

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

Owner's Name/Address P.R.E. 0% MAP #: 62

US GOVT NATL PARK 2026 Est TCV 0
 SLEEPING BEAR DUNES NATL LAKE SHR
 9922 W FRONT ST
 EMPIRE MI 49630

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Tax Description Public Improvements * Factors *
 L244 P959/76 L663 P672/02 NW 1/4 & W 1/2 OF NE 1/4 & SW FRL 1/4 & W 1/2 OF SE 1/4 & THE N 585 FT OF GOVT LOT 1 LYING WLY OF M-109 SEC 31 T29N R14W 474.54 A M/L.
 Comments/Influences

Description Frontage Depth Front Depth Rate %Adj. Reason Value
 EXEMPT PARK LAND 474.540 Acres 10,000 100 4,745,400
 474.54 Total Acres Total Est. Land Value = 4,745,400

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

Topography of Site

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



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 County of Leelanau, Michigan

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
TPC	08/08/2013	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
WAS	07/01/2007	INSPECTED	2024	0	0	0			0
			2023	0	0	0			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.
KAMPS DICK L & LYNN C	KAMPS FAMILY COTTAGE LLC	100	07/05/2012	QC	09-FAMILY/RELATED ENTITY	1128P849	DEED	0.0
KECK	KAMPS	180,000	03/19/1993	WD	03-ARM'S LENGTH	359:664	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7655 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
KAMPS FAMILY COTTAGE LLC 1885 N BUYS RD MUSKEGON MI 49445	MAP #: 65					
	2026 Est TCV 1,253,190 TCV/TFA: 815.88					

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 10000	100.00	200.00	1.0000	0.8694	10000 100	EASEMENT 869,442
100 Actual Front Feet, 0.46 Total Acres			Total Est. Land Value =			869,442

Tax Description	X	Description	Rate	Size % Good	Cash Value
L359 P663/93 L568 P619/01 2007 DESC REVISED (COMB 131-056-00) PRT GOVT LOT 3 & 4 BEG AT NW COR SD GOVT LOT 3 TH E ON LN SD GOVT LOT 3 757.7 FT TH S 6 DEG 48' E 608.3 FT TH S 15 DEG 43' E 359 FT TH S 17 DEG 48' E 150 FT TO POB TH N 70 DEG 12' E 197 FT TO SHR GLEN LAKE TH S 9 DEG 30' W ALG SD SHR 50.6 FT TH SLY ALG SHR 50 FT TH S 70 DEG 12' W TO E R/W LN ST HWY M-109 TH NLY ALG SD E R/W LN & ALG CURVE WLY 100.8 FT TH N 70 DEG 12' E 169.4 FT TO POB SEC 31 T29N R14W	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	6.28	340 0	0
		Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		D/W/P: 3.5 Concrete	6.28	340 0	0
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Total Estimated Land Improvements True Cash Value =			5,000



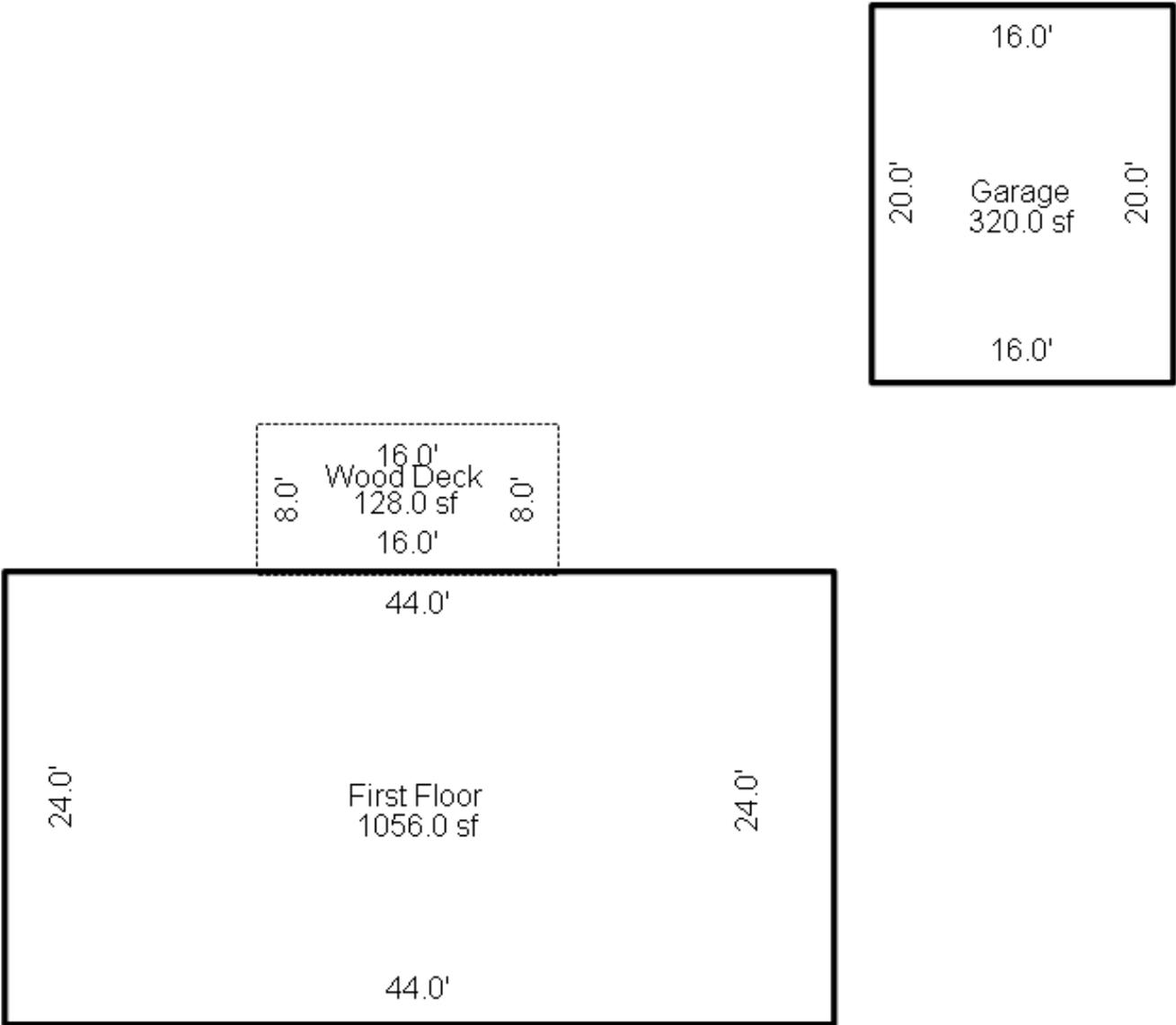
Comments/Influences
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2026	434,700	191,900	626,600			176,436C
	2025	434,700	185,200	619,900			171,798C
	2024	347,800	182,000	529,800			166,633C
	2023	234,700	137,600	372,300			158,699C

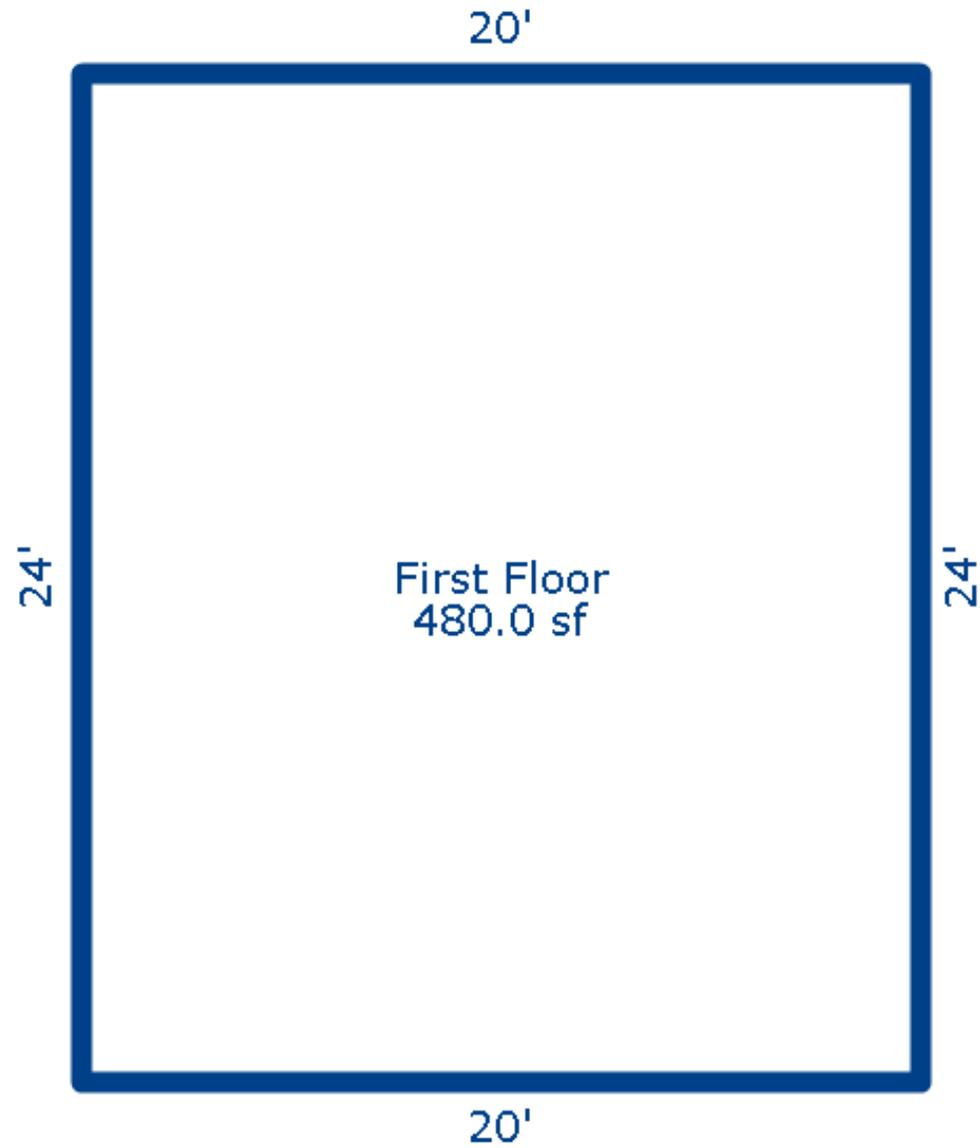
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type Treated Wood	Year Built: 1974 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % 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: CD Effec. Age: 40 Floor Area: 1,056 Total Base New : 162,030 Total Depr Cost: 97,217 Estimated T.C.V: 262,487		E.C.F. X 2.700			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace				Bsmnt Garage:			
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets		No./Qual. of Fixtures				Carport Area: Roof:			
Condition: Average		Lg	X	Ord	Small	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Cls CD Blt 1974			
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Plumbing							
5	Basement	(5) Floors		(12) Electric		150		Amps Service							
1	1st Floor	Kitchen: Tile		150		Amps Service		No. of Elec. Outlets							
2	2nd Floor	Other: Carpeted		Ex.		X		Ord.							
3	Bedrooms	Other:		Min		No. of Elec. Outlets		Many		X		Ave.			
(1) Exterior		(6) Ceilings		X		Drywall		(13) Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1		Average Fixture(s)		1		3		Fixture Bath			
X	Insulation	Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3		Fixture Bath				Softener, Auto			
(2) Windows		Many	X	Large	1		2		Fixture Bath				Softener, Manual		
X	Avg.	X	Avg.	Small	1		No Plumbing		1		1000		Gal Septic		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		Extra Toilet		1		1		5,522		3,313	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Extra Sink		1		128		2,970		1,782	
X	Gable Hip Flat	Gambrel Mansard Shed		1		Separate Shower		1		1		1,934		1,160	
X	Asphalt Shingle	(9) Basement Finish		1		Ceramic Tile Floor		1		1		2,190		1,314	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Ceramic Tile Wains		1		1		13,130		7,878	
X	Chimney: Brick	(10) Floor Support		1		Ceramic Tub Alcove		1		1		1,934		1,160	
(3) Roof		Joists: 2X8X16 Unsupported Len: Cntr.Sup:		1		Vent Fan		1		1		2,190		1,314	
(3) Roof		(14) Water/Sewer		1		Public Water		1		1		162,030		97,217	
(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		Lump Sum Items:		1		1		262,487		262,487	

*** 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.
TRIM ELIZABETH ANN	TRIM ELIZABETH ANN & ROGE	0	06/17/2005	QC	09-FAMILY/RELATED ENTITY	858:638	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7548 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/05/2021	PM21-0944	100% FINIS
Owner's Name/Address	P.R.E. 0%		MECHANICAL	03/31/2003	PM03-0178	100% FINIS
TRIM ELIZABETH ANN & ROGER L 11223 ALGER ST WARREN MI 48093-6514	MAP #: 65					
	2026 Est TCV 739,839 TCV/TFA: 340.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			Description	Frontage	Depth	Rate	Value
L289 P410 DC L579 P750 DC L638 P289 L781 P138&139/03 PRT GOVT LOT 3 SEC 31 COM NW COR GOVT LOT 2 TH S 00 DEG 48' 42" W 1306.58 FT TO NW COR GOVT LOT 3 TH S 00 DEG 28' 39" W 666 FT FOR POB TH N 88 DEG 37' 35" E 547.04 FT TO C/L HWY M-109 TH S 15 DEG 39' 53" E 41.05 FT ALG C/L & CURVE TH SELY ALG C/L M-109 & CURVE TO S LN GOVT LOT 3 TH S 87 DEG 10' 21" W 766.80 FT M/L TH N 0 DEG 28' 39" E 648.85 FT TO POB SEC 31 T29N R14W.	X		SEE ALSO ACREAGE			
	X		* Factors * E 100' @ 800/ 200.00 435.60 0.7846 1.0005 800 100 125,594 VILLAGE AR RURAL 14K/ 7.00 Acres 14000 100 98,000 200 Actual Front Feet, 9.00 Total Acres Total Est. Land Value = 223,594			
	X		Land Improvement Cost Estimates			
	X		Description	Rate	Size % Good	Cash Value
			D/W/P: Crushed Rock	2.31	7200 0	0
			D/W/P: 3.5 Concrete	6.71	336 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value = 5,000			

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

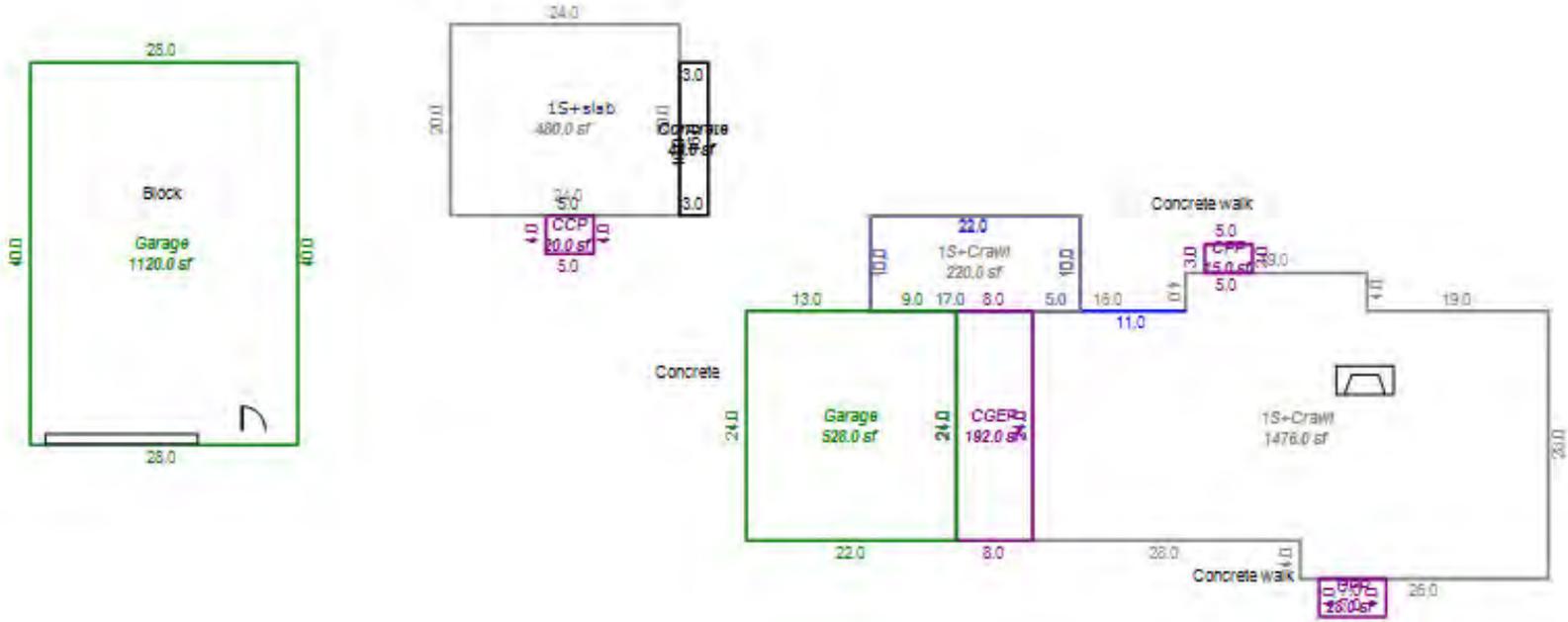
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	111,800	258,100	369,900			149,079C
2025	209,800	241,900	451,700			145,160C
2024	262,300	215,900	478,200			140,796C
2023	209,800	189,500	399,300			134,092C

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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 160 15 28	Type CGEP (1 Story) CPP CPP	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	X	Size of Closets	Lg	X	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)	2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1696 SF Floor Area = 1696 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 1,476 1 Story Siding Crawl Space 220 Total: 221,110 132,645 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 Porches CGEP (1 Story) 160 11,437 6,862 CPP 28 848 509 CPP 15 419 251 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 484 19,413 11,648 Common Wall: 1 Wall 1 -2,182 -1,309 Door Opener 2 1,075 645 Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Door Opener 1 537 322 Base Cost 1120 41,899 25,139 Built-Ins Appliance Allow. 1 2,767 1,660
Building Style: 1 STORY		Trim & Decoration		X		X		Class: C -5 Effec. Age: 40 Floor Area: 1,696 Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
Yr Built 1955 REM	Remodeled 2022	Size of Closets		X		X		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
Condition: Average		Size of Closets		X		X		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
Room List		Doors		Solid		X		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
6	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Carpeted Other: Other:		No./Qual. of Fixtures		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Drywall		No. of Elec. Outlets		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1696 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1696 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
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		(8) Basement		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
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		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																											
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																										
Chimney: Brick		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Total Base New : 319,308 Total Depr Cost: 191,563 Estimated T.C.V: 421,439		E.C.F. X 2.200		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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 2.200	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front 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	Class: C -5 Effec. Age: 40 Floor Area: 480 Total Base New : 68,045 Total Depr Cost: 40,821 Estimated T.C.V: 89,806
Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	(12) Electric	Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Cls C -5 Blt 1955									
Duplex	Drywall Paneled						Plaster Wood T&G	0 Amps Service	No./Qual. of Fixtures	Building Areas					
A-Frame		Trim & Decoration	Ex Ord Min	No. of Elec. Outlets	Many Ave. Few	Stories Exterior Foundation Size Cost New Depr. Cost									
Wood Frame	Size of Closets						Lg Ord Small	Average Fixture(s)	(13) Plumbing	1 1					
Building Style: 1 STORY		Doors Solid H.C.	(5) Floors	3 Fixture Bath	2 Fixture Bath	Softener, Auto									
	Yr Built Remodeled 1955 0						Kitchen: Other: Other:	Kitchens: Other: Other:	Softener, Manual	Solar Water Heat	No Plumbing				
Condition: Average		(6) Ceilings	(7) Excavation	Extra Toilet	Extra Sink	Separate Shower									
	Room List						Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0	No Plumbing	Extra Toilet	Extra Sink				
Basement 1st Floor 2nd Floor Bedrooms		(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No Plumbing	Extra Toilet	Extra Sink									
	(1) Exterior						(9) Basement Finish	(10) Floor Support	No Plumbing	Extra Toilet	Extra Sink				
Wood/Shingle Aluminum/Vinyl Brick		(2) Windows	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No Plumbing	Extra Toilet	Extra Sink									
	Insulation						Many Avg. Few Large Avg. Small	(14) Water/Sewer	No Plumbing	Extra Toilet	Extra Sink				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	No Plumbing	Extra Toilet	Extra Sink									
	Gable Hip Flat Gambrel Mansard Shed						Chimney:	Lump Sum Items:	No Plumbing	Extra Toilet	Extra Sink				
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:	Notes:	No Plumbing	Extra Toilet	Extra Sink									
	Totals:						ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:	89,806	No Plumbing	Extra Toilet	Extra Sink				
Chimney:		Totals:	ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:	89,806	No Plumbing	Extra Toilet									
	Chimney:						Totals:	ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:	89,806	No Plumbing	Extra Toilet				

