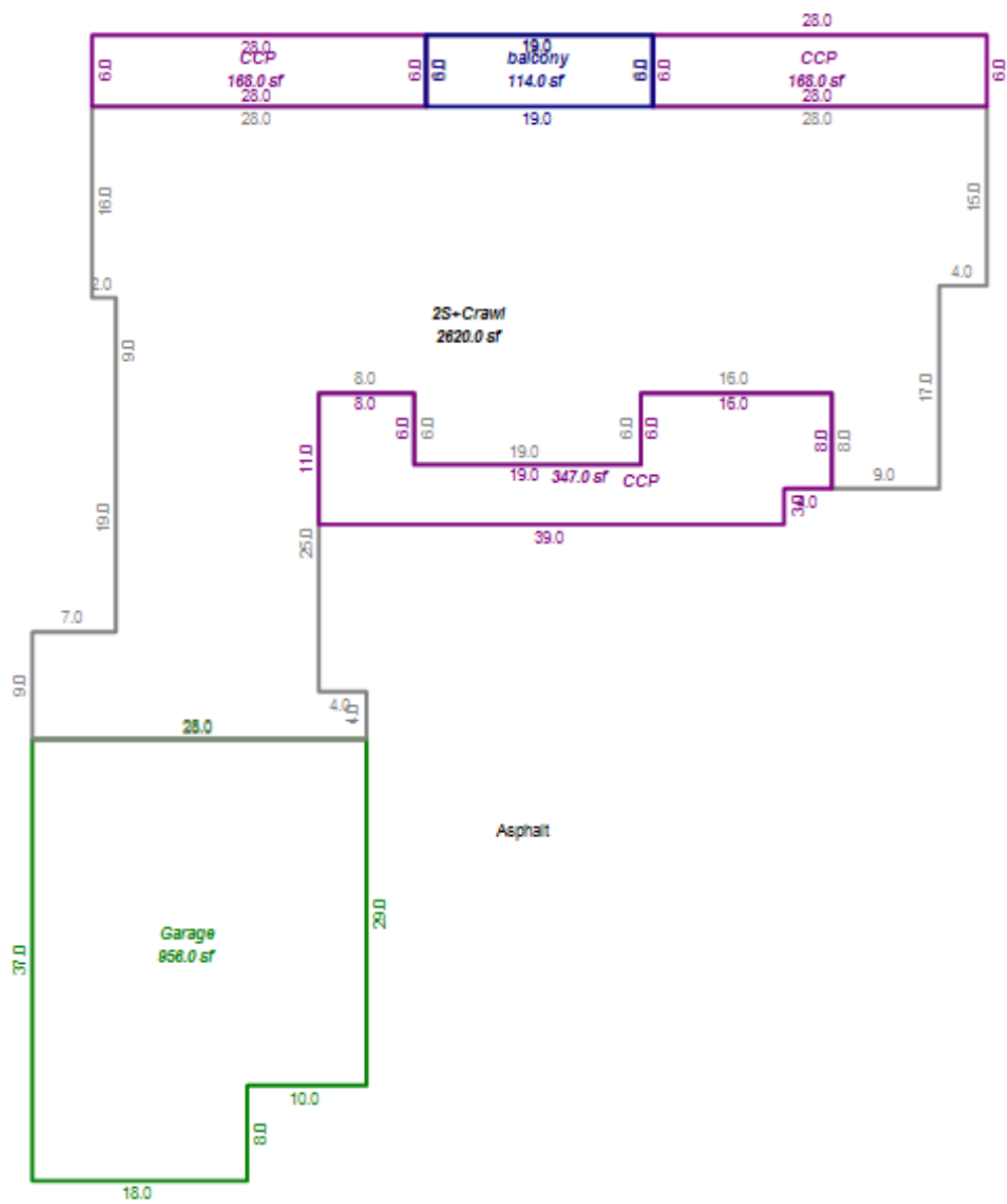
Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
AMIDON GORDON L & PAMELA	AMIDON PAMELA J TRUST	0	07/29/2015	WD	09-FAMILY/RELATED ENTITY	1237P71	PROPERTY TRANSFER	0.0			
AMIDON GORDON L & PAMELA		0	01/24/2011	OTH	33-TO BE DETERMINED	2011 1077-551	DEED	0.0			
AMIDON GORDON L & PAMELA		0	01/10/2011	OTH	33-TO BE DETERMINED	2011 1077-552P	DEED	0.0			
RDV CORP	AMIDON	700,000	12/06/1999	WD	03-ARM'S LENGTH	530:871	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status	
6734 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST		PLUMBING		09/23/2003		PP03-0405			
		P.R.E. 100% 02/10/2004		ELECTRICAL		02/21/2003		PE03-0065			
Owner's Name/Address		MAP #: 34		MECHANICAL		02/03/2003		PM03-0074			
AMIDON PAMELA J TRUST PO BOX 519 GLEN ARBOR MI 49636		2026 Est TCV 4,497,654 TCV/TFA: 858.33		Res. Single Family		11/05/2002		PB02-0655			
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				LK MI "A"	21000	98.48	811.64	0.9936	1.1403 21000 100	2,343,357	
				98 Actual Front Feet, 1.84 Total Acres						Total Est. Land Value =	2,343,357
Tax Description											
L273 P859 L277 P228 L411 P536 L530 P871 PRT GOVT LOT 4 & 5 COM SW SEC COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L ST HWY M-109 1249.36 FT FOR POB TH N 730.43 FT TO SHR LAKE MICHIGAN TH N 67 DEG 03' 55" E ALG SD SHR 108.59 FT TH S ALG E LN GOVT LOT 5 752.61 FT TH WLY ALG C/L OF HWY M-109 ON ARC OF 1464.21 FT RAD CVE TO L 23.75 FT CH IS S 78 DEG 59' 02"W 23.74 FT TH S 78 DEG 31' 10" W ALG SD C/L 78.27 FT TO POB SEC 22 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond								
		X	Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	1,171,700	1,077,100	2,248,800			694,911C
		TPC 06/15/2016 INSPECTED	2025	1,115,900	1,022,000	2,137,900			676,642C		
		TPC 03/15/2012 INSPECTED	2024	1,004,300	1,005,000	2,009,300			656,297C		
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*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 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: 956 % Good: 0 Storage Area: 478 No Conc. Floor:0		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: B Effec. Age: 20 Floor Area: 5,240 Total Base New : 993,887 Total Depr Cost: 795,110 Estimated T.C.V: 2,146,797				347 168 168 114	CCP (1 Story) CCP (1 Story) CCP (1 Story) Wood Balcony			
Building Style: 2 STORY			X	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace					E.C.F. X 2.700								
Yr Built 2002			Trim & Decoration																	
Remodeled 0	X Ex		Ord	Min																
Condition: Average			Size of Closets																	
Room List			X Lg	Ord	Small												Bsmnt Garage:			
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors			(12) Electric											Carport Area: Roof:			
			Kitchen: Hardwood Other: Carpeted Other:			100 Amps Service														
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall		Ex. X Ord. Min														
X	Insulation					No. of Elec. Outlets														
(2) Windows			(7) Excavation			Many X Ave. Few														
			Basement: 0 S.F. Crawl: 2620 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small				1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement			(14) Water/Sewer														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof			(9) Basement Finish																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Brick			Joists: 2X12X16 Unsupported Len: Cntr.Sub:																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				



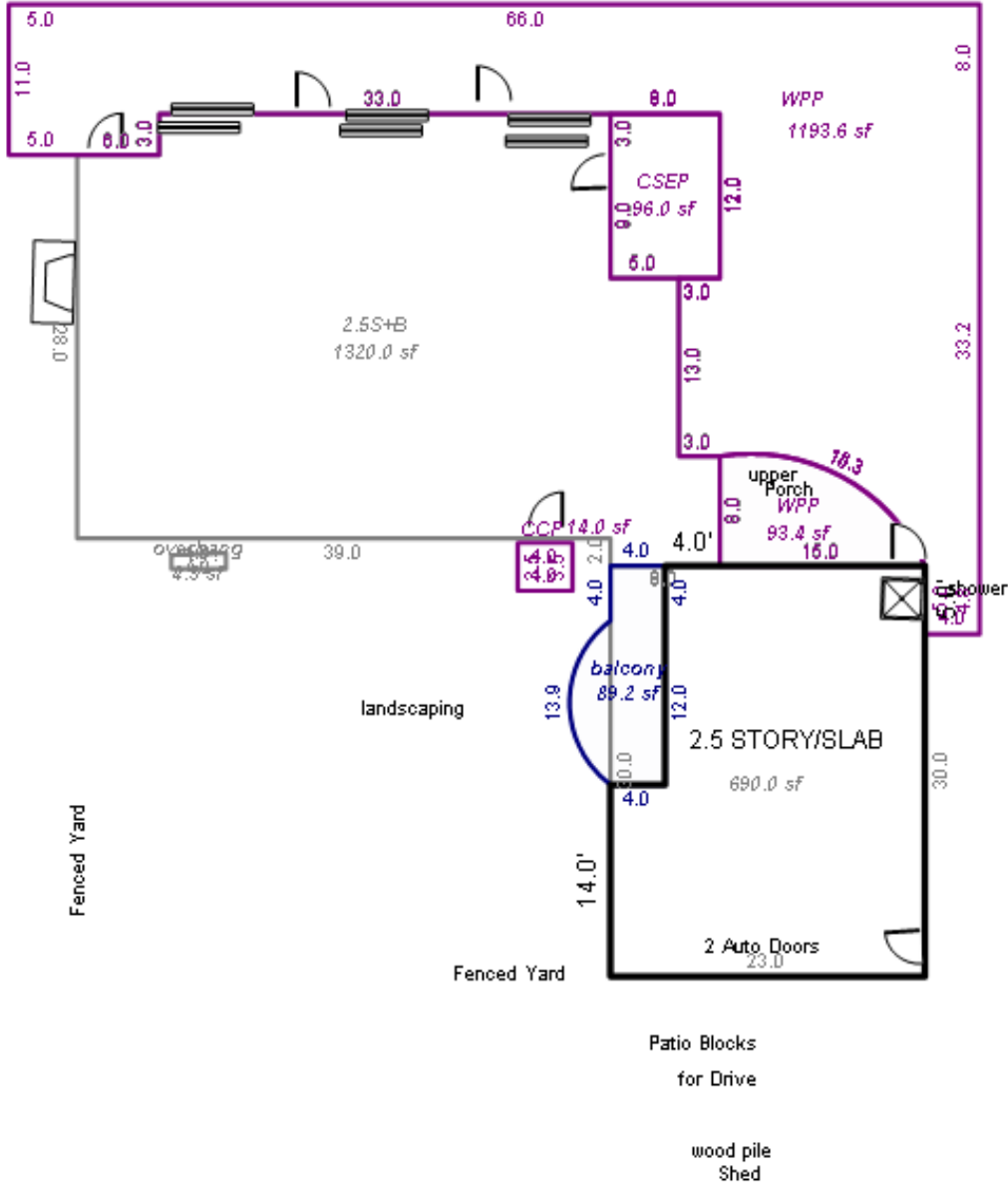
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ALLDREDGE WILLIAM T & BAR	ALLDREDGE WILLIAM T & BAR	0	01/07/2010	QC	09-FAMILY/RELATED ENTITY	2010 1037-926Q	DEED	0.0							
ALLDREDGE WILLIAM T & BAR	ALLDREDGE WILLIAM T & BAR	0	01/06/2010	PTA	33-TO BE DETERMINED	2010 PTA	DEED	0.0							
SYLVAN INN	ALLDREDGE	240,000	05/15/1990	WD	03-ARM'S LENGTH	310:962	OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (		Building Permit(s)		Date	Number	Status					
6764 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical			08/24/2023	PM23-0694	100% FINIS					
		P.R.E. 100% 05/01/2004			Electrical			10/08/2012	PE12-0420						
Owner's Name/Address		MAP #: 34			Mechanical			09/27/2012	PM12-0380						
ALLDREDGE WILLIAM T & BARBARA TRUST PO BOX 489 GLEN ARBOR MI 49636		2026 Est TCV 6,215,121 TCV/TFA: 907.71			ELECTRICAL			03/24/2003	PE03-0107						
		X Improved		Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L1179P447 L310 P960/90 L310 P962/90					LK MI "A"	21000	100.00	710.26	0.9746	1.1029	21000	100			2,257,296