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
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Owner's Name/Address	P.R.E. 0%					
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US GOVT NATL PARK	MAP #: 64					
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SLEEPING BEAR DUNES NATL LAKE SHR	2026 Est TCV 0					
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9922 W FRONT ST	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI		
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EMPIRE MI 49630	Public Improvements			* Factors *		
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Tax Description	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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L191 P881/77 GOVT LOT 4 EXC PRT LYING	Gravel Road	EXEMPT PARK LAND			38.127 Acres	10,000	100			381,270
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NELY M-109 SEC 31 T29N R14W 38.127 A M/L.	Paved Road	38.13 Total Acres		Total Est. Land Value =		381,270
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Comments/Influences	Storm Sewer									
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	Sidewalk									
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	Water									
--	-------	--	--	--	--	--	--	--	--	--

	Sewer									
--	-------	--	--	--	--	--	--	--	--	--

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

	Gas									
--	-----	--	--	--	--	--	--	--	--	--

	Curb									
--	------	--	--	--	--	--	--	--	--	--

	Street Lights									
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	Standard Utilities									
--	--------------------	--	--	--	--	--	--	--	--	--

	Underground Utils.									
--	--------------------	--	--	--	--	--	--	--	--	--

	Topography of Site									
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	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
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Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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TPC 04/28/2017 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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WAS 07/01/2007 INSPECTED			2024	0	0	0	0
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			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.
BUDINGER RICHARD W & GAY	BUDINGER GAY M TRUST	0	06/02/2022	QC	09-FAMILY/RELATED ENTITY	2022003242	PROPERTY TRANSFER	0.0
BUDINGER RICHARD W & GAY	BUDINGER RICHARD W & GAY	24,000	06/28/1985	WD	03-ARM'S LENGTH	255P249	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7484 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/18/2008	PM08-0257	
	P.R.E. 100% 05/10/1994		Electrical	05/06/2008	PE08-0154	
Owner's Name/Address	MAP #: 63,65					
BUDINGER GAY M TRUST 7484 S DUNE HWY EMPIRE MI 49630	2026 Est TCV 956,087 TCV/TFA: 503.20					

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/	200.00	435.60	0.7846	1.0005	800 100	125,594
			VILLAGE AR RURAL 14K/		4.98 Acres		14000	100	69,720
			200 Actual Front Feet, 6.98 Total Acres				Total Est. Land Value =		195,314

Tax Description		Land Improvement Cost Estimates		Residential Local Cost Land Improvements		Description		Rate	Size % Good	Cash Value
L255 P249 2006 DESC REVISED (REF: SPLIT 006-131-007-70) PRT GOVT LOT 2 & 3 COM AT NW COR GOVT LOT 2 TH S 01 DEG 03' 32" W 1000.98 FT TO POB TH CONT S 01 DEG 03' 32" W 305.09 FT TO SW COR GOVT LOT 2 & NW COR GOVT LOT 3 TH ALG W LN LOT 3 S 00 DEG 28' 39" W 200.0 FT TH PAR TO N LN LOT 3 N 88 DEG 37' 36" E 458.58 FT TO C/L M-109 TH N ALG C/L TO A POINT THAT IS S 711.49 FT FROM N LN GOVT LOT 2 TH W TO POINT THAT IS 171.1 FT FROM W LN GOVT LOT 2 TH S 00 DEG 02' 26" W 261.18 FT TH S 88 DEG 11' 29" W 46.92 FT TH 58.07 FT ALG ARC OF	X	Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								

			LAND IMPROVEMENTS 75			7,500.00	1	100	7,500
			Total Estimated Land Improvements True Cash Value =						7,500

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



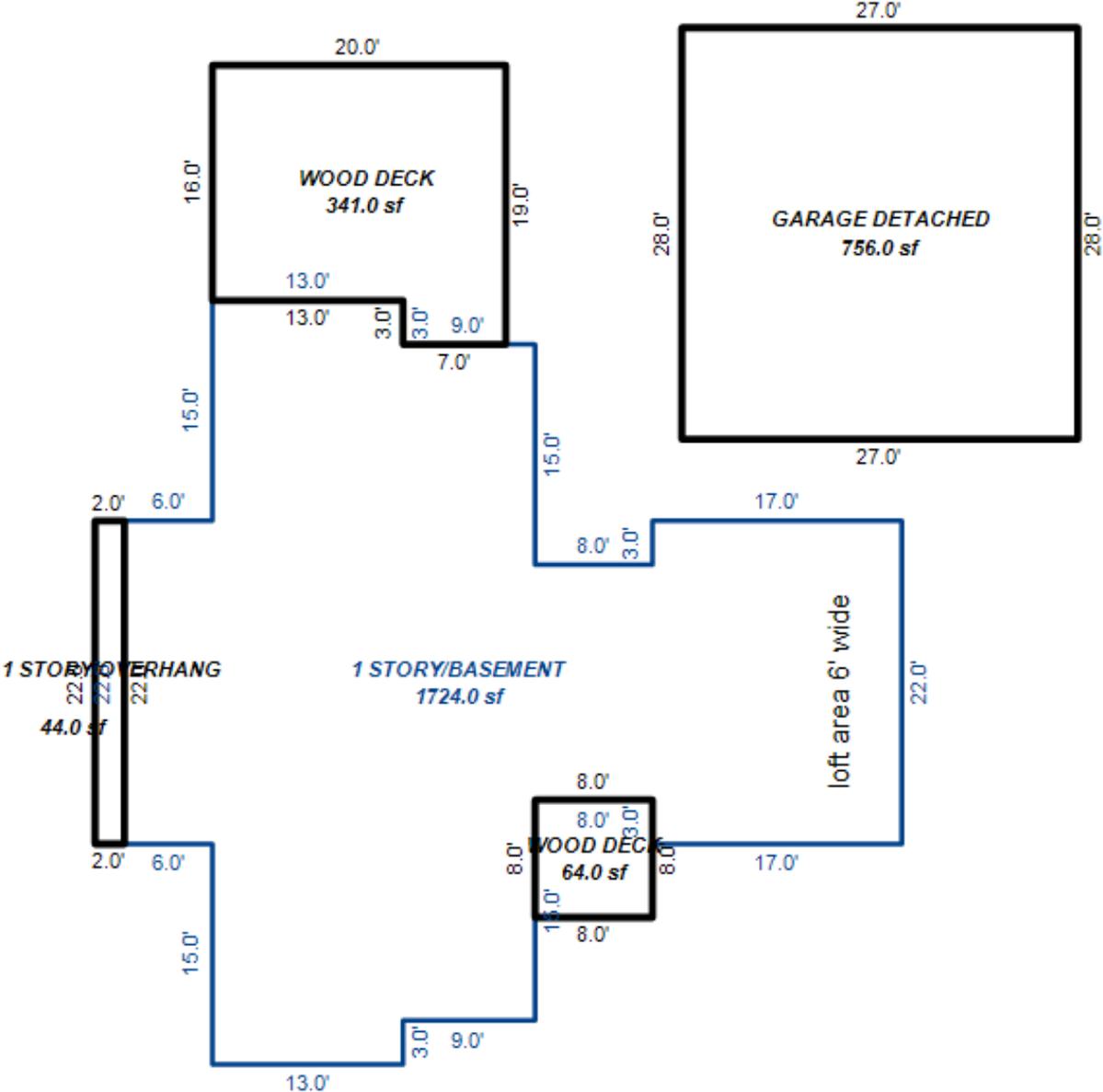
Who	When	What	2026	97,700	380,300	478,000		288,137C
	TPC 02/27/2019	INSPECTED	2025	214,200	317,800	532,000		280,562C
	TPC 04/15/2015	INSPECTED	2024	214,200	290,700	504,900		272,127C
			2023	133,900	255,200	389,100		259,169C

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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 64 341	Type Treated Wood Treated Wood	Year Built: 1988 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: 756 % 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: 1,900 Total Base New : 526,762 Total Depr Cost: 342,397 Estimated T.C.V: 753,273			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 1724 SF Floor Area = 1900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls BC Blt 1987				
Yr Built 1987	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Total: 358,710 233,162				
Condition: Average		Size of Closets		X	Lg	Ord	Small	Plumbing			Total: 358,710 233,162					
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			200 Amps Service			1 Story Siding Basement 1,724 1 Story Siding Overhang 44 1 Story Siding Overhang 132			Total: 358,710 233,162			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many X Ave. Few			3 Fixture Bath			Basement Living Area 1350 72,347 47,026 Basement, Outside Entrance, Below Grade 1 3,888 2,527						
X	Insulation	(7) Excavation		Basement: 1724 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			Plumbing						
X	Many Avg. Few X Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3			Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)						
(3) Roof		(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			1			Average Fixture(s)						
X	Gable Hip Flat	Gambrel Mansard Shed	1350			1			Average Fixture(s)							
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)						
Chimney: Brick		Lump Sum Items:					1			Average Fixture(s)						

*** 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.
TRIM ROGER L & ELIZABETH	JOHNSON NICHOLAS D & ELIZ	187,500	05/31/2024	WD	03-ARM'S LENGTH	2024002916	PROPERTY TRANSFER	100.0
TRIM ROGER L & ELIZABETH	TRIM ROGER L & ELIZABETH	0	06/10/2022	WD	09-FAMILY/RELATED ENTITY	2022003451	DEED	0.0

Property Address: S DUNE HWY
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 65

Owner's Name/Address: JOHNSON NICHOLAS D & ELIZABETH C
 423 PRAIRIE RUN
 ALEDO TX 76008-1185

2026 Est TCV 150,144
 Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

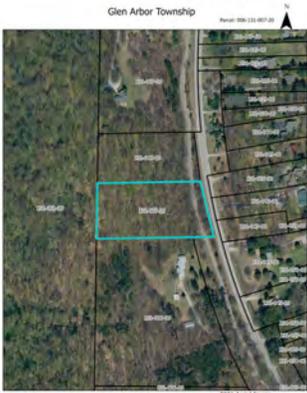
Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	E 100' @ 800/	240.00	517.10	0.7361	1.0624	800	100		150,144
	240 Actual Front Feet, 2.85 Total Acres Total Est. Land Value =								150,144

Tax Description: 2022003451 TO CORRECT DESCRIPTION ERROR FROM L172P286 A PARCEL OF LAND IN PART OF GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST COMER OF GOVERNMENT LOT 2; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 2, S00°48'42"W 1306.58 FEET (RECORDED AS S01°03'32"W) TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 3.

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

Topography of Site

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



(RECORDED AS TO THE POINT OF '36"E 490.73 FEET 492.64 FEET) TO HIGHWAY M-109; LINE ON CURVE TO 44.78 FEET 3'44", CHORD OF N ON FILE***

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	75,100	0	75,100			75,100S
2025	95,800	0	95,800			95,800S
2024	100,300	0	100,300			16,028C
2023	62,700	0	62,700			15,265C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARTHE ROBERT J JR	GARTHE LNA A REV LIVING T	0	03/26/2000	QC	03-ARM'S LENGTH	2009 1019-460T	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7296 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	07/08/2009	L09-095	100% FINIS
	P.R.E. 100% 05/10/1994		LAND USE	06/15/2009	LU09-2165	100% FINIS
Owner's Name/Address	MAP #: 63		2026 Est TCV 168,328 TCV/TFA: 300.59			

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
PRT GOVT LOT 2 SEC 31 COM AT NW COR GOVT LOT 2 TH S 01 DEG 03' 32" W 400.0 FT TO POB TH CONT S 01 DEG 03' 32" W 312 FT TH DUE E TO C/L OF M-109 TH NLY ALG C/L 12 FT M/L TH W 372 FT TH N 1 DEG 03' 32" E 300 FT TH W 100 FT TO POB SEC 31 T29N R14W.	X		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason	Value

PRT GOVT LOT 2 SEC 31 COM AT NW COR GOVT LOT 2 TH S 01 DEG 03' 32" W 400.0 FT TO POB TH CONT S 01 DEG 03' 32" W 312 FT TH DUE E TO C/L OF M-109 TH NLY ALG C/L 12 FT M/L TH W 372 FT TH N 1 DEG 03' 32" E 300 FT TH W 100 FT TO POB SEC 31 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	100.00	312.00	1.0000	0.8902	800	100	71,215
			100 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =	71,215	

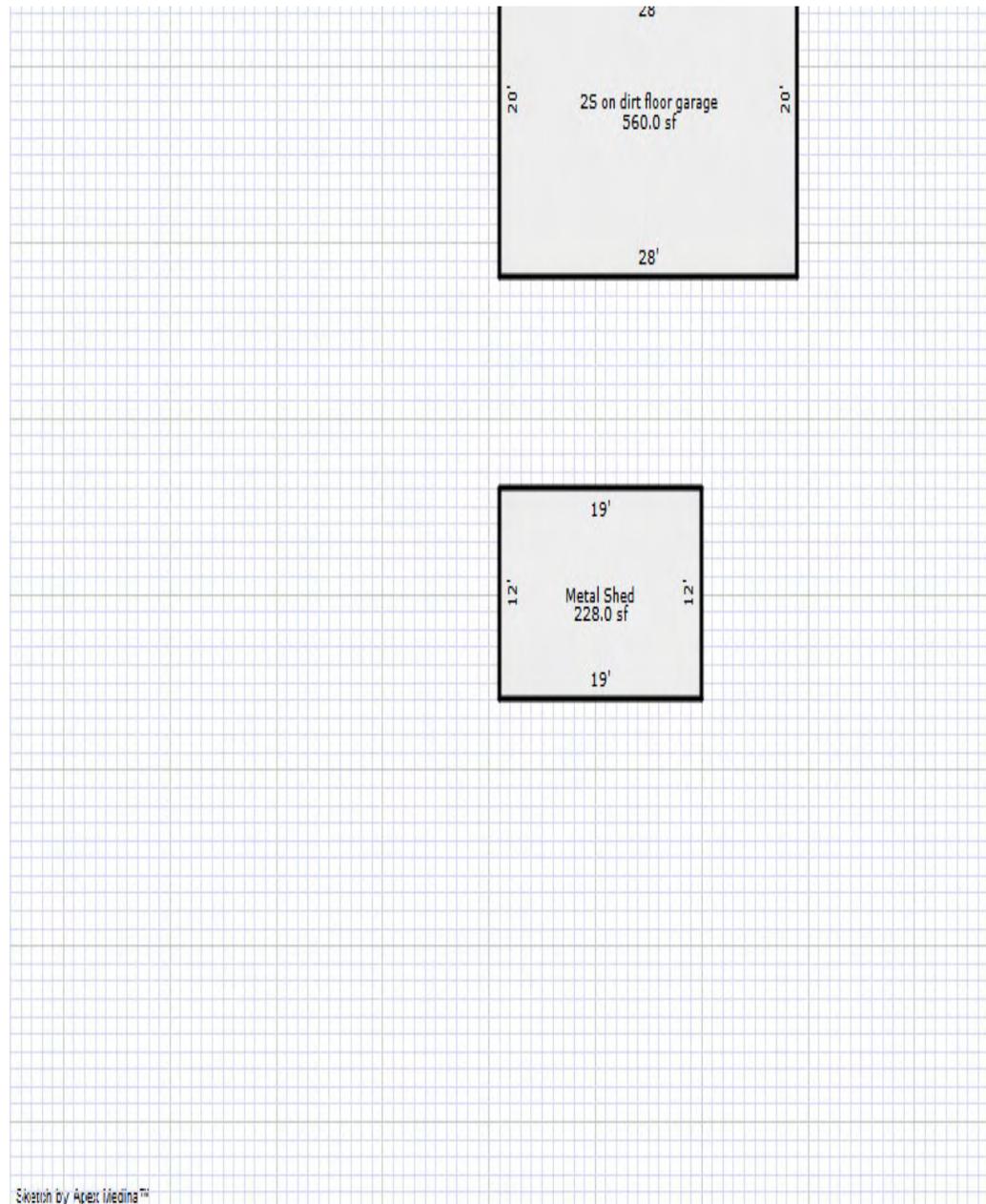
Comments/Influences	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
	X					



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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
	X						X						2026	35,600	48,600	84,200			36,658C
													2025	43,800	42,300	86,100			35,695C
													2024	43,800	38,700	82,500			34,622C
													2023	27,400	34,000	61,400			32,974C

*** 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.
KLAFETA STEVE R & CLAUDIA	KLAFETA CLAUDIA R TRUST	0	01/06/2010	QC	09-FAMILY/RELATED ENTITY	2010 1037-830Q	DEED	0.0
GARTHE ELNA A REVOCABLE	KLAFETA STEVE R & CLAUDIA	900,000	06/17/2009	WD	03-ARM'S LENGTH	2009 1019-464W	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7379 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/11/2011	PE11-0354	
	P.R.E. 0%		Plumbing	10/05/2011	PP11-0142	
Owner's Name/Address	MAP #: 63		Mechanical	09/29/2011	PM11-0302	
KLAFETA CLAUDIA R TRUST 7811 CANYON RIDGE COURT ADA MI 49301	2026 Est TCV 3,779,799 TCV/TFA: 900.81		Plumbing	09/27/2011	PP11-0137	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DC L638 P987 L638 P988/02 PRT GOVT LOT 2 COM AT NW COR SD GOVT LOT2 TH S 1 DEG 03' 32" W 400 FT TH E 100 FT TH S 1 DEG 03' 32" E 300 FT TH E 372 FT TH SWLY ALG C/L M-109 127.57 FT FOR POB TH NELY ON C/L 100.94 FT TH E 490 FT M/L TO SHR GLEN LAKE TH S 9 DEG 25' W 70 FT TH S 0 DEG 09' 49" E 95 FT TH SWLY TO C/L M-109 TH NELY 89 FT TO POB SEC 31 T29N R14W.	X		Dirt Road								
			Gravel Road								
	X		Paved Road	100.00	500.00	0.8605	1.0933	10000	100		940,763
			Storm Sewer	65.00	500.00	0.8605	1.0933	10000	50	SURPLUS: ZONING 100 ft	30
			Sidewalk	165 Actual Front Feet, 1.89 Total Acres Total Est. Land Value = 1,246,511							
			Water	Land Improvement Cost Estimates							
			Sewer	Description Rate Size % Good Cash Value							
	X		Electric	D/W/P: 4in Concrete 9.05 970 0 0							
	X		Gas	Residential Local Cost Land Improvements							
			Curb	Description Rate Size % Good Cash Value							
			Street Lights	LAND IMPROVEMENTS 5 5,000.00 1 100 5,000							
			Standard Utilities	Total Estimated Land Improvements True Cash Value = 5,000							
			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	623,300	1,266,600	1,889,900			890,072C
														2025	623,300	1,208,000	1,831,300			866,672C
														2024	511,200	1,187,900	1,699,100			840,613C
														2023	345,100	893,900	1,239,000			800,584C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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	Area	Type		Year Built: 2012 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: 1050 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	Mobile Home				Drywall	Plaster	Class: B +10 Effec. Age: 10 Floor Area: 4,196 Total Base New : 1,040,406 Total Depr Cost: 936,403 Estimated T.C.V: 2,528,288				55 CCP (1 Story) 17 CCP (1 Story) 101 CCP (1 Story) 57 CCP (1 Story) 843 WSEP (1 Story)	E.C.F. X 2.700								
	Town Home				0 Front Overhang	0 Other Overhang								No./Qual. of Fixtures Ex. Ord. Min	No. of Elec. Outlets Many Ave. Few					
	Duplex	(4) Interior			(12) Electric 0 Amps Service															
	A-Frame	Trim & Decoration				Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2489 SF Floor Area = 4196 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90														
	Wood Frame	Ex	Ord													Min	Building Areas			
	Building Style: 1.5 STORY	Size of Closets														Stories Exterior Foundation Size Cost New Depr. Cost				
	Yr Built Remodeled 2012 0	Lg	Ord															Small	1.5 Story Siding Crawl Space 2,489 1 Story Siding Overhang 462	
	Condition: Average	Doors Solid H.C.																Total: 761,447 685,338		
	Room List	(5) Floors																		Other Additions/Adjustments
Basement	Kitchen:			Exterior Stone Veneer 1168 59,369 53,432																
1st Floor	Other:						Plumbing Average Fixture(s) 1 3,257 2,931 3 Fixture Bath 4 41,101 36,991													
2nd Floor	Other:							Water/Sewer 2000 Gal Septic 1 11,719 10,547 Water Well, 100 Feet 1 6,941 6,247												
Bedrooms	(6) Ceilings				Porches CCP (1 Story) 55 2,478 2,230 CCP (1 Story) 101 4,341 3,907 CCP (1 Story) 57 2,563 2,307 CCP (1 Story) 17 1,114 1,003 WSEP (1 Story) 843 55,933 50,340															
(1) Exterior	No. of Elec. Outlets					Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,504 1,354 Base Cost 1050 66,140 59,526														
Wood/Shingle	Many Ave. Few								Built-Ins Appliance Allow. 1 6,850 6,165											
Aluminum/Vinyl	(7) Excavation									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
Brick	Basement: 0 S.F. Crawl: 2489 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
Insulation	(8) Basement																			
(2) Windows	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
Many Avg. Few	Large Avg. Small																			
Wood Sash	(9) Basement Finish																			
Metal Sash	Recreation SF																			
Vinyl Sash	Living SF																			
Double Hung	Walkout Doors (B)																			
Horiz. Slide Casement	No Floor SF																			
Double Glass	Walkout Doors (A)																			
Patio Doors	(10) Floor Support																			
Storms & Screens	Joists: Unsupported Len: Cntr.Sup:																			
(3) Roof	Public Water																			
Gable	Public Sewer																			
Hip	1 Water Well																			
Gambrel	1 1000 Gal Septic																			
Mansard	1 2000 Gal Septic																			
Flat	Lump Sum Items:																			
Asphalt Shingle																				
Chimney:																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROSKOWSKI PETER J & DEBOR	EARDLEY JEFFREY N & MONIQ	850,000	03/30/2018	WD	03-ARM'S LENGTH	1326P577	PROPERTY TRANSFER	100.0			
ROSKOWSKI DEBORAH E TRUST	ROSKOWSKI PETER J & DEBOR	0	06/21/2016	QC	09-FAMILY/RELATED ENTITY	1274P413	OTHER	0.0			
ROSKOWSKI PETER J JR & DE	ROSKOWSKI DEBORAH E TRUST	1	10/16/2015	QC	09-FAMILY/RELATED ENTITY	1243P118	OTHER	0.0			
ROSKOWSKI DEBORAH TRUST	ROSKOWSKI PETER J JR & DE	0	10/24/2014	QC	09-FAMILY/RELATED ENTITY	1215P906	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7385 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #: 63									
EARDLEY JEFFREY N & MONIQUE L 581 VILLAGE SPRINGS DR SE ADA MI 49301		2026 Est TCV 1,824,186 TCV/TFA: 851.63									
		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP B 10000	95.40	513.36	1.0142	1.1005	10000	100	1,064,811
				95 Actual Front Feet, 1.12 Total Acres					Total Est. Land Value =	1,064,811	
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: Asphalt Paving	3.16	1944	0	0			
				D/W/P: Patio Blocks	15.89	81	0	0			
				D/W/P: Patio Blocks	15.89	497	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
				Total Estimated Land Improvements True Cash Value =					5,000		
Comments/Influences				Topography of Site							
				X Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				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	532,400	379,700	912,100		499,022C	
				TPC 03/22/2018 INSPECTED	2025	532,400	364,900	897,300		485,903C	
				TPC 05/04/2016 INSPECTED	2024	424,900	358,900	783,800		471,293C	
				TPC 08/24/2009 INSPECTED	2023	286,800	270,500	557,300		448,851C	