PARCEL A: PRT GOVT LOT 5 SEC 22 COM AT SW COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L M-109 1045.28 FT FOR POB TH N 686.46 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICHIGAN 108.59 FT TH S 708.44 FT TH S 78 DEG 31' 10" W 102.04 FT TO POB SEC 22 T29N R14W.					LK MI "A"	21000	6.41	710.26	0.9746	1.1029	21000	50	SURPLUS: ZONING 100' MIN		
Comments/Influences					106 Actual Front Feet, 1.74 Total Acres				Total Est. Land Value =		2,329,609				
		X Land Improvement Cost Estimates													
					Description	Rate				Size % Good		Cash Value			
					D/W/P: Patio Blocks	24.02				1500 0		0			
					D/W/P: Asphalt Paving	4.43				3000 0		0			
		X Residential Local Cost Land Improvements													
					Description	Rate				Size % Good		Cash Value			
					LAND IMPROVEMENTS 5	5,000.00				1 100		5,000			
					LAND IMPROVEMENTS 10	10,000.00				1 100		10,000			
					Total Estimated Land Improvements True Cash Value = 15,000										
		Topography of Site													
		X	Level												
			Rolling												
			Low												
		X	High												
			Landscaped												
			Swamp												
	Wooded														
	Pond														
X	Waterfront														
	Ravine														
	Wetland														
	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2026	1,164,800	1,942,800	3,107,600			836,312C				
		TPC 06/15/2016 INSPECTED			2025	1,109,300	1,839,600	2,948,900			814,326C				
		TPC 03/15/2012 INSPECTED			2024	998,400	1,808,800	2,807,200			789,841C				
		WAS 11/26/2007 INSPECTED			2023	887,500	1,362,100	2,249,600			752,230C				
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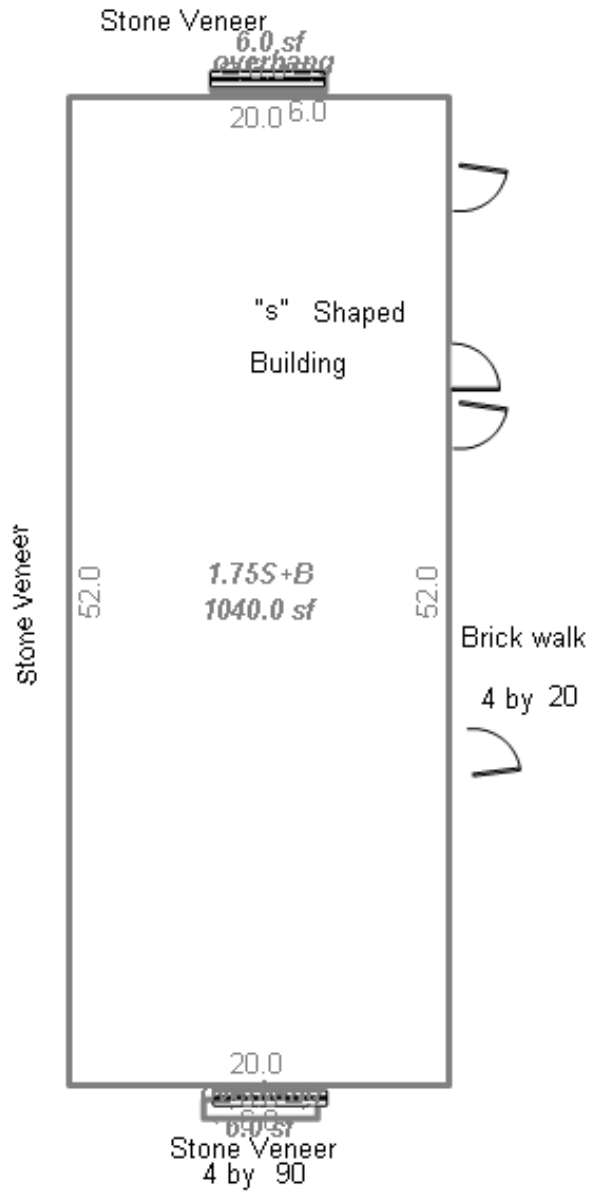
*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 14 96 93 1193 89		Type CCP (1 Story) CGEP (1 Story) WPP WPP Wood Balcony		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			1193	Wood Balcony										
Building Style: 2 STORY				X	Drywall Paneled		Plaster Wood T&G																					
Yr Built 1990				Trim & Decoration																								
Remodeled 0				X	Ex		Ord																Min					
Condition: Average				Size of Closets				X	Central Air Wood Furnace				Class: A Effec. Age: 25 Floor Area: 5,027 Total Base New : 1,381,374 Total Depr Cost: 1,036,027 Estimated T.C.V: 2,797,273			E.C.F. X 2.700		Bsmnt Garage: 2 Car										
Room List				X	Lg		Ord														Small							
				Doors	X	Solid														H.C.								