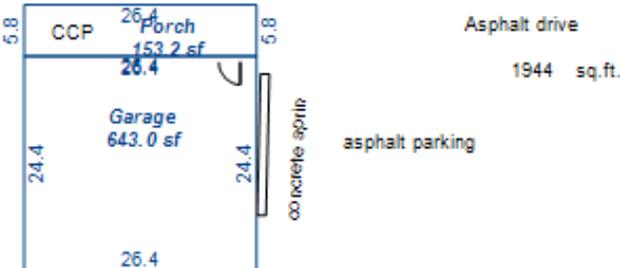
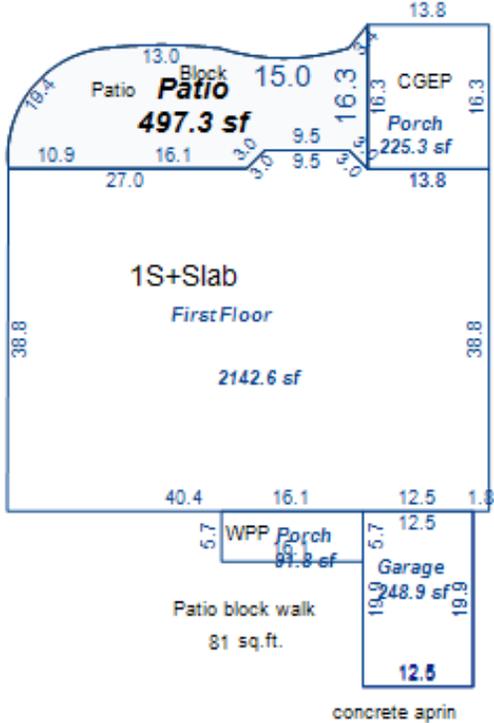


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*** Information herein deemed reliable but not guaranteed***

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 1 Wood Stove Direct-Vented Ga	Area 91 225 153	Type WPP CGEP (1 Story) CCP (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: 249 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 2,142 Total Base New : 372,530 Total Depr Cost: 279,398 Estimated T.C.V: 754,375		E.C.F. X 2.700		Bsmnt Garage:	
Building Style: 1 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 1950						
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Ground Area = 2142 SF Floor Area = 2142 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
1950 200	1985	Ex	X	Ord	Min	Plumbing			Building Areas							
Condition: Average		Lg	X	Ord	Small	1	Average Fixture(s)	Stories Exterior Foundation Size			Cost New	Depr. Cost				
Room List		Doors	Solid	X	H.C.	2	3 Fixture Bath	1 Story Siding Slab 2,142			280,748	210,563				
6	Basement	(5) Floors			Kitchen:			Other Additions/Adjustments								
2nd Floor	1st Floor	Kitchen:			Other: Carpeted			Plumbing								
3	Bedrooms	Other:			No. of Elec. Outlets			Average Fixture(s)								
(1) Exterior		(6) Ceilings			Many			3 Fixture Bath								
X	Wood/Shingle	X Drywall			X			Softener, Auto								
X	Aluminum/Vinyl	X			Ave.			Softener, Manual								
X	Brick	X			Few			Solar Water Heat								
X	Stone	X						No Plumbing								
X	Insulation	X						Extra Toilet								
(2) Windows		(7) Excavation			Average Fixture(s)			Extra Sink								
X	Many	Basement: 0 S.F.			1			Separate Shower								
X	Avg.	Crawl: 0 S.F.			2			Ceramic Tile Floor								
X	Few	Slab: 2142 S.F.			1			Ceramic Tile Wains								
X	Large	Height to Joists: 0.0			1			Ceramic Tub Alcove								
X	X	Wood Sash			1			Vent Fan								
X	X	Metal Sash			1											
X	X	Vinyl Sash			1											
X	X	Double Hung			1											
X	X	Horiz. Slide			1											
X	X	Casement			1											
X	X	Double Glass			1											
X	X	Patio Doors			1											
X	X	Storms & Screens			1											
(3) Roof		(8) Basement			Lump Sum Items:			Water/Sewer								
X	Gable	Recreation SF			1,000			Public Water								
X	Hip	Living SF						Public Sewer								
X	Flat	Walkout Doors (B)						Water Well								
X	Gambrel	No Floor SF						1000 Gal Septic								
X	Mansard	Walkout Doors (A)						2000 Gal Septic								
X	Shed	(9) Basement Finish														
X	Asphalt Shingle	(10) Floor Support														
X	Chimney: Brick	Joists: 2X10X16														
X	Chimney: Brick	Unsupported Len:														
X	Chimney: Brick	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	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: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 632 % 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			60 160 354	CPP CPP WPP		
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1177 SF Floor Area = 1766 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Class: C +10 Effec. Age: 30 Floor Area: 1,766 Total Base New : 300,049 Total Depr Cost: 210,059 Estimated T.C.V: 567,159			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1978	Remodeled 2018	Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total:			236,495 165,572		Cls C 10 Blt 1978	
Condition: Average		Lg X Ord Small		Ex. X Ord. Min			1.5 Story Siding Crawl Space 1,177			Total:			236,495 165,572			
Room List		Doors Solid X H.C.		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments						
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Many X Ave. Few			(13) Plumbing			Plumbing						
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other:		Average Fixture(s)			1 Average Fixture(s)			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		3 Fixture Bath			3 Fixture Bath			Average Fixture(s)						
X	Insulation	X Drywall		2 Fixture Bath			2 Fixture Bath			3 Fixture Bath						
(2) Windows		(7) Excavation		Softener, Auto			Softener, Manual			Solar Water Heat						
X	Many Avg. Few	Basement: 0 S.F. Crawl: 1177 S.F. Slab: 0 S.F. Height to Joists: 0.0		Solar Water Heat			No Plumbing			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Extra Toilet			Extra Toilet			1000 Gal Septic						
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink			Extra Sink			Water Well, 100 Feet						
(3) Roof		(9) Basement Finish		Separate Shower			Separate Shower			Porches						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Floor			Ceramic Tile Floor			CPP						
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Wains			Ceramic Tile Wains			WPP						
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove			Ceramic Tub Alcove			Garages						
				Vent Fan			Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				(14) Water/Sewer			(14) Water/Sewer			Base Cost						
				Public Water			Public Water			Common Wall: 1/2 Wall						
				Public Sewer			Public Sewer			Door Opener						
				Water Well			Water Well			Built-Ins						
				1000 Gal Septic			1000 Gal Septic			Appliance Allow.						
				2000 Gal Septic			2000 Gal Septic			Fireplaces						
				Lump Sum Items:			Lump Sum Items:			Prefab 2 Story						
										Notes:						
										ECF (4083 LITTLE GLEN AREA) 2.700 => TC					567,159	

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

Building Type	Barn - General Purpose			
Year Built	1900			
Class/Construction	C			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 136			
Height	14			
Heating System	No Heating/Cooling			
Length/Width/Area	26 x 42 = 1092			
Cost New	\$ 42,250			
Phy./Func./Econ. %Good	20/100/100 20.0			
Depreciated Cost	\$ 8,450			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 2.700			
% Good	20			
Est. True Cash Value	\$ 22,815			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22815 / All Cards: 22815				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUDINGER RICHARD W & GAY	DANIEL LARRY R REVOC TRUS	0	06/06/2005	QC	09-FAMILY/RELATED ENTITY	856:714	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7478 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	09/26/2013	PM13-0452	
	P.R.E. 100% 07/31/2013		Electrical	09/10/2013	PE13-0412	
Owner's Name/Address	MAP #: 63 & 64		Res. Add/Alter/Repair	06/20/2013	PB13-0173	100% FINIS
DANIEL LARRY R REVOC TRUST DANIEL CYNITHIA B REVOC TRUST 7478 S DUNE HWY EMPIRE MI 49630	2026 Est TCV 1,047,685 TCV/TFA: 402.96		ADDITION/ALTERATION	05/17/2013	LU13-2274	100% FINIS

X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		* Factors *						
Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Dirt Road		E 100' @ 800/	261.18	185.13	0.7146	0.7416	800 100	110,725
Gravel Road		261 Actual Front Feet, 1.11 Total Acres					Total Est. Land Value =	110,725

Tax Description	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
L856 P714/05 2005 SPLIT FROM 006-131-007-10 PRT GOVT LOT 2 SEC 31 COM AT NW COR GOVT LOT 2 SD SEC TH ALG W LN OF SD GOVT LOT S 01 DEG 03' 32" W 711.49 FT (REC 712.00 FT) TO POB TH CONT S 01 DEG 03' 32" W 289.49 FT TH S 89 DEG 04' 31" E 81.27 FT TO NLY LN OF 20 FT WIDE EASEMENT TH ALG SD EASEMENT 58.07 FT ALG ARC OF 58.44 FT RADIUS CURVE TO RIGHT (CHORD=N 59 DEG 43' 41" E 55.71 FT) TH N 88 DEG 11' 29" E 46.92 FT TH LEAVING SD EASEMENT N 00 DEG 02' 26" E 261.18 FT TH W 171 10 FT TO POB TOGETHER WITH EASEMENT	Description			
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							

Rolling	2026	55,400	468,400	523,800			318,336C
Low	TPC 04/15/2015 INSPECTED	78,900	386,900	465,800			309,967C
High	TPC 12/18/2013 INSPECTED	78,900	353,600	432,500			300,647C
Landscaped	TPC 11/03/2011 INSPECTED	49,300	309,900	359,200			286,331C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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County of Leelanau, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 63 564 560	Type WCP (1 Story) WPP Treated Wood	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 705 % 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: 15 Floor Area: 2,600 Total Base New : 500,236 Total Depr Cost: 425,209 Estimated T.C.V: 935,460			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1721 SF Floor Area = 2600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 10 Blt 2005						
Yr Built 2005	Remodeled 2013	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
Room List		Doors	Solid X	H.C.	(13) Plumbing			Other Additions/Adjustments			Basement Living Area 861 30,875 26,244 Basement, Outside Entrance, Below Grade 1 2,781 2,364					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Plumbing			Average Fixture(s) 1 1,451 1,233 3 Fixture Bath 3 9,133 7,763 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Water/Sewer 1000 Gal Septic Water Well, 200 Feet 1 4,782 4,065		Total: 372,981 317,041				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
(2) Windows		(8) Basement		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
X	Many Avg. X Few	Large Avg. X Small	Basement: 1721 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
(3) Roof		(10) Floor Support		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
X	Gable Hip Flat	Gambrel Mansard Shed	861 1 1 1	No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				
Chimney: Brick		(14) Water/Sewer		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 1,721 1 Story Siding Overhang 18		Total: 372,981 317,041				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALOMIA BRENT S & MELISSA	LALOMIA MELISSA E	1	06/17/2024	QC	09-FAMILY/RELATED ENTITY	2024003317	PROPERTY TRANSFER	0.0
LALOMIA MELISSA E	LA DUNA LLC	1	06/17/2024	QC	21-NOT USED/OTHER	2024003318	PROPERTY TRANSFER	0.0
THAT EMPIRE PROPERTIES LL	LALOMIA BRENT S & MELISSA	250,000	08/30/2022	WD	31-SPLIT IMPROVED	2022004987	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7238 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		DECK/PORCH	10/14/2023	LU23-31	100% FINIS
	P.R.E. 0%		Mechanical	04/14/2023	PM23-0213	100% FINIS
Owner's Name/Address	MAP #: 63		Plumbing	04/14/2023	PP23-0085	100% FINIS
LA DUNA LLC 7551 DUNROSS DR PORTAGE MI 49024	2026 Est TCV 506,812 TCV/TFA: 260.44		Res. Add/Alter/Repair	02/24/2023	PB23-0054	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements			* Factors *								
A PART OF GOVERNMENT LOT 2, SECTION 31, T29N, RL4W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE, ALONG THE NORTH LINE OF GOVERNMENT LOT 2, S89°35'58"E 359.14 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE, S89°35'58"E 280.69 FEET TO THE CENTERLINE OF STATE HWY. M-109; THENCE, ALONG SAID CENTERLINE, S16°00'34"W 176.49 FEET; THENCE	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			E 100' @ 800/	169.91	256.37	0.8307	0.8311	800	100		93,835

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.33	288 50	1,199
Total Estimated Land Improvements True Cash Value =			1,199



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

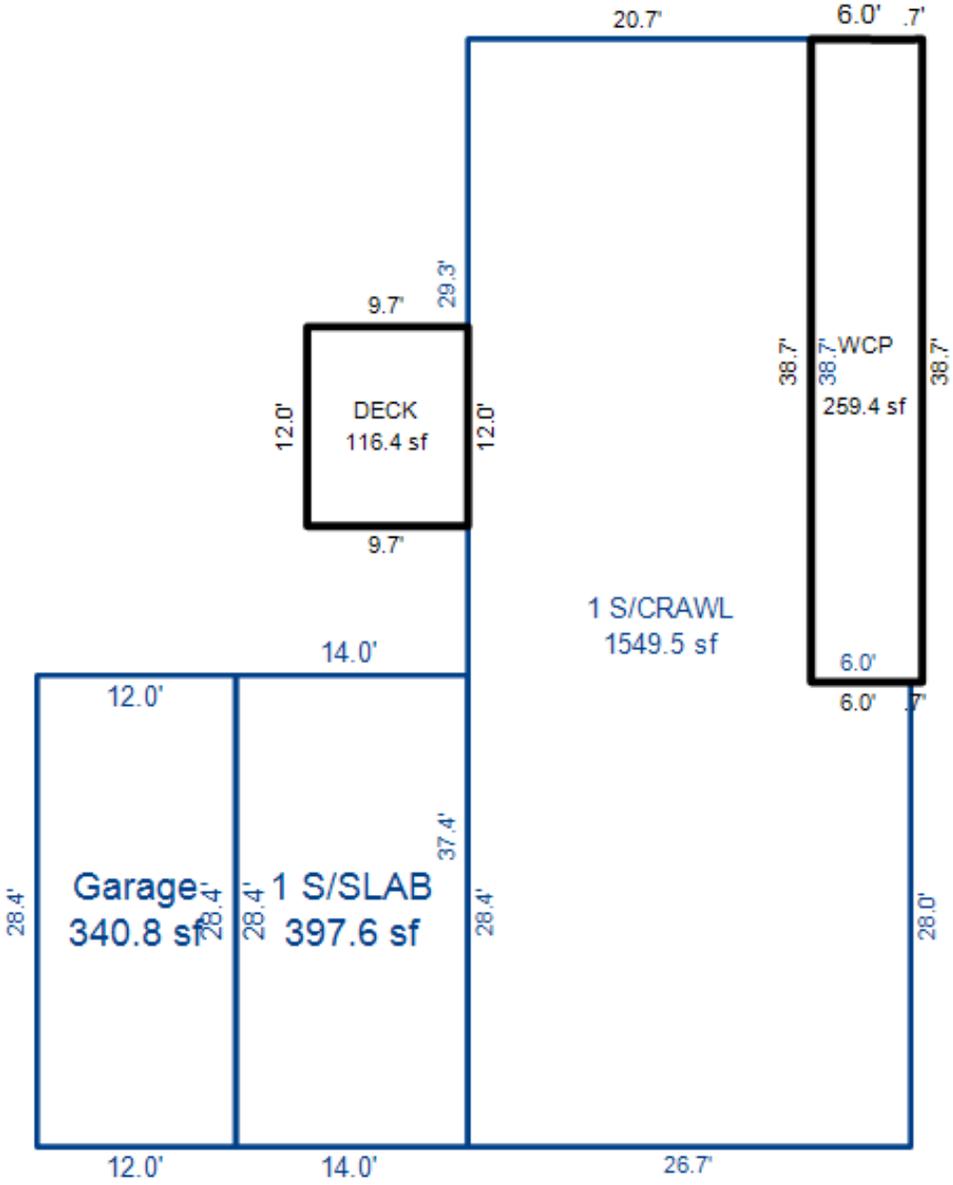
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	46,900	206,500	253,400			211,513C
2025	62,000	170,900	232,900			205,953C
2024	62,000	135,900	197,900			178,228C
2023	38,800	64,600	103,400			103,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X 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 259	Type CCP (1 Story) 116 Treated Wood	Year Built: 1961 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: 340 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame Block	(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: 1,946 Total Base New : 288,016 Total Depr Cost: 187,172 Estimated T.C.V: 411,778			E.C.F. X 2.200		Bsmnt Garage:			
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration					Carport Area: Roof:			
Yr Built 1961	Remodeled 2024		Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors			Solid		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			150 Amps Service									
(1) Exterior		Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1946 SF Floor Area = 1946 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1961			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
X	Insulation	X	Plaster	(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,549 1 Story Siding Slab 397 Total: 240,373 156,204						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1549 S.F. Slab: 397 S.F. Height to Joists: 0.0			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, 150 Feet 1 8,608 5,595 Porches CCP (1 Story) 259 7,021 4,564 Deck Treated Wood 116 2,822 1,834 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 340 20,495 13,322 Common Wall: 1 Wall 1 -2,640 -1,716 Door Opener 1 537 349 Totals: 288,016 187,172									
X	Many Avg. X Few		Large Avg. X Small	(8) Basement			(14) Water/Sewer			Notes:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCv: 411,778						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: 2X10X16 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.
EMPIRE PROPERTIES LLC	PHILLIPS DANA M & NANCY M	0	11/19/2022	QC	09-FAMILY/RELATED ENTITY	2023000387	DEED	100.0
EMPIRE PROPERTIES LLC	EMPIRE PROPERTIES LLC	0	01/01/2022	OTH	09-FAMILY/RELATED ENTITY	NONE	OTHER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
PHILLIPS DANA M & NANCY M TRUST 7242 S DUNE HWY EMPIRE MI 49630	MAP #: 63					
	2026 Est TCV 41,976					

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			E 100' @ 800/	30.00	644.60	1.5241	1.1476	800	100	41,976
			30 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value =	41,976

Tax Description		Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
		Description						
TRANSFER PARCEL - #006-131-011-00 TO #006-131-020-00 A PART OF GOVERNMENT LOT 2, SECTION 31, T29N, R 14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE, ALONG THE NORTH LINE OF GOVERNMENT LOT 2, S89°35'58"E 359.14 FEET; THENCE S00°24'02"W 169.91 FEET; THENCE N89°34'55"W 62.42 FEET; THENCE N01°25'14"E 139.92 FEET; THENCE N89°35'58"W 299.75 FEET TO THE WEST LINE OF GOVERNMENT LOT 2; THENCE, ALONG SAID		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Total Estimated Land Improvements True Cash Value =						0

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2026	21,000	0	21,000			14,785C
Rolling		2025	21,300	0	21,300			14,397C
Low		2024	21,300	0	21,300			13,965C
High		2023	13,300	0	13,300			13,300S
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

30.00 FEET TO THE
CONTAINING 19,338
WITH ALL
AND RESTRICTIONS OF
1 006-131-011-00;
22 completed
1-011-00;
-011-01,

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County of Leelanau, Michigan



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/06/2019	INSPECTED	2025	21,300	0	21,300			14,397C
TPC	05/04/2016	INSPECTED	2024	21,300	0	21,300			13,965C
WAS	10/20/2007	INSPECTED	2023	13,300	0	13,300			13,300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VIERK RICHARD H & LEONA H	VIERK LEONA H	0	06/08/2021	QC	09-FAMILY/RELATED ENTITY	2021006484	PROPERTY TRANSFER	0.0
VIERK FAMILY TRUST	VIERK RICHARD H & LEONA H	0	05/04/2018	QC	09-FAMILY/RELATED ENTITY	1329P617	PROPERTY TRANSFER	0.0
VIERK RICHARD & LEONA H	VIERK FAMILY TRUST	0	11/12/1997	QC	09-FAMILY/RELATED ENTITY	459P236 & 492P	OTHER	0.0
ARNOLD DORIS E	VIERK RICHARD & LEONA H	1	07/20/1956	WD	09-FAMILY/RELATED ENTITY	112P53	DEED	0.0

Property Address: 7459 S DUNE HWY
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 Owner's Name/Address: VIERK LEONA H, 15107 BELMONT ALLEN PARK MI 48101
 MAP #: 63

2026 Est TCV 1,520,311 TCV/TFA: 738.37

X Improved Vacant Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP B 10000	62.00	526.93	1.1542	1.1077	10000	100	792,677
62 Actual Front Feet, 0.75 Total Acres						Total Est. Land Value =	792,677

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 3.5 Concrete	6.71	800	0	0	
Total Estimated Land Improvements True Cash Value =				0	

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

Topography of Site

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

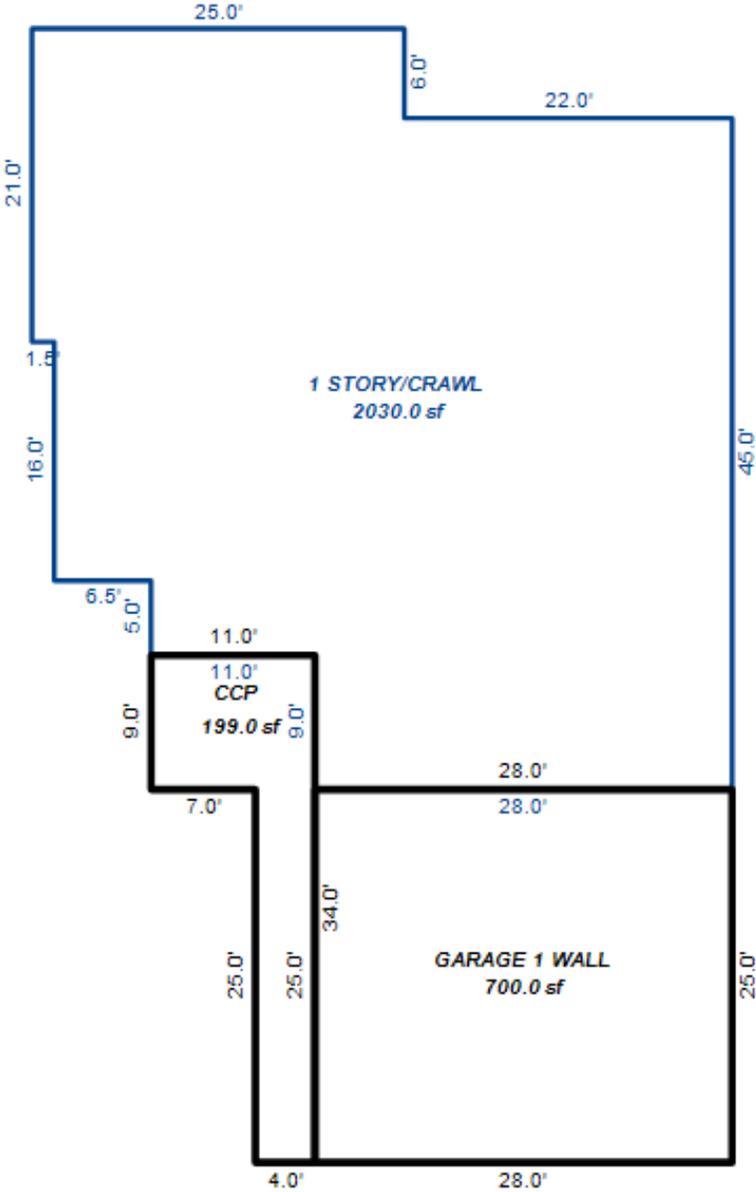
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	396,300	363,900	760,200			235,779C
2025	396,300	348,800	745,100			229,581C
2024	309,600	343,000	652,600			222,678C
2023	209,000	257,900	466,900			212,075C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	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: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior																	
Building Style: 1 STORY		X	Drywall Paneled																
Yr Built Remodeled 1952 1990		Trim & Decoration																	
Condition: Average			Ex X Ord Min																
Room List		Size of Closets																	
Basement 6 1st Floor 2nd Floor 3 Bedrooms			Lg X Ord Small																
(1) Exterior		Doors Solid X H.C.																	
Wood/Shingle Aluminum/Vinyl Brick		(5) Floors																	
X Insulation		Kitchen: Other: Carpeted Other:																	
(2) Windows		(6) Ceilings																	
X	Many Avg. Few	X	Drywall																
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation																	
X Gable Hip Flat		Basement: 0 S.F. Crawl: 2059 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
X Asphalt Shingle		(8) Basement																	
Chimney: Brick		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)																	
X Asphalt Shingle		(10) Floor Support																	
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:																	
		(11) Heating/Cooling																	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
		(12) Electric																	
		150 Amps Service																	
		(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																	
		Lump Sum Items:																	
		(15) Heating/Cooling																	
		Central Air Wood Furnace																	
		(16) Porches/Decks																	
		199 CCP (1 Story)																	
		(17) Garage																	
		Class: C +10 Effec. Age: 25 Floor Area: 2,059 Total Base New : 359,363 Total Depr Cost: 269,494 Estimated T.C.V: 727,634																	
		E.C.F. X 2.700																	
		Bsmnt Garage: Carport Area: Roof:																	
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Heat Pump Ground Area = 2059 SF Floor Area = 2059 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,059 Total: 305,083 228,786																	
		Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,567 3,425 Water/Sewer 1000 Gal Septic 1 4,782 3,586 Water Well, 100 Feet 1 5,847 4,385 Porches CCP (1 Story) 199 5,640 4,230 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 700 27,979 20,984 Common Wall: 1 Wall 1 -2,640 -1,980 Built-Ins Appliance Allow. 1 2,767 2,075 Fireplaces Interior 1 Story 1 5,338 4,003 Totals: 359,363 269,494																	
		Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 727,634																	

*** 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.			
VIERK RICHARD H & LEONA H	VERIK LEONA H	0	06/08/2021	QC	09-FAMILY/RELATED ENTITY	2021004685	PROPERTY TRANSFER	0.0			
VIERK FAMILY TRUST	VIERK RICHARD H & LEONA H	0	05/04/2018	QC	09-FAMILY/RELATED ENTITY	1329P617	PROPERTY TRANSFER	0.0			
VIERK LEONA H	VIERK FAMILY TRUST	0	11/07/2013	QC	09-FAMILY/RELATED ENTITY	1184P592	PROPERTY TRANSFER	0.0			
KENNEDY KEITH Q TRUST	VIERK LEONA H	0	09/26/2013	QC	09-FAMILY/RELATED ENTITY	1180P135 TD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 63					
Owner's Name/Address		2026 Est TCV 792,325		Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
VERIK LEONA H 15107 BELMONT ALLEN PARK MI 48101		Improved	X	Vacant	* Factors *						
Tax Description		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
L111 P454 L325 P97 L425 P978/96 L898 P773/06 PRT GOVT LOT 2 SEC 31 COM AT SW COR OF SD GOVT LOT 2 TH E 432.2 FT TO C/L ST HWY M-109 TH NWLY ALG SD C/L 73.2 FT TH CONT ALG SD C/L ST HWY M-109 62 FT FOR POB TH NLY ALG C/L 62 FT TH E 526 FT M/L TO SHR GLEN LAKE TH SLY ALG SHR 62 FT M/L TH W 526 FT M/L TO POB SEC 31 T29N R14W.		X			GROUP B 10000 62.00 526.00 1.1542 1.1072 10000 100 792,325 62 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 792,325						
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		Street Lights Standard Utilities Underground Utils.									
		Topography of Site									
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level Rolling Low High Landscaped Swamp Wooded Pond									
		X			2026	396,200	0	396,200			188,090C
		Waterfront Ravine Wetland Flood Plain									
		Who When What		2025	396,200	0	396,200				183,146C
		TPC 05/04/2016 INSPECTED		2024	309,400	0	309,400				177,640C
		TPC 04/15/2015 INSPECTED		2023	208,900	0	208,900				169,181C
		WAS 11/27/2010 INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLAFETA CLAUDIA TRUST	CLAUDIAS GLEN LAKE RENTAL	0	01/23/2015	QC	09-FAMILY/RELATED ENTITY	1222P48	PROPERTY TRANSFER	100.0
HAYNES JAMES M ESTATE	KLAFETA CLAUDIA TRUST	600,000	07/31/2014	WD	08-ESTATE	1205P300	PROPERTY TRANSFER	100.0
HAYNES JAMES M	HAYNES JAMES M ESTATE	0	10/21/2013	AFF	07-DEATH CERTIFICATE	1205P294	OTHER	100.0
HAYNES HELEN A	HAYNES JAMES M	0	09/17/2012	AFF	07-DEATH CERTIFICATE	1205P296	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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7349 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/28/2012	PM12-0238	
	P.R.E. 0%		GARAGE	10/22/2002	2002-1970	100% FINIS

Owner's Name/Address	MAP #: 63	MECHANICAL	06/17/2002	PM02-0375
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CLAUDIAS GLEN LAKE RENTAL LLC 7811 CANYON RIDGE COURT ADA MI 49301	2026 Est TCV 1,628,695 TCV/TFA: 920.69	ELECTRICAL	05/29/2002	PE02-0270
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X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
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Public Improvements	* Factors *					Value
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	GROUP B 10000	100.00	490.00	1.0000	1.0878	10000	100	1,087,757
	100 Actual Front Feet, 1.13 Total Acres Total Est. Land Value =							1,087,757

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
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L232 P942 L283 P763-764 L377 P677-678/93L408 P87-88/95 PRT GOVT LOT 2 COM NW COR OF SD GOVT LOT TH E 1061.3 FT TH S 9 DEG 25' W 637.00 FT FOR POB TH E 36 FT TO SHR GLEN LAKE TH S 9 DEG 25' W ALG SD SHR 100.00 FT TH W 528.00 FT TO C/L ST HWY M-109 TH NELY ALG SD C/L 100.94 FT TH E 485 FT TO POB SEC 31 T29N R14W.	X	Dirt Road		Description	Rate	Size % Good	Cash Value	
		Gravel Road		D/W/P: Asphalt Paving	3.16	3500 0	0	
	X	Paved Road		Wood Frame	30.07	96 50	1,443	
		Storm Sewer		Residential Local Cost Land Improvements				
		Sidewalk		Description	Rate	Size % Good	Cash Value	
	X	Water		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
	X	Sewer		Total Estimated Land Improvements True Cash Value =				6,443

Comments/Influences	X	Improved	Vacant	Residential Local Cost Land Improvements				
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		Electric		Description	Rate	Size % Good	Cash Value	
	X	Gas		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
		Street Lights		Total Estimated Land Improvements True Cash Value =				6,443
		Standard Utilities						
		Underground Utils.						

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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Who	When	What	2026	543,900	270,400	814,300			402,210C
	TPC 05/04/2016	INSPECTED	2025	543,900	259,300	803,200			391,636C
	TPC 04/15/2015	INSPECTED	2024	435,100	255,100	690,200			379,861C
	TPC 08/07/2014	INSPECTED	2023	293,700	192,500	486,200			361,773C

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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.
PERFECT GENE A & EDITH J	PERFECT FAMILY REVOCABLE	0	12/02/2004	QC	09-FAMILY/RELATED ENTITY	836:793	OTHER	0.0
GARTHE ROBERT J & ELNA A	PERFECT GENE A & EDITH J	40,000	08/21/1995	WD	03-ARM'S LENGTH	409P474	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7248 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/23/2021	PM21-0526	100% FINIS
	P.R.E. 100% 05/10/1994		Mechanical	10/22/2018	PM18-0727	100% FINIS
Owner's Name/Address	MAP #: 63		Electrical	09/27/2018	PE18-0574	100% FINIS
PERFECT FAMILY REVOCABLE TRUST 7248 S DUNE HWY EMPIRE MI 49630	2026 Est TCV 433,672 TCV/TFA: 222.40		WELL/SEPTIC	05/06/2008	L08-065	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
			* Factors *									
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
L409 P474-475/95 L836 P793/04 PRT GOVT LOT 2 SEC 31 COM AT NW COR SD GOVT LOT 2 TH S 200 FT AS POB TH S 200 FT TH E 530 FT M/L TO C/L HWY M-109 TH N 15 DEG 39' E ALG C/L 204.90 FT TH W 590 FT M/L TO POB SEC 31 T29N R14W 2.57 A M/L.			Dirt Road	204.90	546.36	0.7780	1.0830	800	100	138,114		
			Gravel Road	205 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	138,114

Comments/Influences	Topography of Site	Land Improvement Cost Estimates							
		Description	Rate	Size	% Good	Cash Value			
	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 5	5,000.00	1	100	5,000			
		Total Estimated Land Improvements True Cash Value =							5,000



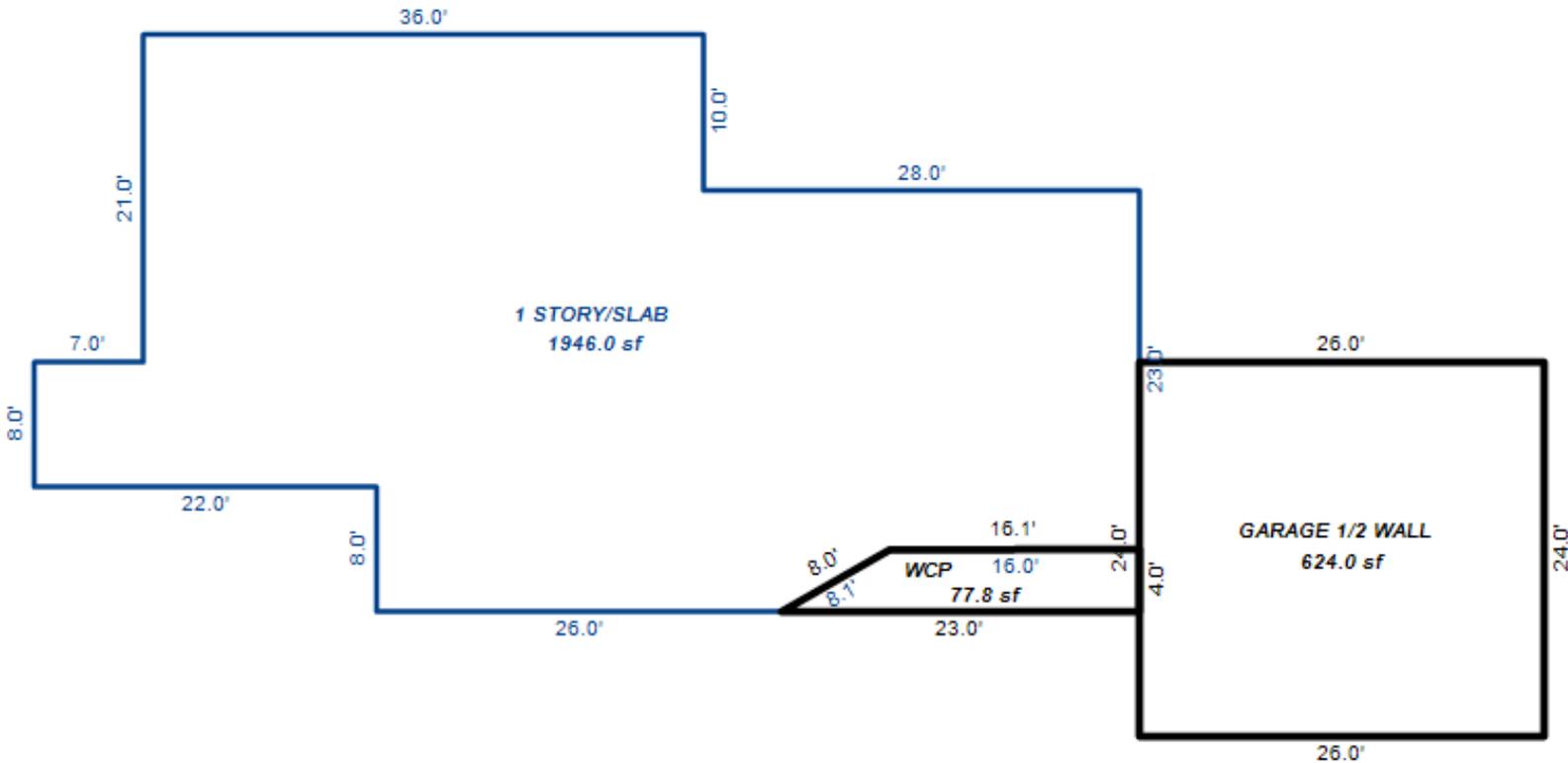
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2026	69,100	147,700	216,800			56,849C
TPC	12/27/2018	INSPECTED	2025	86,200	123,100	209,300			55,355C
WAS	10/20/2007	INSPECTED	2024	86,200	112,600	198,800			53,691C
			2023	53,900	99,000	152,900			51,135C

*** 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	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			96	WCP (1 Story)		Year Built:		
	Mobile Home			Forced Air w/o Ducts						Interior 2 Story				Car Capacity: 1				
	Town Home			Forced Air w/ Ducts						2nd/Same Stack				Class: D				
	Duplex	Electric Baseboard			Two Sided					Exterior: Siding								
	A-Frame	Elec. Ceil. Radiant			Exterior 1 Story					Brick Ven.: 0								
	Wood Frame	Radiant (in-floor)			Exterior 2 Story					Stone Ven.: 0								
	Building Style: 1 STORY	Drywall	Plaster		Electric Wall Heat					Prefab 1 Story				Common Wall: 1/2 Wall				
		Paneled	Wood T&G		Space Heater					Prefab 2 Story				Foundation: 18 Inch				
	Yr Built	Remodeled	Trim & Decoration			Wall/Floor Furnace				Heat Circulator				Finished ?:				
	1955	0	Ex	Ord	Min	Forced Heat & Cool				Raised Hearth				Auto. Doors: 0				
Condition: Poor			Size of Closets			Heat Pump			Wood Stove			Mech. Doors: 1						
Room List			Lg	Ord	Small	No Heating/Cooling			Direct-Vented Ga			Area: 624						
Basement			Central Air			Class: D			Effec. Age: 45			% Good: 0						
8 1st Floor			Wood Furnace			Floor Area: 1,950			Total Base New : 240,133			Storage Area: 0						
2nd Floor			(12) Electric			Total Depr Cost: 132,072			E.C.F. X 2.200			No Conc. Floor: 0						
4 Bedrooms			0 Amps Service			Estimated T.C.V: 290,558			Bsmnt Garage:			Carport Area:						
(1) Exterior			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D			Blt 1955						
Wood/Shingle			Ex.			(11) Heating System: Forced Heat & Cool			Ground Area = 1950 SF			Floor Area = 1950 SF.						
Aluminum/Vinyl			Ord.			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Brick			Min			No. of Elec. Outlets			1 Story Siding Slab 1,950			Total: 198,877 109,382						
Insulation			Many			(13) Plumbing			Other Additions/Adjustments			Plumbing						
(2) Windows			Ave.			1 Average Fixture(s)			Average Fixture(s)			1 1,007 554						
Many			Few			2 3 Fixture Bath			3 Fixture Bath			1 3,190 1,754						
Large			Small			Softener, Auto			Softener, Manual			Water/Sewer						
Avg.			Avg.			Solar Water Heat			1000 Gal Septic			1 4,191 2,305						
Few			Small			No Plumbing			Water Well, 100 Feet			1 5,252 2,889						
Wood Sash			Basement: 0 S.F.			Extra Toilet			Porches			WCP (1 Story)						
Metal Sash			Crawl: 0 S.F.			Extra Sink			Garages			96 4,075 2,241						
Vinyl Sash			Slab: 1950 S.F.			Separate Shower			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 624 17,834 9,809						
Double Hung			Height to Joists: 0.0			Ceramic Tile Floor			Common Wall: 1/2 Wall			1 -903 -497						
Horiz. Slide			(8) Basement			Ceramic Tile Wains			Built-Ins			Appliance Allow.						
Casement			Conc. Block			Ceramic Tub Alcove			Fireplaces			Exterior 1 Story						
Double Glass			Poured Conc.			Vent Fan			Local Cost Items			GENERATOR						
Patio Doors			Stone			(14) Water/Sewer			GENERATOR			1 1 1 *						
Storms & Screens			Treated Wood			Public Water			Totals:			240,133 132,072						
(3) Roof			Concrete Floor			Public Sewer			Notes:			ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCY: 290,558						
Gable			(9) Basement Finish			Water Well												
Hip			Recreation SF			1000 Gal Septic												
Flat			Living SF			2000 Gal Septic												
Asphalt Shingle			Walkout Doors (B)			Lump Sum Items:												
Chimney:			No Floor SF															
			Walkout Doors (A)															
			(10) Floor Support															
			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.
O'BRIEN HELEN ESTATE	CHAO YI JEN & KATHLEEN	435,000	11/20/2024	WD	03-ARM'S LENGTH	2024005634	PROPERTY TRANSFER	100.0
O'BRIEN HAROLD	O'BRIEN HELEN ANN	0	07/26/2017	OTH	07-DEATH CERTIFICATE	1304 P841	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7266 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CHAO YI JEN & KATHLEEN 6276 COMMERCE RD WEST BLOOMFIELD MI 48324	MAP #: 63					
	2026 Est TCV 485,945 TCV/TFA: 394.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
GA 398 9 PART OF GOVT LT 2 COM AT NW COR TH S 400 FT TH E 100 FT TO P.O.B. TH S 100 FT TH E 400 FT M/L TO C/L HWY TH N 15 DEG 39' E 102.45 FT TH W 430 FT TO P.O.B. SEC 31 T29N R14W .95 A.	X	Dirt Road		E 100' @ 800/	100.00	413.82	1.0000	0.9827	800 100	78,615
Comments/Influences	X	Gravel Road		100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =						78,615