	Basement 1st Floor 2nd Floor 4 Bedrooms			(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Heat Pump Ground Area = 2010 SF Floor Area = 5027 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 Basement 1,320 2.5 Story Siding Slab 690 0.5 Story Siding Overhang 4 Total: 1,193,905 895,426 Other Additions/Adjustments Recreation Room 1320 46,886 35,164 Plumbing Average Fixture(s) 1 4,029 3,022 3 Fixture Bath 1 12,693 9,520 2 Fixture Bath 2 16,924 12,693 Separate Shower 1 3,640 2,730 Water/Sewer 1000 Gal Septic 1 6,615 4,961 Water Well, 100 Feet 1 7,582 5,686 Porches CGEP (1 Story) 96 15,485 11,614 WPP 93 4,753 3,565 CCP (1 Story) 14 1,197 898 WPP 1193 31,638 23,728 Balcony Wood Balcony 89 6,142 4,606 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) 1 5,124 3,843 Basement Garage: 2 Car 1 5,124 3,843 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
(1) Exterior				Kitchen: Hardwood Other: Hardwood Other: Hardwood				200 Amps Service																				
				No./Qual. of Fixtures				X Ex. Ord. Min																				
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost 2.5 Story Siding Basement 1,320 2.5 Story Siding Slab 690 0.5 Story Siding Overhang 4 Total: 1,193,905 895,426 Other Additions/Adjustments Recreation Room 1320 46,886 35,164 Plumbing Average Fixture(s) 1 4,029 3,022 3 Fixture Bath 1 12,693 9,520 2 Fixture Bath 2 16,924 12,693 Separate Shower 1 3,640 2,730 Water/Sewer 1000 Gal Septic 1 6,615 4,961 Water Well, 100 Feet 1 7,582 5,686 Porches CGEP (1 Story) 96 15,485 11,614 WPP 93 4,753 3,565 CCP (1 Story) 14 1,197 898 WPP 1193 31,638 23,728 Balcony Wood Balcony 89 6,142 4,606 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) 1 5,124 3,843 Basement Garage: 2 Car 1 5,124 3,843 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
X	Insulation			X	Drywall				Many	X	Ave.												Few					
(2) Windows				(7) Excavation				(13) Plumbing																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 1320 S.F. Crawl: 0 S.F. Slab: 690 S.F. Height to Joists: 0.0				1	Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost 2.5 Story Siding Basement 1,320 2.5 Story Siding Slab 690 0.5 Story Siding Overhang 4 Total: 1,193,905 895,426 Other Additions/Adjustments Recreation Room 1320 46,886 35,164 Plumbing Average Fixture(s) 1 4,029 3,022 3 Fixture Bath 1 12,693 9,520 2 Fixture Bath 2 16,924 12,693 Separate Shower 1 3,640 2,730 Water/Sewer 1000 Gal Septic 1 6,615 4,961 Water Well, 100 Feet 1 7,582 5,686 Porches CGEP (1 Story) 96 15,485 11,614 WPP 93 4,753 3,565 CCP (1 Story) 14 1,197 898 WPP 1193 31,638 23,728 Balcony Wood Balcony 89 6,142 4,606 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) 1 5,124 3,843 Basement Garage: 2 Car 1 5,124 3,843 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				2	3 Fixture Bath																			
								2	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																			
(3) Roof				1320	Recreation SF			(14) Water/Sewer				Stories Exterior Foundation Size Cost New Depr. Cost 2.5 Story Siding Basement 1,320 2.5 Story Siding Slab 690 0.5 Story Siding Overhang 4 Total: 1,193,905 895,426 Other Additions/Adjustments Recreation Room 1320 46,886 35,164 Plumbing Average Fixture(s) 1 4,029 3,022 3 Fixture Bath 1 12,693 9,520 2 Fixture Bath 2 16,924 12,693 Separate Shower 1 3,640 2,730 Water/Sewer 1000 Gal Septic 1 6,615 4,961 Water Well, 100 Feet 1 7,582 5,686 Porches CGEP (1 Story) 96 15,485 11,614 WPP 93 4,753 3,565 CCP (1 Story) 14 1,197 898 WPP 1193 31,638 23,728 Balcony Wood Balcony 89 6,142 4,606 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) 1 5,124 3,843 Basement Garage: 2 Car 1 5,124 3,843 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
X	Gable Hip Flat		Gambrel Mansard Shed	Living SF				1	Public Water																			
				Walkout Doors (B)				1	Public Sewer																			
				No Floor SF				1	Water Well																			
				Walkout Doors (A)				1	1000 Gal Septic																			
								1	2000 Gal Septic																			
(10) Floor Support												Stories Exterior Foundation Size Cost New Depr. Cost 2.5 Story Siding Basement 1,320 2.5 Story Siding Slab 690 0.5 Story Siding Overhang 4 Total: 1,193,905 895,426 Other Additions/Adjustments Recreation Room 1320 46,886 35,164 Plumbing Average Fixture(s) 1 4,029 3,022 3 Fixture Bath 1 12,693 9,520 2 Fixture Bath 2 16,924 12,693 Separate Shower 1 3,640 2,730 Water/Sewer 1000 Gal Septic 1 6,615 4,961 Water Well, 100 Feet 1 7,582 5,686 Porches CGEP (1 Story) 96 15,485 11,614 WPP 93 4,753 3,565 CCP (1 Story) 14 1,197 898 WPP 1193 31,638 23,728 Balcony Wood Balcony 89 6,142 4,606 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) 1 5,124 3,843 Basement Garage: 2 Car 1 5,124 3,843 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
Chimney: Block				Joists: 2X12X16 Unsupported Len: Cntr.Sup:				Lump Sum Items:				Stories Exterior Foundation Size Cost New Depr. Cost 2.5 Story Siding Basement 1,320 2.5 Story Siding Slab 690 0.5 Story Siding Overhang 4 Total: 1,193,905 895,426 Other Additions/Adjustments Recreation Room 1320 46,886 35,164 Plumbing Average Fixture(s) 1 4,029 3,022 3 Fixture Bath 1 12,693 9,520 2 Fixture Bath 2 16,924 12,693 Separate Shower 1 3,640 2,730 Water/Sewer 1000 Gal Septic 1 6,615 4,961 Water Well, 100 Feet 1 7,582 5,686 Porches CGEP (1 Story) 96 15,485 11,614 WPP 93 4,753 3,565 CCP (1 Story) 14 1,197 898 WPP 1193 31,638 23,728 Balcony Wood Balcony 89 6,142 4,606 Garages Class: A Exterior: Siding Foundation: 18 Inch (Finished) 1 5,124 3,843 Basement Garage: 2 Car 1 5,124 3,843 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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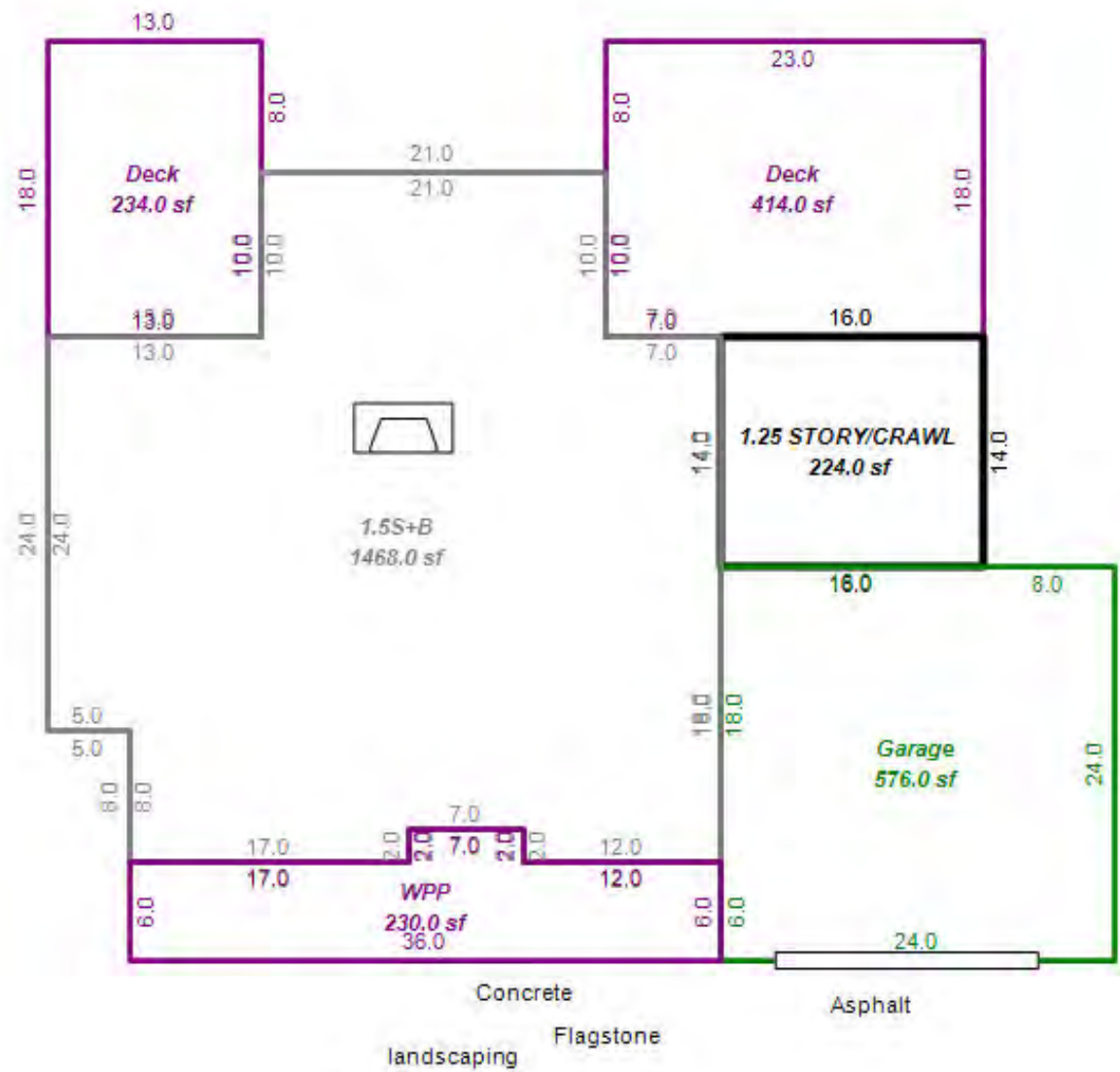


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FISK MARK W & JULIE J	FISK FAMILY TRUST	0	05/22/2019	WD	09-FAMILY/RELATED ENTITY	1360P861	PROPERTY TRANSFER	0.0			
OLSON JENNIFER M TRUST	FISK MARK W & JULIE J	1,880,000	07/15/2016	WD	03-ARM'S LENGTH	1270P728	PROPERTY TRANSFER	100.0			
OLSON JENNIFER M TRUST	OLSON JENNIFER M	1	08/02/2013	QC	09-FAMILY/RELATED ENTITY	1178P325	DEED	0.0			
OLSON JENNIFER M	OLSON JENNIFER M TRUST	1	08/02/2013	QC	09-FAMILY/RELATED ENTITY	1178P344	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
6750 W HARBOR HWY		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical		01/31/2020	PM20-0083	100% FINIS		
		P.R.E. 100% 11/06/2019			Mechanical		01/06/2017	PM17-0018	REVIEWED		
Owner's Name/Address		MAP #: 34			Mechanical		12/05/2016	PM16-0728	REVIEWED		
FISK FAMILY TRUST PO BOX 223 GLEN ARBOR MI 49636		2026 Est TCV 3,381,986 TCV/TFA: 1362.6									
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
				LK MI "A"	21000	100.10	800.70	0.9896 1.1365	21000 100 2,364,124		
				100 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value = 2,364,124		
Tax Description											
L256 P428 L310 P958 L504 P690/99 L741 P73&90/03 PARCEL B: PRT GOVT LOT 5 SEC 22 COM AT SW COR TH N 335.20 FT TH N 78 DEG 31' 10" E ALG C/L M-109 1147.32 FT FOR POB TH N 708.44 FT TH N 67 DEG 03' 55" E ALG SHR LAKE MICH 108.59 FT TH S 730.43 FT TH S 78 DEG 31' 10" W 102.04 FT TO POB SEC 22 T29N R14W.		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
		X		Electric		Land Improvement Cost Estimates					
		X		Gas		Description Rate Size % Good Cash Value					
		X		Curb		D/W/P: Asphalt Paving 3.68 3400 0 0					
				Street Lights		Residential Local Cost Land Improvements					
				Standard Utilities		Description Rate Size % Good Cash Value					
				Underground Utils.		LAND IMPROVEMENTS 75 7,500.00 1 100 7,500					
						Total Estimated Land Improvements True Cash Value = 7,500					