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Water Sewer				
	X	Electric	LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
	X	Gas	Total Estimated Land Improvements True Cash Value =			7,500

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2026	39,300	203,700	243,000			221,010C
Rolling	2025	47,000	168,200	215,200			215,200S
Low	2024	47,000	154,000	201,000			102,828C
High	2023	29,400	135,400	164,800			97,932C

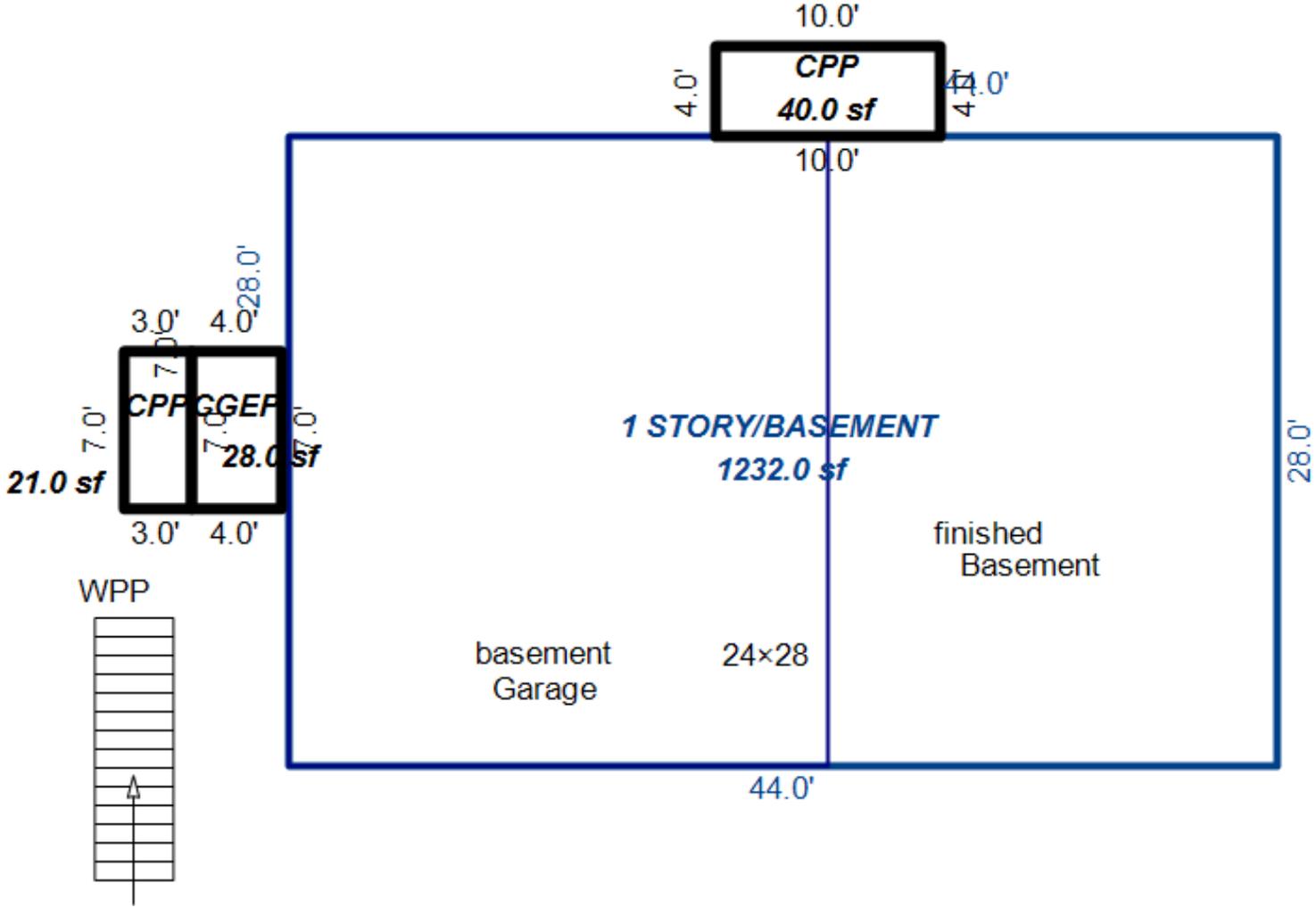
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/21/2024	INSPECTED	2025	47,000	168,200	215,200			215,200S
WAS	10/20/2007	INSPECTED	2024	47,000	154,000	201,000			102,828C
			2023	29,400	135,400	164,800			97,932C



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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 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 Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200		
Building Style: 1 STORY		Ex X Ord Min		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Yr Built 1960	Remodeled 0	Ex X Ord Min		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Room List		Doors Solid X H.C.		Doors Solid X H.C.			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
7	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
(1) Exterior		Kitchens: Other: Carpeted Other:		150 Amps Service			No./Qual. of Fixtures			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
X	Insulation	X Drywall		Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
(2) Windows		Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 1232 SF Floor Area = 1232 SF.			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
X	Many Avg. Few Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
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			(13) Plumbing			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
X	Gable Hip Flat	Gambrel Mansard Shed	560	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Other Additions/Adjustments			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
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Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
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Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X 2.200			
Chimney: Stone		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Basement Living Area Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP WPP CPP			Class: C +10 Effec. Age: 35 Floor Area: 1,232 Total Base New : 279,624 Total Depr Cost: 181,741 Estimated T.C.V: 399,830			E.C.F. X			



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENAN	RIDAY	62,000	10/08/1991	WD	03-ARM'S LENGTH	330:326	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7274 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
RIDAY DENNIS R & MARY LOU 207 N MAPLE ST BOWLING GREEN OH 43402	MAP #: 63					
	2026 Est TCV 279,051 TCV/TFA: 264.25					

	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			E 100' @ 800/	100.00	400.00	1.0000 0.9711	800 100	77,685
			100 Actual Front Feet, 0.92 Total Acres				Total Est. Land Value =	77,685

Tax Description			Land Improvement Cost Estimates				
GA 398 10 L330 P326/91 PART OF GOVT LOT 2 COM AT NW COR SD GOVTLOT 2 TH S ALG W LN SD GOVT LOT 2 400 FTTH E PARALLEL TO N LN GOVT LOT 2 100 FT TH S PARALLEL TO W LN SD GOVT LOT 2 100 FT TO POB TH S PARALLEL TO W LN GOVT LOT2 100 FT TH E PARALLEL TO N LN GOVT LOT 2 400 FT M/L TO C/L ST HWY M-109 TH NLY ALG C/L SD HWY TO INTERSECTION WITH LN DRAWN PARALLEL TO NLY LN GOVT LOT 2 ELY FROM POB TH W PARALLEL TO SD N LN GOVT LOT 2 400 FT M/L TO POB SEC 31 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size % Good	Cash Value	
		Curb	LAND IMPROVEMENTS 15	1,500.00	1 100	1,500	
		Street Lights	Total Estimated Land Improvements True Cash Value =				1,500
		Standard Utilities					
		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

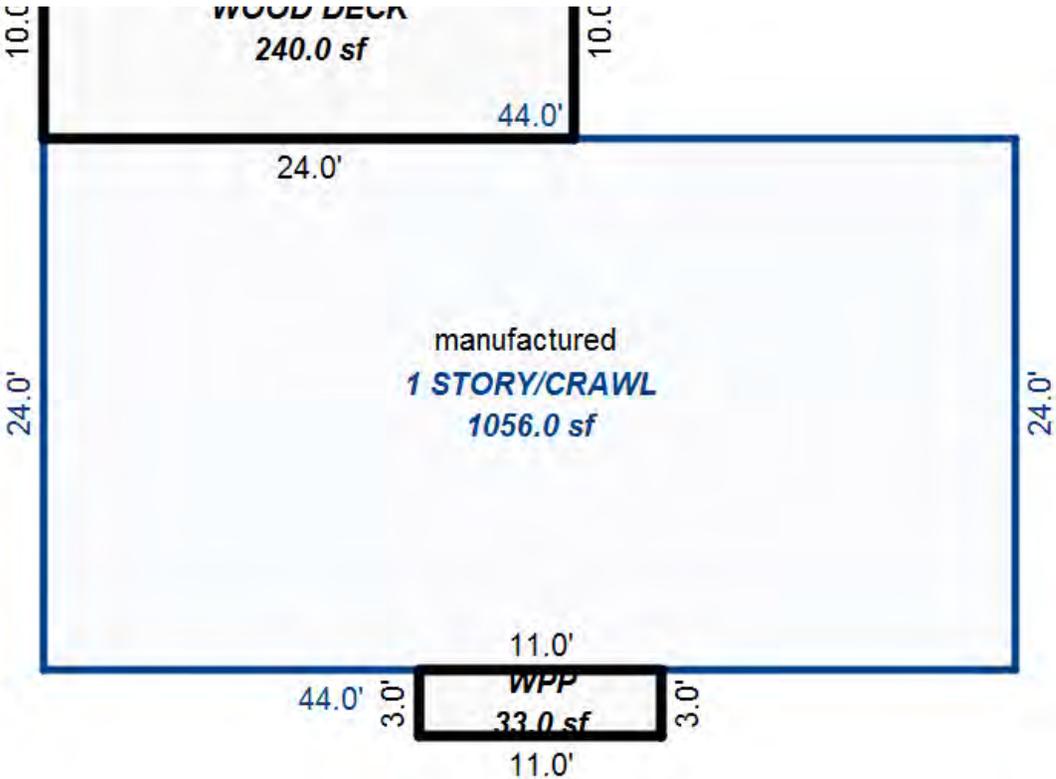
Who	When	What	2026	38,800	100,700	139,500			58,438C
			2025	46,600	83,400	130,000			56,902C
			2024	58,200	76,300	134,500			55,192C
			2023	46,600	66,900	113,500			52,564C

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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 1 Wood Stove Direct-Vented Ga	Area 33 240	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,056 Total Base New : 151,414 Total Depr Cost: 90,848 Estimated T.C.V: 199,866		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:																																		
Building Style: MODULAR		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family MODULAR		Cls CD		Blt 1973																																	
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	Size of Closets			150 Amps Service		Total Base New : 151,414		Total Depr Cost: 90,848		Estimated T.C.V: 199,866																																	
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 1056 SF		Floor Area = 1056 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																																			
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		Stories		Exterior		Foundation	Size	Cost New	Depr. Cost																														
5	Basement	(5) Floors				Kitchen: Other: Carpeted Other:			Plumbing		1 Story		Siding		Crawl Space		1,056		Total:		131,183		78,710																									
2	1st Floor	Kitchen: Other: Carpeted Other:				No. of Elec. Outlets			Average Fixture(s)		Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		1		4,473		2,684																											
3	2nd Floor	No./Qual. of Fixtures				Ex.			X		Ord.		Min		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																	
3	Bedrooms	(6) Ceilings				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											
(1) Exterior		X				Tile			Many		X		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation				Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		199,866																							
X	Insulation	(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		199,866																					
(2) Windows		Many Avg. Few				Large Avg. Small			Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		199,866																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		199,866																							
(3) Roof		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		Lump Sum Items:		Notes:		ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		199,866																		
X	Asphalt Shingle	(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		199,866																							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:				Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		199,866																									

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



Sketch by Apex Sketch

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

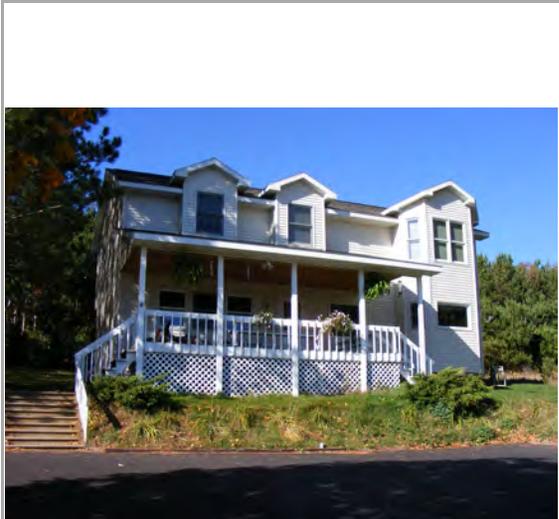
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
APSEY TRACI K	APSEY TRACI K	0	06/14/2023	WD	09-FAMILY/RELATED ENTITY	2023002525	PROPERTY TRANSFER	0.0
GREENAN	APSEY	62,000	12/09/1994	WD	03-ARM'S LENGTH	397:688	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7290 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	04/13/2001	2001-1860	100% FINIS
	P.R.E. 100% 02/08/1995					
Owner's Name/Address	MAP #: 63					
	2026 Est TCV 582,554 TCV/TFA: 310.20					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L396 P498-499 L396 P876 L397	X			Dirt Road	100.00	400.75	1.0000	0.9717	800	100		77,737
P688-689/94L232 P755 PART OF GOVT LT 2	X			Gravel Road	100 Actual Front Feet, 0.92 Total Acres							
COM AT NW COR THEREOF TH S 400 FT TH E				Paved Road								
100 FT TH S 200 FT TO POB TH S 100 FT TH				Storm Sewer								
E 400 FT M/L TO C/L HWY M 109 TH NLY ON				Sidewalk								
C/L TO PT E OF POB TH W 400 FT M/L TO POB				Water								
SEC 31 T29N R14W .92 A M/L.	X			Sewer								
Comments/Influences	X			Electric								
	X			Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								

Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value	
Residential Local Cost Land Improvements <td></td> <td></td> <td></td> <td></td> <td></td>									
Description <td></td> <td></td> <td></td> <td></td> <td></td>									
LAND IMPROVEMENTS 75					7,500.00	1	100	7,500	
Total Estimated Land Improvements True Cash Value =									7,500

Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level				2026	38,900	252,400	291,300			81,752C
Rolling				2025	46,600	208,700	255,300			79,603C
Low				2024	46,600	191,000	237,600			77,210C
High				2023	29,100	179,600	208,700			73,534C
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										



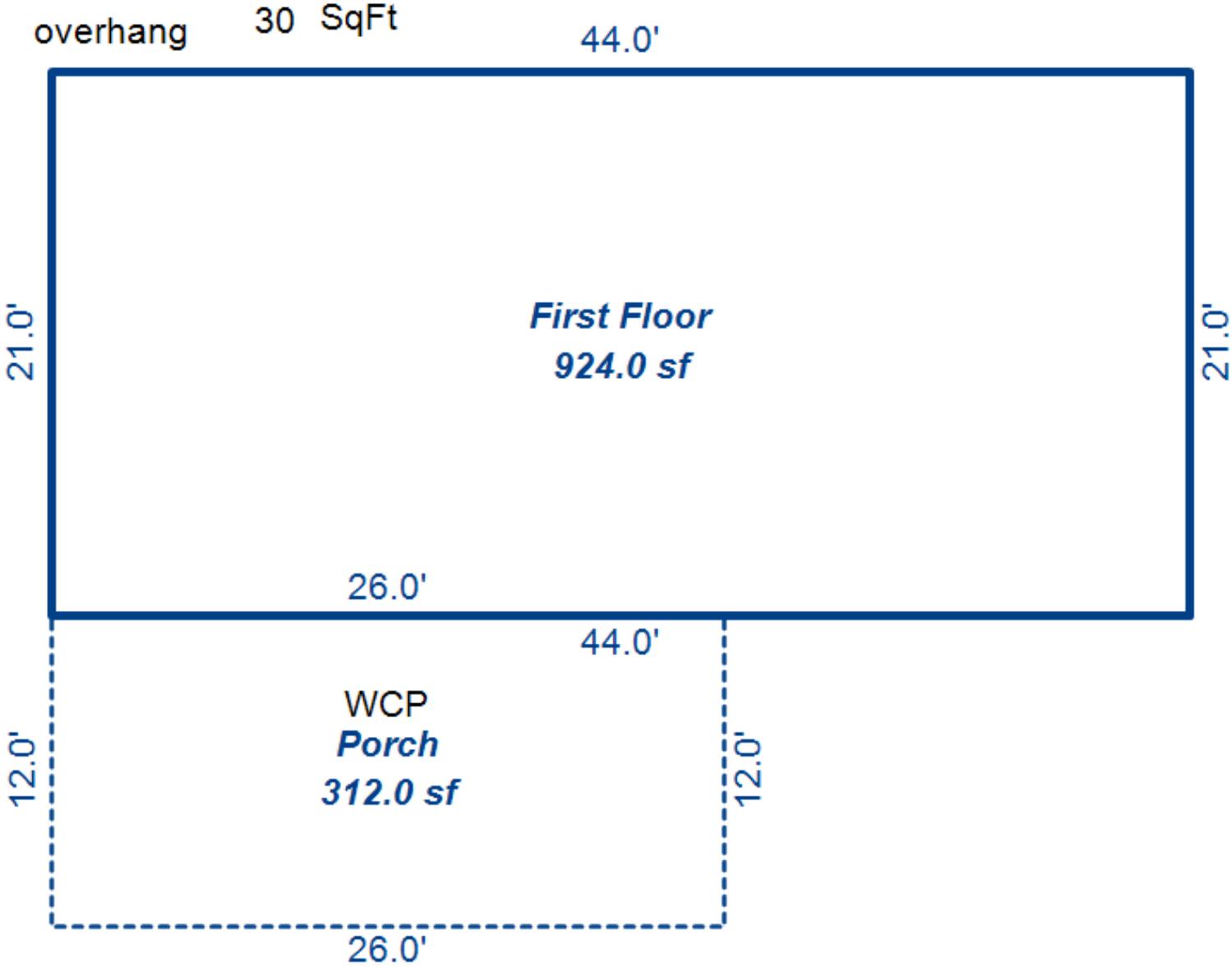
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2021	INSPECTED	2025	46,600	208,700	255,300			79,603C
TPC	11/03/2011	INSPECTED	2024	46,600	191,000	237,600			77,210C
TPC	03/22/2010	INSPECTED	2023	29,100	179,600	208,700			73,534C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame	(4) Interior	Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						312	WCP (1 Story)																							
	Building Style: 2 STORY	Trim & Decoration	Plaster Wood T&G		Central Air Wood Furnace																														
	Yr Built 1965 197	Ex	X Ord		(12) Electric																														
	Remodeled 2002	Min			100 Amps Service																														
	Condition: Average	Size of Closets	Lg	X Ord	No./Qual. of Fixtures																														
	Room List	Doors	Solid	X H.C.	Ex.	X Ord.	Min																												
	Basement 4 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			No. of Elec. Outlets	Many	X Ave.	Few																											
	(1) Exterior	Kitchen: Other: Carpeted Other:			(13) Plumbing																														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Tile		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			(14) Water/Sewer																														
	(2) Windows	Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																														
X	Many Avg. X Avg. Few	Large Avg. Small			Lump Sum Items:																														
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																																	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																	
X	Gambrel Mansard Shed	(10) Floor Support																																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																	
	Chimney: Metal																																		
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Electric Baseboard Ground Area = 924 SF Floor Area = 1878 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>30</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>283,352</td> <td>198,346</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,136 1,495 3 Fixture Bath 1 6,716 4,701 Water/Sewer 1000 Gal Septic 1 5,541 3,879 Water Well, 100 Feet 1 6,514 4,560 Porches WCP (1 Story) 312 14,698 10,289 Built-Ins Appliance Allow. 1 3,976 2,783 Totals: 322,933 226,053										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	924			1 Story	Siding	Overhang	30			Total:				283,352	198,346	Notes: ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 497,317	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
2 Story	Siding	Crawl Space	924																																
1 Story	Siding	Overhang	30																																
Total:				283,352	198,346																														