Comments/Influences											
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Wetland									
		Flood Plain									
		Who	When	What	2026	1,182,100	508,900	1,691,000			1,196,528C
		TPC 11/05/2020	INSPECTED		2025	1,125,800	487,400	1,613,200			1,165,072C
		TPC 06/15/2016	INSPECTED		2024	1,013,200	479,300	1,492,500			1,130,041C
		TPC 03/23/2012	INSPECTED		2023	900,600	361,400	1,262,000			1,076,230C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: COM (	Building Permit(s)	Date	Number	Status			
5902 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%									
BOONE DOCKS INC P O BOX 185 GLEN ARBOR MI 49636		MAP #: 33									
		2026 Est TCV 262,760									
		Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Gravel Road			92.00	300.00	1.0000	0.0000	0 100*	0	
		Paved Road		2000 COMM	\$7.75/SQFT	27600	SqFt	7.75000	100	PARKING & SEWER-IRREG SHAPE	
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		92 Actual Front Feet,0.63 Total Acres Total Est. Land Value = 213,900							
		Water									
		Sewer		Land Improvement Cost Estimates							
		Electric		Description		Rate		Size % Good	Cash Value		
		Gas		D/W/P: Asphalt Paving		2.75		35535 50	48,860		
		Curb		Total Estimated Land Improvements True Cash Value = 48,860							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	107,000	24,400	131,400			113,718C
		TPC	05/06/2018	INSPECTED	2025	107,000	24,000	131,000			110,729C
		WAS	01/30/2010	INSPECTED	2024	82,800	24,600	107,400			107,400S
		TPC	12/11/2011	INSPECTED	2023	82,800	22,900	105,700			102,855C
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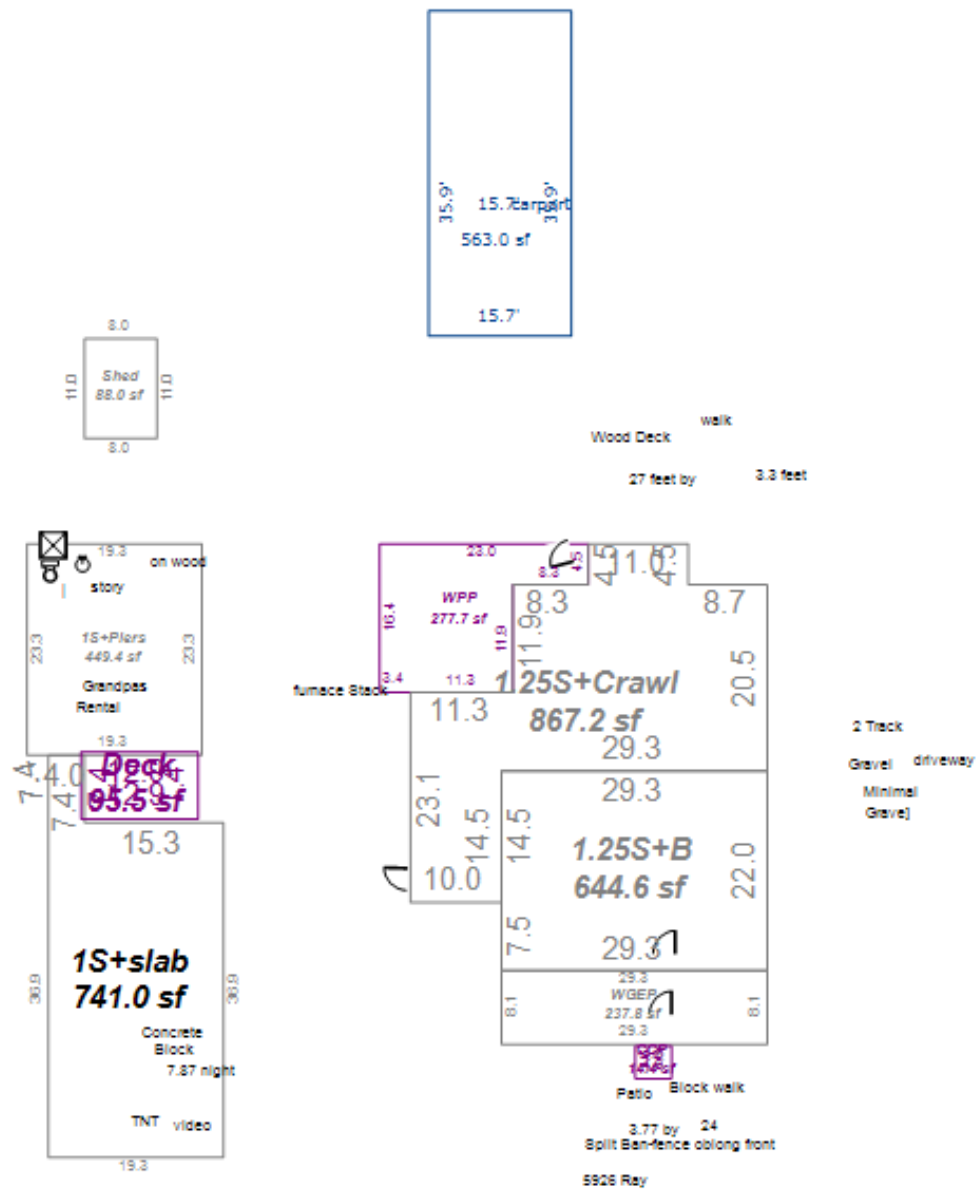
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
TURNER ROBERT L & BETH K	SMITH SPORTSMAN SHOP LLC	400,000	09/24/2003	WD	03-ARM'S LENGTH	766P12	DEED	100.0						
TURNER	TURNER	245,000	01/04/2000	WD	03-ARM'S LENGTH	533:565	PROPERTY TRANSFER	0.0						
FOSMORE	TURNER	115,000	05/09/1997	WD	03-ARM'S LENGTH	444:278	OTHER	0.0						
Property Address		Class: COMMERCIAL-IMPROV		Zoning: COM (	Building Permit(s)		Date	Number	Status					
5914 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST			Demolish		12/06/2024	PB24-0666	100% FINIS					
		P.R.E. 0%												
Owner's Name/Address		MAP #: 33												
SMITH SPORTSMAN SHOP LLC PO BOX 328 GLEN ARBOR MI 49636		2026 Est TCV 118,222												
		Improved	X	Vacant	Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						60.00	133.74	1.0000	0.0000		0	100*	0	
					2000 COMM	\$14.75/SQFT		8015	SqFt	14.75000	100		118,222	
					* denotes lines that do not contribute to the total acreage calculation.									
					60 Actual Front Feet, 0.18 Total Acres		Total Est. Land Value =		118,222					
					Land Improvement Cost Estimates									
					Description			Rate	Size % Good		Cash Value			
					Commercial Local Cost Land Improvements									
					Description			Rate	Size % Good		Arch	Mult	Cash Value	
					WATER WELL 4"-6"		0.00		1		0	100	0	
					SEPTIC TANK 1250 GAL		0.00		1		93	100	0	
					DRAIN FIELD		0.00		1		93	100	0	
					Total Estimated Land Improvements True Cash Value =									0
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	2026	59,100	0	59,100				41,238C		
		TPC 01/07/2026	INSPECTED		2025	58,100	86,900	145,000				106,832C		
		TPC 11/05/2025	INSPECTED		2024	48,100	155,600	203,700				144,968C		
		TPC 12/18/2024	INSPECTED		2023	48,100	147,200	195,300				138,065C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
THOMPSON STUART W & DOROT	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY/RELATED ENTITY	2019006877	PROPERTY TRANSFER	0.0						
THOMPSON STUART & DOROTHY	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY/RELATED ENTITY	201906878	PROPERTY TRANSFER	0.0						
THOMPSON STUART & DOROTHY	THOMPSON STUART & DOROTHY	0	11/14/2019	QC	09-FAMILY/RELATED ENTITY	2019006879	PROPERTY TRANSFER	0.0						