*** 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.
PHILLIPS EVERETT A & NANC	PHILLIPS NANCY M TRUST	1	07/17/2019	WD	09-FAMILY/RELATED ENTITY	2019005096	PROPERTY TRANSFER	0.0
CWENGROS ELMER A & ELIZAB	PHILLIPS EVERETT A & NANC	5,000	07/11/1979	WD	03-ARM'S LENGTH	210P593	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7242 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/22/2019	PM19-0935	100% FINIS
	P.R.E. 0%		Electrical	11/05/2019	PE19-0692	100% FINIS
Owner's Name/Address	MAP #: 63		ADDITION/ALTERATION	03/28/1996	1996-3487	100% FINIS
PHILLIPS NANCY M TRUST 7242 S DUNE HWY EMPIRE MI 49630	2026 Est TCV 479,452 TCV/TFA: 267.55		WELL/SEPTIC	05/22/1979	1979-4275	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
L210 P593 PRT GOVT LOT 2 SEC 31 COM AT NW COR OF GOVT LOT 2 TH S 0 DEG 46' 52" E 30 FT FOR POB TH N 88 DEG 09' 07" E 300 FT TH S 00 DEG 46' 52" E 140 FT TH N 88 DEG 09' 07" E 295.56 FT TO C/L OF ST HWY M-109 TH ALG SD LN S 13 DEG 59' 47" W 31.17 FT TH S 88 DEG 09' 07" W 587.51 FT TO WLY LN OF GOVT LOT 2 TH N 0 DEG 46' 52" W 170 FT TO POB SEC 31 T29N R14W.	X		Dirt Road	170.00	300.00	0.8305	0.8781	800	100	99,175		
			Gravel Road	170 Actual Front Feet, 1.17 Total Acres							Total Est. Land Value =	99,175

Tax Description	X	Land Improvement Cost Estimates							
		Description	Rate	Size	% Good	Cash Value			
L210 P593 PRT GOVT LOT 2 SEC 31 COM AT NW COR OF GOVT LOT 2 TH S 0 DEG 46' 52" E 30 FT FOR POB TH N 88 DEG 09' 07" E 300 FT TH S 00 DEG 46' 52" E 140 FT TH N 88 DEG 09' 07" E 295.56 FT TO C/L OF ST HWY M-109 TH ALG SD LN S 13 DEG 59' 47" W 31.17 FT TH S 88 DEG 09' 07" W 587.51 FT TO WLY LN OF GOVT LOT 2 TH N 0 DEG 46' 52" W 170 FT TO POB SEC 31 T29N R14W.	X	Electric	2,500.00	1	100	2,500			
	X	Gas							
		Total Estimated Land Improvements True Cash Value =							2,500

Comments/Influences	Topography of Site
10/2021 PARCEL BOUNDARY TRANSFER	Level



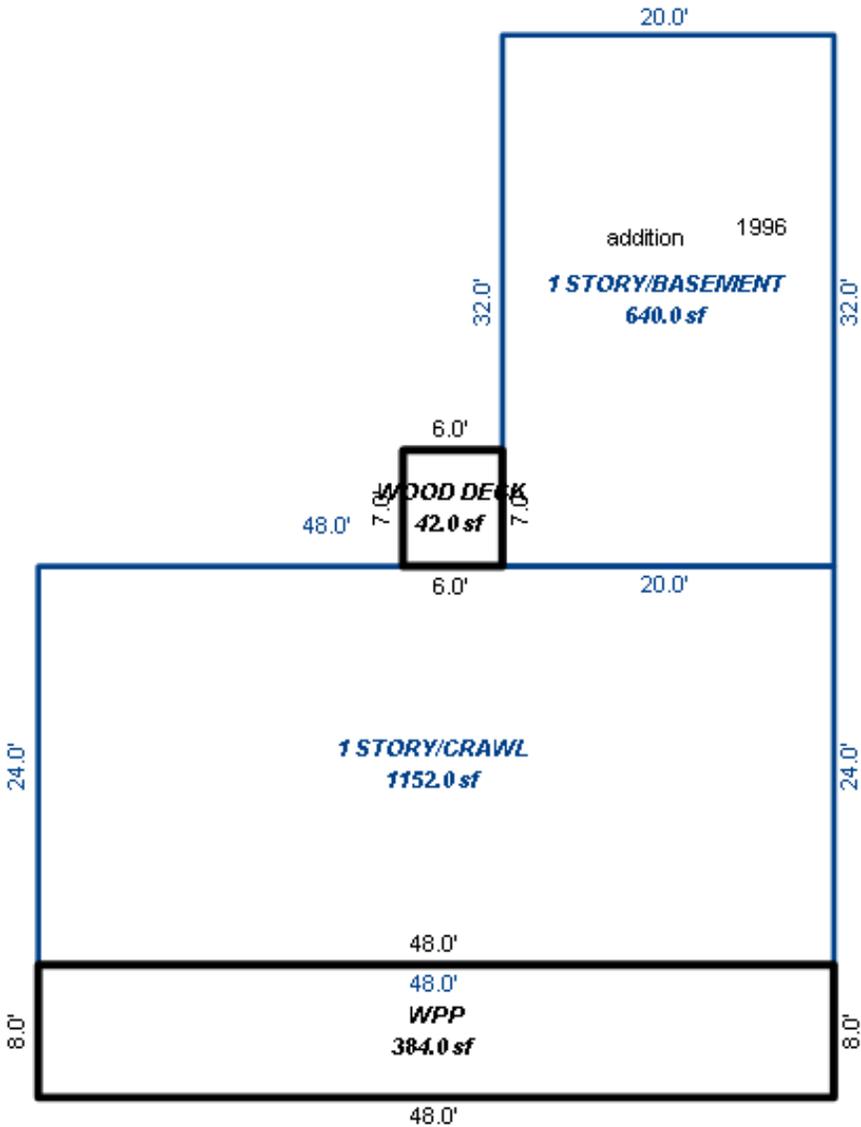
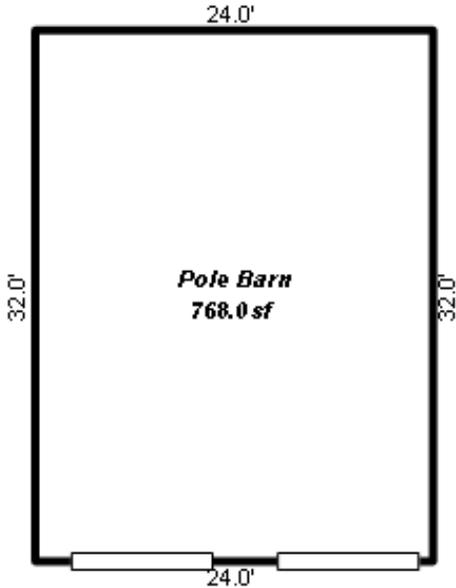
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2026	49,600	190,100	239,700			103,657C
		TPC 05/12/2022 INSPECTED	2025	64,500	157,000	221,500			100,932C
		TPC 12/06/2019 INSPECTED	2024	64,500	143,500	208,000			97,898C
		WAS 10/21/2007 INSPECTED	2023	40,300	125,900	166,200			93,237C

*** 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		Interior 1 Story Interior 2 Story 2nd/Same Stack	Area	Type	Year Built: 1982 Car Capacity: Class: CD	
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	Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	384 42	WPP Treated Wood	Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1792 SF Floor Area = 1792 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: CD Effec. Age: 35 Floor Area: 1,792 Total Base New : 264,181 Total Depr Cost: 171,717 Estimated T.C.V: 377,777			E.C.F. X 2.200		Cls CD Blt 1979		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories			Cost New		Depr. Cost		
1979 199	1996	Ex	X Ord	Min	Ex. X Ord. Min			Many X Ave. Few			1 Story Siding			1,152			
Condition: Average		Lg X Ord Small		(12) Electric			(13) Plumbing			1 Story Siding			640				
Room List		Doors Solid X H.C.		200 Amps Service			Average Fixture(s)			Other Additions/Adjustments			Total:		221,903 144,237		
5	Basement	(5) Floors		No. of Elec. Outlets			1 3 Fixture Bath			Plumbing							
	1st Floor	Kitchen: Linoleum		1 2 Fixture Bath			Softener, Auto			Average Fixture(s)			1		1,209 786		
	2nd Floor	Other: Carpeted		1 2 Fixture Bath			Softener, Manual			2 Fixture Bath			1		2,552 1,659		
	3 Bedrooms	Other: Linoleum		1 2 Fixture Bath			Solar Water Heat			Water/Sewer							
(1) Exterior		(6) Ceilings		1 2 Fixture Bath			No Plumbing			1000 Gal Septic			1		4,473 2,907		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		1 2 Fixture Bath			Extra Toilet			Water Well, 100 Feet			1		5,522 3,589		
X	Insulation	(7) Excavation		1 2 Fixture Bath			Extra Sink			Porches							
(2) Windows		Basement: 640 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath			Separate Shower			WPP			384		6,152 3,999		
X	Many Avg. X Avg. Large Few Small	(8) Basement		1 2 Fixture Bath			Ceramic Tile Floor			Deck			42		1,573 1,022		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		1 2 Fixture Bath			Ceramic Tile Wains			Treated Wood							
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		1 2 Fixture Bath			Ceramic Tub Alcove Vent Fan			Garages							
(3) Roof		(9) Basement Finish		1 2 Fixture Bath			(14) Water/Sewer			Class: CD Exterior: Pole (Unfinished)			768		17,956 11,671		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2 Fixture Bath			Public Water Public Sewer Water Well			Base Cost							
X	Asphalt Shingle	(10) Floor Support		1 2 Fixture Bath			1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1		1,934 1,257		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Dishwasher			1		631 410		
										Unvented Hood			1		275 179		
										Local Cost Items							
										GENERATOR			1		1 1 *		
										Totals:			264,181		171,717		
										<<<<< 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.
COLEMAN IRENE E TRUST	PLEASANT HOME PROPERTIES	590,000	09/20/2013	WD	03-ARM'S LENGTH	1179P380	PROPERTY TRANSFER	100.0
COLEMAN ROBERT V TRUST	COLEMAN IRENE E TRUST	0	06/17/2013	QC	03-ARM'S LENGTH	1169P176	PROPERTY TRANSFER	0.0
COLEMAN ROBERT & IRENE	COLEMAN ROBERT V TRUST	0	09/23/1985	QC	09-FAMILY/RELATED ENTITY	257P388	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7327 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	04/28/2015	PB15-0103	100% FINIS
	P.R.E. 0%		Electrical	04/27/2015	PE15-0141	
Owner's Name/Address	MAP #: 63		Mechanical	04/27/2015	PM15-0202	
PLEASANT HOME PROPERTIES LLC 112 S ELMWOOD AVE OAK PARK IL 60302	2026 Est TCV 1,461,219 TCV/TFA: 1383.7		Plumbing	04/27/2015	PP15-0103	

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
L257 P387 L383 P125-128 L401 P510-511/95GA 398-14 PART GOVT LOT 2 BEG AT NW COR TH E 1068.1 FT TO SHORE GLEN LK TH S 9 DEG 25' W ALG SHORE 537 FT TO POB TH S 9 DEG25' W ALG SHORE 100 FT TH W // TO N LINELOT 2 TO CEN OF HWY TH NELY ALG C/L OF HWY TO PT OF INTERSECTION OF CEN LINE HWY & LINE RUNNING W FROM POB // TO N LINE LOT 2 TH E // TO N LINE OF LOT 2 TOPOB SEC 31 T29N R14W 1.14 A M/L.	X		* Factors *					
			Dirt Road	100.00	484.00	1.0000	1.0844	10000
			100 Actual Front Feet, 1.11 Total Acres				Total Est. Land Value =	1,084,412
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: Asphalt Paving	3.16	3500	0	0	
			Wood Frame	28.51	120	50	1,710	
			Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
			LAND IMPROVEMENTS 25	2,500.00	1	95	2,375	
			Total Estimated Land Improvements True Cash Value =					4,085



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
2026	542,200	188,400	730,600			368,529C
2025	542,200	181,500	723,700			358,841C
2024	433,800	178,500	612,300			348,052C
2023	292,800	134,700	427,500			331,479C

Who When What

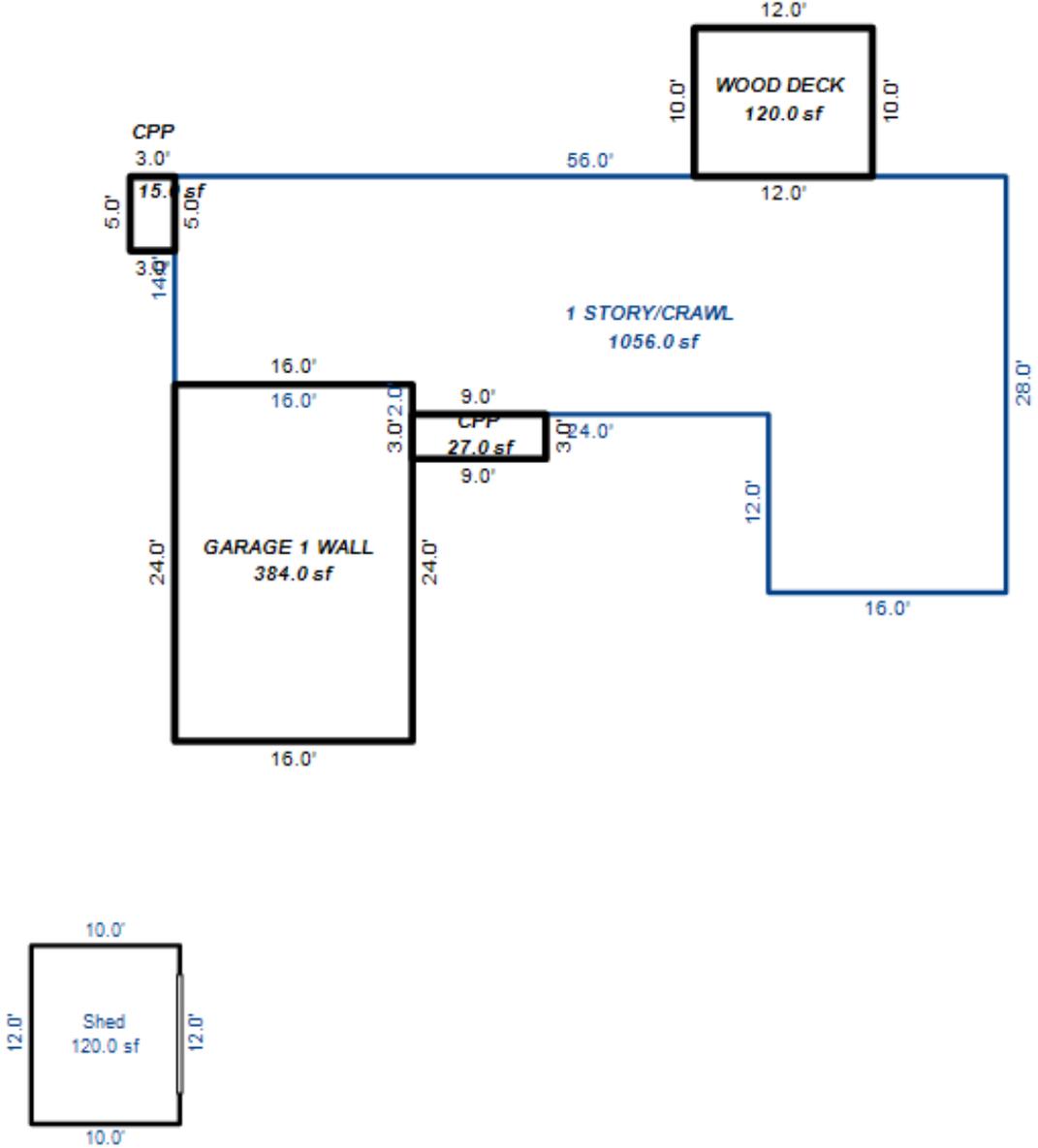
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County of Leelanau, Michigan

TPC 01/04/2016 INSPECTED
TPC 04/15/2015 INSPECTED
WAS 10/20/2007 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	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 27 15 120	Type CPP CPP Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 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	Central Air Wood Furnace	(12) Electric	200	Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,056 Total: 155,417 108,807 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,016 2 Fixture Bath 1 3,056 2,139 Water/Sewer 1000 Gal Septic 1 4,782 3,347 Water Well, 100 Feet 1 5,847 4,093 Porches CPP 27 823 576 CPP 15 419 293 Deck Treated Wood 120 2,897 2,028 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,570 11,599 Common Wall: 1 Wall 1 -2,182 -1,527 Built-Ins Appliance Allow. 1 2,767 1,937 Fireplaces Interior 1 Story 1 5,338 3,737 Totals: 197,185 138,045
Building Style: 1 STORY		Trim & Decoration	Ex X Ord Min	Size of Closets	Lg X Ord Small	Doors Solid X H.C.	(5) Floors	Kitchen: Linoleum Other: Carpeted Other:	(6) Ceilings	X Drywall	(7) Excavation	Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support	Joists: 2X10X16 Unsupported Len: Cntr.Sup:	Notes: 2014 INTERIOR FIRE INCLUDING FLOOR RESTORED 2015 ECF (4083 LITTLE GLEN AREA) 2.700 => TCVC: 372,722
Yr Built 1972	Remodeled 2015	Condition: Average	Room List		Basement 5 1st Floor 2nd Floor 2 Bedrooms	(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	X Insulation	(2) Windows	Many Avg. Few X Avg. X Avg. Large Avg. Small	X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	X Gable Hip Flat Gambrel Mansard Shed	X Asphalt Shingle	Chimney:				