WALKER	THOMPSON	125,000	10/10/1990	WD	03-ARM'S LENGTH	316:377	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: COM (		Building Permit(s)		Date	Number	Status				
5926 S RAY ST		School: GLEN LAKE COMMUNITY SCH DIST			Mechanical			08/10/2022	PM22-0673	100% FINIS				
		P.R.E. 93% 04/26/2008			Electrical			07/28/2022	PE22-0551	100% FINIS				
Owner's Name/Address		MAP #: 33			GARAGE			07/14/2010	LU10-2190	100% FINIS				
THOMPSON STUART & DOROTHY ETAL P O BOX 351 GLEN ARBOR MI 49636		2026 Est TCV 784,003 TCV/TFA: 254.63												
		X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
L284 P13 L290 P966 L316 P377/90 L257 P908					B 100' @ 3400/	100.00	330.00	0.9329	0.9333	3400	100			296,034
PRT GOVT LOT 4 BEG 231 FT N OF & 462.0 FT					B 100' @ 3400/	32.00	330.00	0.9329	0.9333	3400	50	SURPLUS: ZONING 100 FT		4
N 88 DEG 58' W OF S 1/4 COR SEC 22 TH N					132 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		343,399			
88 DEG 58' W 330 FT TH N 132.0 FT TH S 88		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
DEG 58' E 330 FT TH S 132 FT TO BEG SEC					Description	Rate		Size % Good		Cash Value				
22 T29N R14W 1 A.					D/W/P: Crushed Rock	2.22		1000 0		0				
Comments/Influences					D/W/P: Patio Blocks	14.54		90 0		0				
		X Curb Street Lights Standard Utilities Underground Utils.			Wood Frame	21.89		248 50		2,714				
					Residential Local Cost Land Improvements									
					Description	Rate		Size % Good		Cash Value				
					LAND IMPROVEMENTS 25	2,500.00		1 100		2,500				
					Total Estimated Land Improvements True Cash Value = 5,214									
		Topography of Site												
		X	Level											
		X	Rolling											
		X	Low											
		X	High											
		X	Landscaped											
		X	Swamp											
		X	Wooded											
		X	Pond											
		X	Waterfront											
		X	Ravine											
		X	Wetland											
		X	Flood Plain											
		Who	When	What	2026	171,700	220,300	392,000			162,893C			
		TPC 11/06/2010	INSPECTED		2025	176,700	188,300	365,000			158,611C			
		WAS 10/12/2007	INSPECTED		2024	101,000	190,100	291,100			153,842C			
					2023	80,800	177,300	258,100			146,517C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan														

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 2 Wood Stove Direct-Vented Ga			Area 237 277 89		WGEP (1 Story) WPP Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame			(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				2			Class: CD Effec. Age: 45 Floor Area: 1,889 Total Base New : 277,634 Total Depr Cost: 152,697 Estimated T.C.V: 335,934			E.C.F. X 2.200		Bsmnt Garage: Carport Area: 563 Roof: Aluminum												
Building Style: 1.25 STORY				X	Drywall		Plaster Wood T&G																									
Yr Built 1900				Ex	X	Ord																		Min								
Condition: Average				Size of Closets																												
Room List				Doors					Solid	X	H.C.	Central Air Wood Furnace																				
	Basement 4 1st Floor 3 2nd Floor 5 Bedrooms			(5) Floors				(12) Electric																								
(1) Exterior				Kitchen: Carpeted Other: Hardwood Other:				200 Amps Service																								
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY			Cls CD			Blt 1900														
X				X Drywall				Ex.				X	Ord.		Min	Ground Area = 1511 SF			Floor Area = 1889 SF.													
X				X				Many				X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
(2) Windows				(7) Excavation				(13) Plumbing				Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
X				Many Avg. Few				1				Average Fixture(s)			1.25 Story			Siding			Mich Bsmnt.			644								
X				Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				2				3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story			Siding			Crawl Space			867								