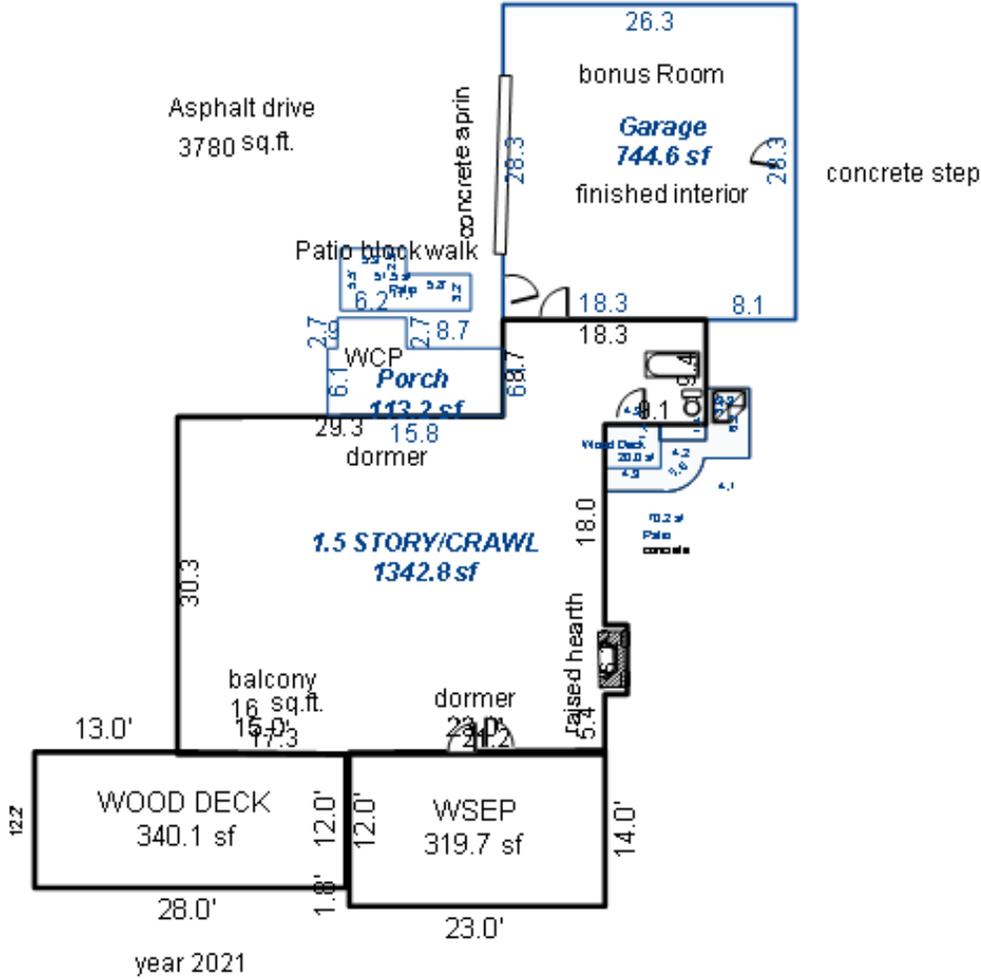
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MCMANUS DAVID A & KATHLEE	KENNEDY K T & NANCY C	900,000	10/08/2010	WD	03-ARM'S LENGTH	2010 1064-637W	PROPERTY TRANSFER	100.0			
MCMANUS DAVID A & KATHLEE		0	04/09/2009	QC	03-ARM'S LENGTH	2009 1007-593	DEED	0.0			
MCMANUS DAVID A & KATHLEE	MCMANUS DAVID	0	04/09/2009	QC	03-ARM'S LENGTH	2009 1007-589T	DEED	0.0			
MCMANUS DAVID A REV LIVIN	MCMANUS DAVID A & KATHLEE	0	04/02/2009	PTA	33-TO BE DETERMINED		DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7233 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		06/15/2021	PE21-0389	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		04/08/2021	PB21-0106	100% FINIS			
KENNEDY K T & NANCY C 607 OVERBROOK BLOOMFIELD HILLS MI 48302		MAP #: 63		DECK/PORCH		03/18/2021	LU21-06	100% FINIS			
		2026 Est TCV 2,258,393 TCV/TFA: 946.92		MECHANICAL		06/17/2004	PM04-0369	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP B 10000	100.00	435.60	1.0000	1.0562	10000	100	1,056,221
		Paved Road		100 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 1,056,221							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description Rate Size % Good Cash Value							
		Water		Dock: Light posts 53.05 490 0 0							
		Sewer		D/W/P: 3.5 Concrete 7.73 70 0 0							
		X Electric		D/W/P: Patio Blocks 19.22 70 0 0							
		X Gas		D/W/P: Asphalt Paving 3.68 3780 0 0							
		Curb		Residential Local Cost Land Improvements							
		Street Lights		Description Rate Size % Good Cash Value							
		Standard Utilities		LAND IMPROVEMENTS 10 10,000.00 1 100 10,000							
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 10,000							
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	528,100	601,100	1,129,200				582,208C	
TPC 11/16/2021	INSPECTED		2025	528,100	582,900	1,111,000				566,902C	
TPC 05/05/2021	INSPECTED		2024	422,500	573,200	995,700				549,857C	
TPC 05/04/2016	INSPECTED		2023	285,200	432,300	717,500				523,674C	

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



dock dock
140 feet by 3.5
490 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.		
STEWART JOHN B TRUST	HJBC LLC	2,350,000	12/28/2023	WD	03-ARM'S LENGTH	2023005593	PROPERTY TRANSFER	100.0		
STEWART JOHN B A SINGLE M	STEWART JOHN B TRUST	1	01/15/2015	QC	08-ESTATE	1222P327	PROPERTY TRANSFER	0.0		
STEWART ANTOINETTE MARIE	STEWART JOHN B	0	01/14/2015	QC	03-ARM'S LENGTH	1222P325	PROPERTY TRANSFER	0.0		
STEWART ANTOINETTE MARIE	STEWART ANTOINETTE MARIE	0	12/13/2014	AFF	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
7795 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Alteration/Repair		11/18/2025	PB25-0584	0%		
Owner's Name/Address		P.R.E. 0%		Plumbing		10/02/2025	PP25-0312			
HJBC LLC 1610 FOX TRAIL LANE SPRINGDALE AR 72764		MAP #: 64,65		ADDITION/ALTERATION		09/12/2025	LU25-227	0%		
		2026 Est TCV 2,248,772 TCV/TFA: 1126.6								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
		Public Improvements		* Factors *						
L255 P4 L646 P918/02 GA 400 PRT GOVT LOTS 3 & 4 COM SE COR SEC 31 TH N 0 DEG 32' E 1261.52 FT TO SHR GLEN LAKE & POB TH N 26 DEG 15' 30" W ALG SHR164.73 FT TH S 56 DEG 20' 10" W 420.36 FT TO C/L ST HWY M-109 TH SELY ALG C/L 290 FT M/L TH CONT SELY ALG C/L TO E SEC LN TH N 0 DEG 32' E TO SHR GLEN LAKE TH N 26 DEG 15' 30" W ALG SHR 82 FT TO POB SEC 31 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		X	Electric	GROUP B 10000	164.73	584.40	0.8609 1.1367	10000 100		1,612,132
		X	Gas	165 Actual Front Feet, 2.21 Total Acres Total Est. Land Value = 1,612,132						
		X	Curb	Land Improvement Cost Estimates						
		X	Street Lights	Description	Rate	Size	% Good	Cash Value		
		X	Standard Utilities	Wood Frame	24.09	297	50	3,577		
		X	Underground Utils.	Wood Frame	26.17	175	25	1,145		
		X	Topography of Site	Residential Local Cost Land Improvements						
		X	Level	Description	Rate	Size	% Good	Cash Value		
		X	Rolling	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000		
		X	Low	Total Estimated Land Improvements True Cash Value = 9,722						
		X	High	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Landscaped	2026	806,100	318,300	1,124,400			1,006,325C
		X	Swamp	2025	806,100	304,600	1,110,700			990,481C
		X	Wooded	2024	661,100	299,600	960,700			960,700S
		X	Pond	2023	374,100	217,200	591,300		591,300A	268,786C
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
Comments/Influences		Who When What								
		TPC 11/19/2025 INSPECTED								
		TPC 11/07/2024 INSPECTED								
		TPC 04/26/2023 INSPECTED								

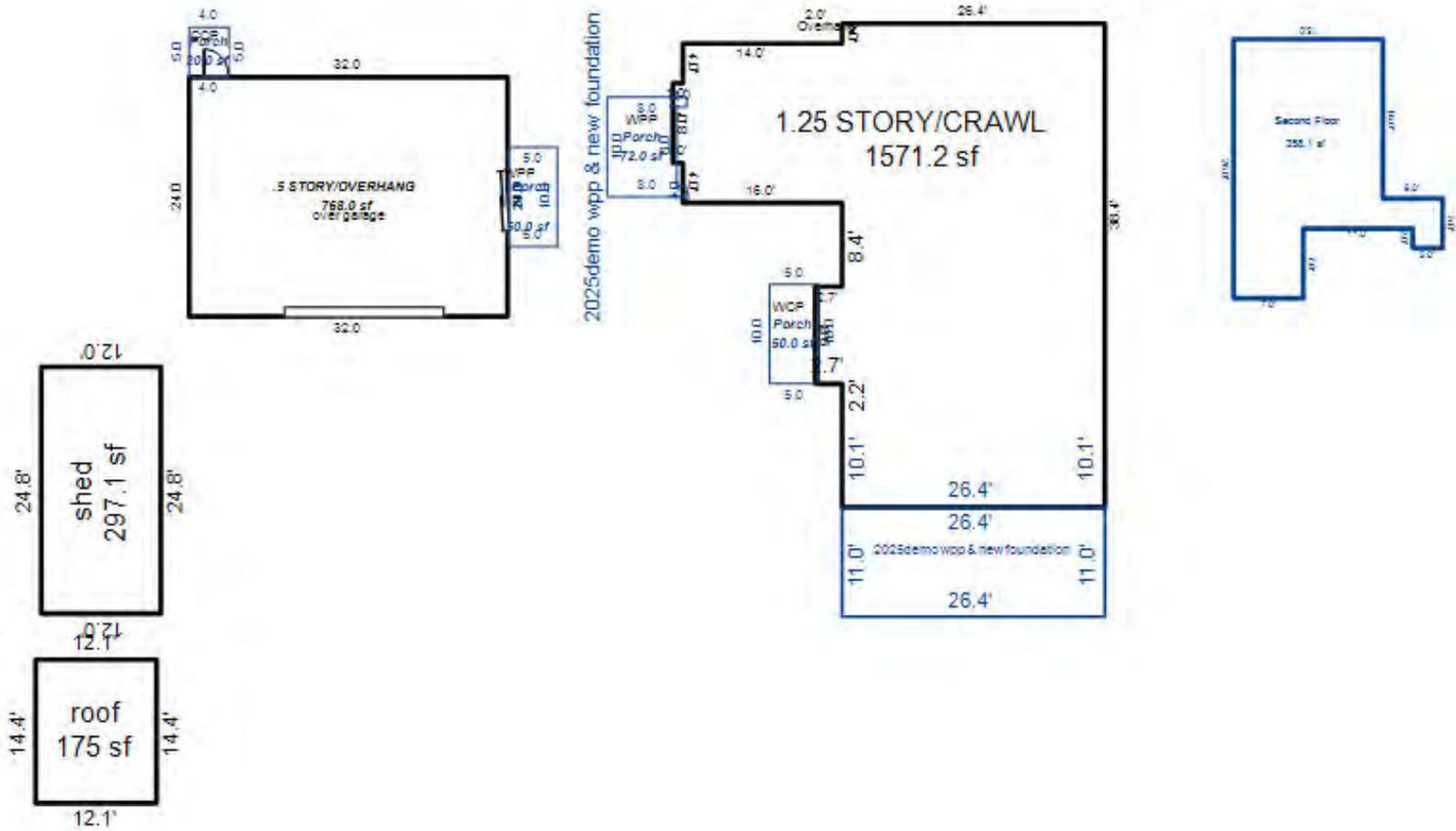


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:			
X	Wood Frame	(4) Interior										50	WCP (1 Story)	Car Capacity:			
Building Style: 1.25 STORY		X	Drywall Plaster X Paneled Wood T&G											Class:			
Yr Built 1976 199		Trim & Decoration												Exterior:			
Remodeled 2026		Ex	X	Ord										Brick Ven.:			
Condition: Average		Size of Closets												Stone Ven.:			
Room List		Lg	X	Ord										Common Wall:			
	Basement 5 1st Floor 1 2nd Floor 3 Bedrooms													Foundation:			
(1) Exterior		(5) Floors												Finished ?			
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Vinyl Other: Carpeted Other: Vinyl												Auto. Doors:			
X	Insulation	No./Qual. of Fixtures												Mech. Doors:			
(2) Windows		Ex.	X	Ord.										Area:			
	Many Avg. Few													% Good:			
	Large Avg. Small	(6) Ceilings												Storage Area:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	No. of Elec. Outlets												No Conc. Floor:			
		X	Drywall											Bsmnt Garage:			
(3) Roof		(7) Excavation												Carpport Area:			
X	Gable Hip Flat	Basement: 0 S.F. Crawl: 1288 S.F. Slab: 0 S.F. Height to Joists: 0.0												Roof:			
	Gambrel Mansard Shed	(8) Basement															
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
Chimney: Brick		(9) Basement Finish															
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
		(10) Floor Support															
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:															
		(11) Heating/Cooling															
		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
		(12) Electric															
		150 Amps Service															
		(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 1 1000 Gal Septic 1 2000 Gal Septic															
		Lump Sum Items:															
		(15) Heating/Cooling															
		Central Air Wood Furnace															
		(15) Fireplaces															
		Class: C +5 Effec. Age: 35 Floor Area: 1,612 Total Base New : 252,858 Total Depr Cost: 164,359 Estimated T.C.V: 443,769															
		(16) Porches/Decks															
		E.C.F. X 2.700															
		(17) Garage															
		Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1288 SF Floor Area = 1612 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 1,288 0.5 Story Siding Overhang 4 Total: 222,655 144,728 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, 50 Feet 1 3,410 2,216 Porches WCP (1 Story) 50 3,322 2,159 Built-Ins Appliance Allow. 1 2,767 1,799 Fireplaces Interior 1 Story 1 5,338 3,470 Totals: 252,858 164,359															
		Notes:															
		ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 443,769															

*** 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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 50	Type CCP (1 Story) WPP	Year Built: 1999 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	20	CCP (1 Story)	WPP	Year Built: 1999 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Town Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 20 Floor Area: 384 Total Base New : 84,791 Total Depr Cost: 67,833 Estimated T.C.V: 183,149	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:
Duplex A-Frame		(4) Interior		X			Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Cls C Blt 1999								
Wood Frame		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Building Style: 1.5 STORY		Trim & Decoration		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 2000 Gal Septic					
Yr Built 1999	Remodeled 0	Ex	Ord	Min				(14) Water/Sewer			Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 183,149							
Condition: Average		Size of Closets Lg Ord Small		Central Air Wood Furnace			Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 2000 Gal Septic Porches WPP CCP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Door Opener			Totals: 84,791 67,833					
Room List		Doors	Solid	H.C.	(12) Electric 0 Amps Service			Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 183,149										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Lump Sum Items:											
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Insulation		(9) Basement Finish																
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Many Avg. Few	Large Avg. Small																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																		
(3) Roof																		
Gable Hip Flat	Gambrel Mansard Shed																	
Asphalt Shingle																		
Chimney:																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIZE LAWRENCE TRUST		0	05/18/2010	OTH	33-TO BE DETERMINED	2010 1048_940	DEED	0.0
SYMONS LISA TRUST	MIZE LAWRENCE TRUST	0	04/13/2010	WD	03-ARM'S LENGTH	2010 1044_345T	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7523 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
MIZE LAWRENCE TRUST 6029 HILLSBOROUGH CT GRANDVILLE MI 49418	MAP #: 65					
	2026 Est TCV 2,120,696 TCV/TFA: 818.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L263 P702 L364 P676-677/93 GA 402 L614 P684/01 COM AT NW COR GOVT LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 358.3 FT TO POB TH S 82 DEG 19' W 330 FT TO C/L HWY M109 TH SELY ALONG C/L 100.1 FT TH N 82 DEG 19' E 322.9 FT TH N 79 DEG 24' E TO SHORE GLEN LAKE TH NWLY ALONG SHORE TO PT N 79 DEG 24' E OF POB TH S 79 DEG 24' W TO POB SEC 31 T29N R14W 1.16 A.	X		Dirt Road	100.00	500.00	1.0000	1.0933	10000 100	1,093,265	
			Gravel Road	100 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =	1,093,265
	X		Paved Road	Land Improvement Cost Estimates						
			Storm Sewer	Description	Rate	Size	% Good	Cash Value		
			Sidewalk	Dock: Light posts	55.62	858	50	23,861		
			Water	D/W/P: Asphalt Paving	4.01	4500	0	0		
	X		Sewer	D/W/P: Flagstone/Sand	29.98	650	0	0		
			Electric	Residential Local Cost Land Improvements						
			Gas	Description	Rate	Size	% Good	Cash Value		
			Curb	LAND IMPROVEMENTS 10	10,000.00	1	100	10,000		
			Street Lights	BOAT HOIST	2,000.00	3	0	0		
			Standard Utilities	Total Estimated Land Improvements True Cash Value =					33,861	
			Underground Utils.							



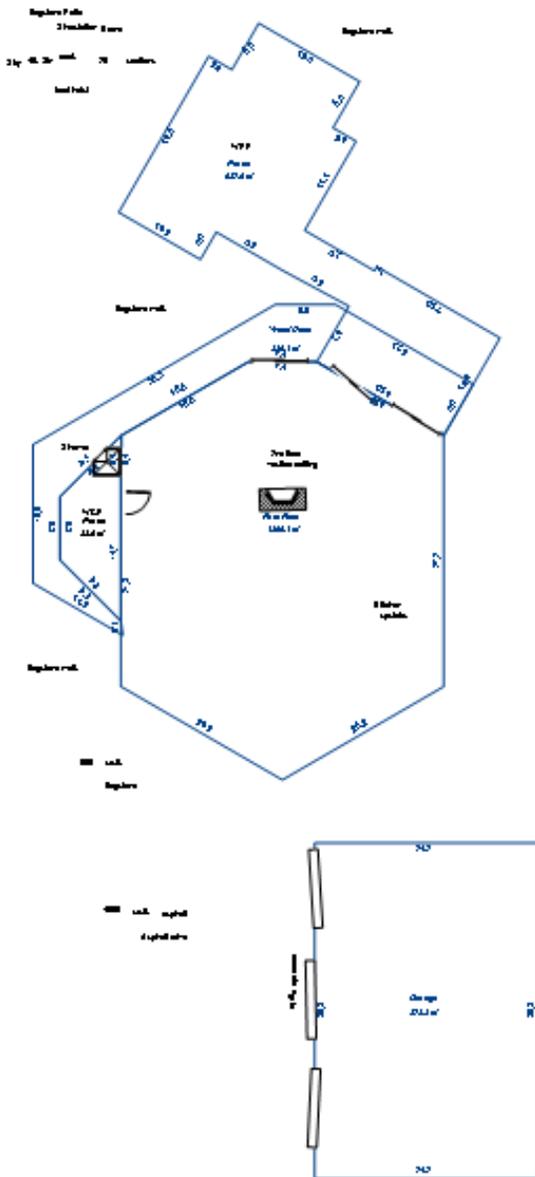
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2026	546,600	513,700	1,060,300			243,628C
Rolling	2025	546,600	492,800	1,039,400			237,223C
Low	2024	437,300	485,000	922,300			230,091C
High	2023	295,200	367,900	663,100			219,135C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1985 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 878 % 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							88 WCP (1 Story) 637 WPP 325 Treated Wood			
Building Style: 2 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: B -5 Effec. Age: 35 Floor Area: 2,590 Total Base New : 566,132 Total Depr Cost: 367,989 Estimated T.C.V: 993,570		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1977	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1295 SF Floor Area = 2590 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls B -5 Blt 1977		
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size 2 Story Siding Crawl Space 1,295		Cost New Depr. Cost		
Room List		Doors	Solid X	H.C.	(12) Electric			Plumbing			Total:		428,595 278,590		
	Basement 4 1st Floor 4 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			200 Amps Service			Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer					
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1295 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Ceramic Tile Floor WCP (1 Story) WPP					
X	Many Avg. X Avg. Few	Large Avg. Small		(9) Basement Finish			Lump Sum Items:			Deck					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Treated Wood					
(3) Roof		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Garages					
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Lump Sum Items:			Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 878 59,221 38,494 Door Opener 3 2,257 1,467					
X	Asphalt Shingle	Lump Sum Items:		Lump Sum Items:			Lump Sum Items:			Built-Ins					
Chimney: Brick		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:			Appliance Allow. 1 6,850 4,452					
Lump Sum Items:		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:			Fireplaces					
Lump Sum Items:		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:			Exterior 1 Story 1 9,772 6,352					
Lump Sum Items:		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:			Totals: 566,132 367,989					
<<<<< 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.
LOMSKE STEVEN G & ZACHARI	BLACK JEFFREY E & STEPHAN	1,600,000	04/08/2024	WD	03-ARM'S LENGTH	2024001707	PROPERTY TRANSFER	100.0
MARSHALL DAVID G & CHRIST	LOMSKE STEVEN G & ZACHARI	650,000	11/25/2014	WD	03-ARM'S LENGTH	1215P258	PROPERTY TRANSFER	100.0
SMITH	MARSHALL	425,000	01/27/1999	WD	03-ARM'S LENGTH	501:466	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7465 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/26/2023	PE23-0436	100% FINIS
	P.R.E. 100% 04/17/2024		ADDITION/ALTERATION	01/13/2015	LU15-02	100% FINIS
Owner's Name/Address	MAP #: 63,65		WELL/SEPTIC	06/15/2009	L09-070	100% FINIS
BLACK JEFFREY E & STEPHANIE 10667 CANDLETON CT TRAVERSE CITY MI 49684	2026 Est TCV 1,630,148 TCV/TFA: 683.79		GARAGE POLE CONSTRUCTION	08/25/2001	1889	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 10000	100.01	422.53	1.0000	1.0482	10000 100	1,048,282
100 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =						1,048,282