(3) Roof				Basement: 644 S.F. Crawl: 867 S.F. Slab: 0 S.F. Height to Joists: 0.0											Other Additions/Adjustments						Total:			220,460			125,661					
X				Gable Hip Flat				(8) Basement							Plumbing						1			1,209			665					
X				Gambrel Mansard Shed				(9) Basement Finish							Average Fixture(s)						1			3,794			2,087					
X				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											Water/Sewer						1			8,966			4,931					
X				(10) Floor Support											Porches						1			5,522			3,037					
X				Joists: 2X10X16 Unsupported Len: Cntr.Sup:											Deck						89			2,310			1,270					
Chimney: Metal															Built-Ins						1			1,934			1,064					
															Fireplaces						2			4,297			2,363					
															Carports						563			7,561			4,159					
															Local Cost Items						1			1			1					
															GENERATOR						Totals:			277,634			152,697					
															<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	



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

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Desc. of Bldg/Section: RETAIL SHOPE										Calculator Cost Computations									
Calculator Occupancy: Stores - Warehouse Discount										<<<<<>>>>>									
Class: D					Construction Cost					Class: D Quality: Low Cost									
Floor Area: 741					High					Stories: 1 Story Height: 10									
Gross Bldg Area: 741					Above Ave.					Perimeter: 127									
Stories Above Grd: 1					Ave.					Overall Building Height: 8									
Average Sty Hght : 10					X					Base Rate for Upper Floors = 67.92									
Bsmnt Wall Hght					Low					(10) Heating system: Forced Air Furnace Cost/SqFt: 13.11 100%									
Depr. Table : 4% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 81.03									
					Quality: Low Cost					Total Floor Area: 741 Base Cost New of Upper Floors = 60,044									
					Heat#1: Forced Air Furnace 100					Reproduction/Replacement Cost = 60,044									
					Heat#2: Space Heaters, Gas with Fan 0%					Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0									
Ave. SqFt/Story: 741					Ave. Perimeter: 127					Total Depreciated Cost = 21,015									
Has Elevators:					*** Basement Info ***					ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 31									
1988 Year Built					Area:					Replacement Cost/Floor Area= 81.03 Est. TCV/Floor Area= 42.54									
Remodeled					Perimeter:														
8 Overall Bldg Height					Type:														
Comments:					Heat: Hot Water, Radiant Floor														
					* Mezzanine Info *														
					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type: Low														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
CONTINETAL EQUITIES INC	THE LEELANAU CENTER FOR E	1	02/18/1986	QC	09-FAMILY/RELATED ENTITY	261P52	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: N\A (	Building Permit(s)	Date	Number	Status
W HARBOR HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 38					
LEELANAU CENTER FOR EDUCATION ONE OLD HOMESTEAD RD GLEN ARBOR MI 49636	2026 Est TCV 0					
	Improved X Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
	Public Improvements	* Factors *				
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
		VILLAGE AR >10 ACRES 50K/	0.12 Acres	50000	100	CNR TRIANGLE SHAPE NON BLD
			0.12 Total Acres			Total Est. Land Value = 6,000

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
L261 P52 (THIS PARCEL LOCATED IN SECTION 23) PRT OF NW 1/4 SEC 23 COM N 1/4 COR TH S 01 DEG 01' 10" W 677.03 FT TH S 89 DEG 14' 15" W 697.02 FT FOR POB TH CONT S 89 DEG 14' 15" W 126.81 FT TH S 44 DEG 43' 29" E 117.42 FT TO C/L HWY M-22 TH N 27 DEG 25' 55" E 95.89 FT TO POB SEC 23 T29N R14W 0.12 A M/L.								
Comments/Influences								

Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
PSC	09/12/2024	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2024	0	0	0			0
			2023	0	0	0			0