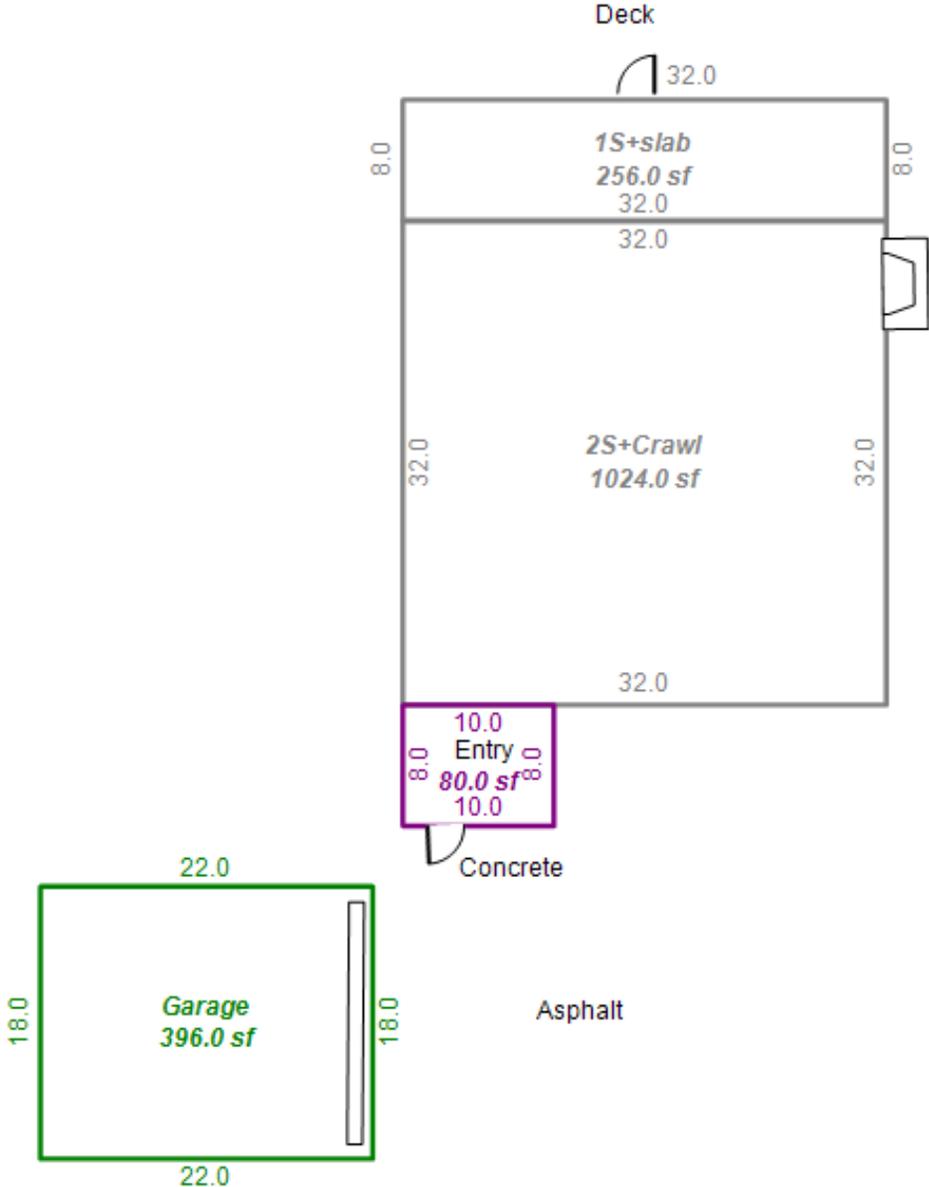
Tax Description	X	Description	Rate	Size % Good	Cash Value
L1215P258 THAT PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 (ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 3) OF SAID SECTION; THENCE NORTH 88°37'36" EAST ALONG THE GOVERNMENT LOT LINE COMMON TO GOVERNMENT LOTS 2 AND 3, 963.76 FEET TO A TRAVERSE LINE ALONG THE SHORE OF GLEN LAKE AND BEING THE POINT OF BEGINNING; THENCE NORTH 00°04'40" WEST ALONG SAID	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	3.16	4500 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	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
	X									X					2026	524,100	291,000	815,100			815,100S
															2025	524,100	279,900	804,000			804,000S
															2024	419,300	275,300	694,600			370,551C
															2023	283,000	207,900	490,900			352,906C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALOMIA BRENT S & MELISSA	LALOMIA BRENT S & MELISSA	0	01/24/2025	QC	15-LADY BIRD	2025001547	PROPERTY TRANSFER	0.0
LALOMIA BRENT S & MELISSA	LALOMIA BRENT S	0	08/23/2019	WD	09-FAMILY/RELATED ENTITY	2019004765	PROPERTY TRANSFER	0.0
LALOMIA BRENT & MELISSA	LALOMIA MELISSA E	0	08/23/2019	WD	09-FAMILY/RELATED ENTITY	2019004766	PROPERTY TRANSFER	0.0
LALOMIA BRENT S	LALOMIA BRENT S TRUST	0	08/23/2019	WD	09-FAMILY/RELATED ENTITY	2019004767	PROPERTY TRANSFER	0.0

Property Address: 7285 S DUNE HWY
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s): Mechanical Date: 10/06/2025 Number: PM25-0838 Status: 0%

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% Plumbing 10/06/2025 PP25-0315 20%

Owner's Name/Address: LALOMIA BRENT S & MELISSA E 7551 DUNROSS DR PORTAGE MI 49024
 MAP #: 63 Residential Detached Garag 09/23/2025 PB25-0448 40%

2026 Est TCV 2,256,372 TCV/TFA: 863.52 GARAGE 08/30/2025 LU25-183 40%

X Improved Vacant Land Value Estimates for Land Table 4083.4083 LITTLE GLEN

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

GROUP B 10000 100.00 452.00 0.8653 1.0660 10000 100 922,387
 GROUP B 10000 62.00 452.00 0.8653 1.0660 10000 50 SURPLUS: ZONING 100 ft 28

162 Actual Front Feet, 1.68 Total Acres Total Est. Land Value = 1,208,327

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

D/W/P: Asphalt Paving 3.16 6500 0 0

Residential Local Cost Land Improvements Description Rate Size % Good Cash Value

LAND IMPROVEMENTS 10 10,000.00 1 100 10,000

Total Estimated Land Improvements True Cash Value = 10,000

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
2026	604,200	524,000	1,128,200			609,881C
2025	604,200	470,500	1,074,700			559,768C
2024	495,100	462,900	958,000			542,937C
2023	334,200	349,300	683,500			517,083C

Who When What

TPC 11/19/2025 INSPECTED

TPC 10/01/2025 INSPECTED

TPC 12/02/2019 INSPECTED

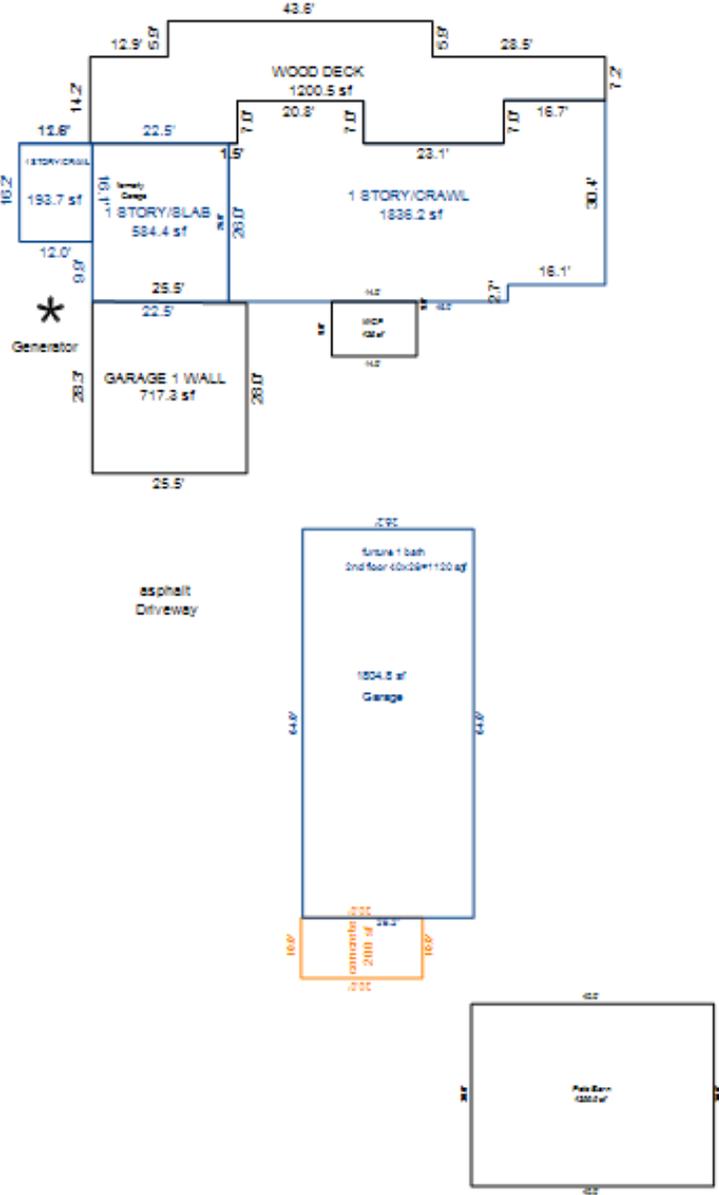
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 126 1200	Type WCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 717 % Good: 0 Storage Area: 0 No Conc. Floor: 0																												
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																						
Building Style: 1 STORY																																										
Yr Built 1972 199	Remodeled 2020	Ex	Ord	Min																																						
Condition: Average		Size of Closets																																								
Room List		Doors	Solid	H.C.	Central Air Wood Furnace																																					
5	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																						
		Kitchen: Other: Other:		200 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																																					
X	Insulation	(7) Excavation		(13) Plumbing																																						
		Basement: 0 S.F. Crawl: 2029 S.F. Slab: 584 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																																						
(2) Windows		(8) Basement		(14) Water/Sewer																																						
X	Many Avg. Few	X	Large Avg. Small	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																						
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Lump Sum Items:																																						
(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: 2X12X16 Unsupported Len: Cntr.Sup:																																								
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2613 SF Floor Area = 2613 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,836</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>584</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>193</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>370,075</td> <td>277,534</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,088 3 Fixture Bath 2 9,133 6,850 Water/Sewer 1000 Gal Septic 1 4,782 3,586 Water Well, 100 Feet 1 5,847 4,385 Porches WCP (1 Story) 126 6,187 4,640 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 717 28,451 21,338 Common Wall: 1 Wall 1 -2,640 -1,980 Door Opener 1 537 403 Class: C Exterior: Pole (Unfinished) Door Opener 3 1,612 1,209 Base Cost 1200 28,944 21,708 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 28,526 21,394 Storage Over Garage 448 6,048 4,536 <<<< Calculations too long. See Valuation printout for complete pricing. >>>>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,836			1 Story	Siding	Slab	584			1 Story	Siding	Crawl Space	193			Total:				370,075	277,534
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																					
1 Story	Siding	Crawl Space	1,836																																							
1 Story	Siding	Slab	584																																							
1 Story	Siding	Crawl Space	193																																							
Total:				370,075	277,534																																					

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



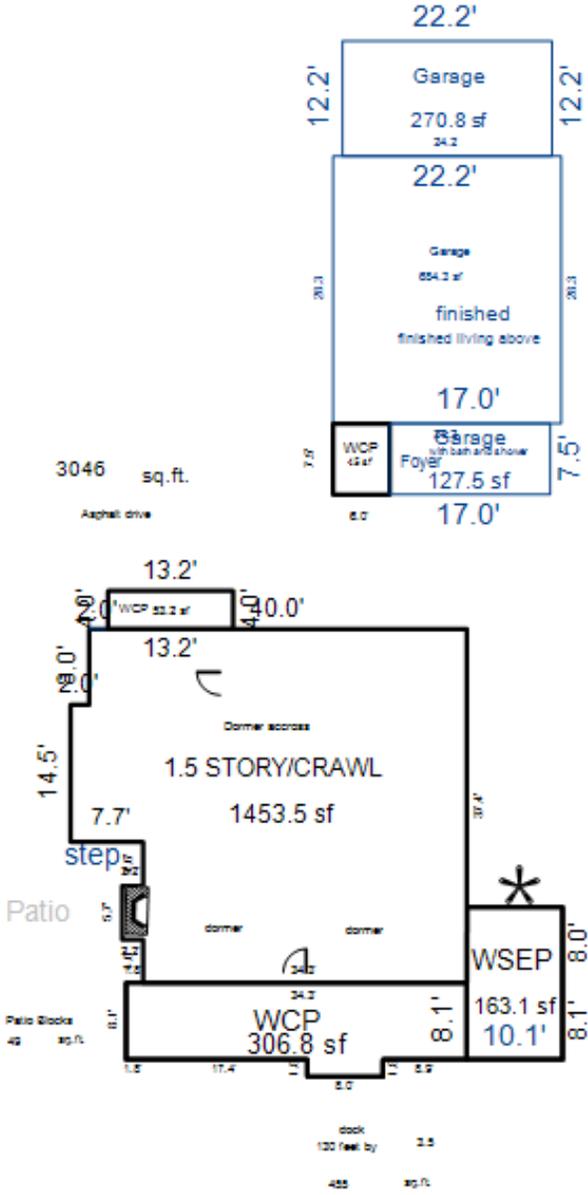
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BECHERT CHAD B & DANIELLE	BECHERT CHAD & DANIELLE T	0	11/18/2021	QC	09-FAMILY/RELATED ENTITY	202109395	DEED	0.0			
WILLIAMS SARAH J	BECHERT CHAD B & DANIELLE	950,000	12/02/2020	WD	03-ARM'S LENGTH	2020008359	PROPERTY TRANSFER	100.0			
DOWNES BRIAN L & VICKI L	WILLIAMS SARAH J	745,000	08/12/2011	WD	03-ARM'S LENGTH	1093-420 WD	PROPERTY TRANSFER	100.0			
POWERS MARGARET E TRUST	DOWNES BRIAN L & VICKI L	602,000	09/12/2003	WD	03-ARM'S LENGTH	764:562	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7259 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		01/12/2023	PB22-0646	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Electrical		12/27/2022	PE22-0961	100% FINIS			
BECHERT CHAD & DANIELLE TRUST 21279 N 83RD ST SCOTTSDALE AZ 85255		MAP #: 63		Mechanical		12/14/2022	PM22-1105	100% FINIS			
		2026 Est TCV 2,161,722 TCV/TFA: 991.62		Plumbing		12/14/2022	PP22-0400	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
L441 P538/97 L764 P562/03 L778 P705/03 PRT OF GOVT LOT 2 SEC 31 COM NW COR GOVT LOT 2 TH E 1068.1 FT TO SHR GLEN LAKE TH S 9 DEG 25' W ALG SHR 200 FT TO POB TH CONT S 9 DEG 25' W ALG SHR 75 FT TH W TO C/L HWY M-109 TH N 15 DEG 39' E ALG C/L TO PT DUE W OF POB TH E TO POB EXCEPTING SD HGY M-109 TOGETHER WITH & SUBJECT TO EASEMENTS REC IN L773 P948 SEC 31 T29N R14W .77 A M/L.		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		GROUP B 10000	75.00	447.22	1.0901	1.0632	10000	100	869,271
		X		75 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 869,271							
		X		Land Improvement Cost Estimates							
		X		Description	Rate	Size	% Good	Cash Value			
		X		D/W/P: Asphalt Paving	4.01	3046	50	6,107			
		X		D/W/P: Patio Blocks	21.35	500	50	5,337			
		X		Total Estimated Land Improvements True Cash Value = 11,444							
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	434,600	646,300	1,080,900			705,309C
		TPC 11/07/2023	INSPECTED		2025	434,600	622,600	1,057,200			686,767C
		TPC 05/17/2023	INSPECTED		2024	342,700	612,400	955,100			666,118C
		TPC 12/08/2022	INSPECTED		2023	231,400	419,700	651,100			575,589C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2023 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 1 Area: 1081 % Good: 0 Storage Area: 1081 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							53 WCP (1 Story) 306 WCP (1 Story) 45 WCP (1 Story)					
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: B -10 Effec. Age: 10 Floor Area: 2,180 Total Base New : 527,161 Total Depr Cost: 474,447 Estimated T.C.V: 1,281,007			E.C.F. X 2.700			Bsmnt Garage: Carport Area: Roof:				
Yr Built 2005	Remodeled 2023	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1453 SF Floor Area = 2180 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls B-10 Blt 2005						
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost										
Room List		Doors	Solid	H.C.	(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 1,453			Total: 348,114 313,304						
6	Basement	(5) Floors		(12) Electric 120 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 3,257 2,931 3 Fixture Bath 2 20,550 18,495 2 Fixture Bath 1 6,850 6,165										
1	1st Floor	Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Water/Sewer 1000 Gal Septic 1 6,011 5,410 Water Well, 100 Feet 1 6,941 6,247										
3	2nd Floor	(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches Ceramic Tile Floor WCP (1 Story) 53 4,902 4,412 Ceramic Tile Wains WCP (1 Story) 306 16,230 14,607 Ceramic Tub Alcove WCP (1 Story) 45 4,320 3,888										
3	Bedrooms	X Drywall		(9) Basement Finish			Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Storage Over Garage 1081 23,014 20,713 Door Opener 3 2,257 2,031 Base Cost 1081 68,092 61,283										
(1) Exterior		(7) Excavation Basement: 0 S.F. Crawl: 1453 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Built-Ins Appliance Allow. 1 6,850 6,165										
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Fireplaces Exterior 1 Story 1 9,772 8,795										
X	Insulation	(9) Basement Finish					Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
(2) Windows		Many Avg. X Avg. Large Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:															
(3) Roof		Gable Hip Flat Gambrel Mansard Shed															
Chimney: Brick																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SPRING JOHN E & SITA M TR	SPRING JOHN E & SITA M	0	11/15/2018	QC	09-FAMILY/RELATED ENTITY	1346P576	PROPERTY TRANSFER	0.0			
SPRING JOHN E & SITA M	SPRING JOHN E & SITA M	0	11/15/2018	QC	09-FAMILY/RELATED ENTITY	1346P579	PROPERTY TRANSFER	0.0			
SPRING JOHN E & SITA M TR	SPRING JOHN E & SITA M H&	0	01/03/1993	QC	09-FAMILY/RELATED ENTITY	355P952	DEED	0.0			
SPRING PEARL K	SPRING PEARL K TRUST	0	11/23/1988	WD	09-FAMILY/RELATED ENTITY	294P334	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7311 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		HOUSE		05/15/1996	1996-3604	100% FINIS			
Owner's Name/Address		P.R.E. 100% 01/22/1999		DEMOLITION		04/30/1996	1996-3549	100% FINIS			
SPRING JOHN E & SITA M 7311 S DUNE HWY EMPIRE MI 49630		MAP #: 63		2026 Est TCV 1,952,450 TCV/TFA: 1054.2							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP B 10000	100.00	480.00	1.0000	1.0822	10000	100	1,082,165
				100 Actual Front Feet, 1.10 Total Acres				Total Est. Land Value =			1,082,165
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good			Cash Value	
				D/W/P: Asphalt Paving	3.68	3500	0			0	
				D/W/P: 4in Concrete	8.30	180	0			0	
				Wood Frame	36.06	128	50			2,308	
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good			Cash Value	
				LAND IMPROVEMENTS 75	7,500.00	1	100			7,500	
				Total Estimated Land Improvements True Cash Value =						9,808	
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	541,100	435,100	976,200		217,976C	
		TPC 01/10/2018 INSPECTED			2025	541,100	419,800	960,900		212,246C	
		TPC 04/15/2015 INSPECTED			2024	432,900	412,900	845,800		205,865C	
		WAS 10/20/2007 INSPECTED			2023	292,200	311,600	603,800		196,062C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 122 296	Type CCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 630 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 1,852 Total Base New : 398,368 Total Depr Cost: 318,695 Estimated T.C.V: 860,477		E.C.F. X 2.700		Bsmnt Garage:						
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1852 SF Floor Area = 1852 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1996							
Yr Built 1996	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			Building Areas		Size 1,852		Cost New 306,270		Depr. Cost 245,015					
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories		Foundation		Total:						
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			Exterior			Foundation								
Basement 5	1st Floor	(5) Floors		No. of Elec. Outlets			Many X Ave. Few			Siding			Crawl Space							
2nd Floor	2 Bedrooms	Kitchen: Tile Other: Carpeted Other:		(13) Plumbing			Average Fixture(s)			Plumbing			Water/Sewer		Solar Water Heat		No Plumbing			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Porches			Deck		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			1			CCP (1 Story)			Treated Wood		Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener	
X	Insulation	(7) Excavation		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		Built-Ins	
(2) Windows		Basement: 0 S.F. Crawl: 1852 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		Appliance Allow.	
X	Many Avg. X Few	Large Avg. X Small		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		Fireplaces	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		Prefab 1 Story	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		Direct-Vented Ga	
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		1	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		1	
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		1	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			1			Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener		1	
				Lump Sum Items:						Garages			Class: BC Exterior: Pole (Unfinished)		Base Cost		Door Opener			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEAN JEANINE W	DEAN JEANINE W	0	05/31/2023	QC	09-FAMILY/RELATED ENTITY	2023002013	PROPERTY TRANSFER	0.0				
DEAN JEANINE W REV TRUST	DEAN JEANINE W	0	05/08/2023	QC	09-FAMILY/RELATED ENTITY	2023002012	PROPERTY TRANSFER	0.0				
SALISBURY FREDERICK J SR	DEAN JEANINE W REV TRUST	700,000	06/03/2005	WD	03-ARM'S LENGTH	2023002012	OTHER	100.0				
SALISBURY JEANETTE A DEC	SALISBURY FREDERICK J SR	0	07/30/2004	QC	09-FAMILY/RELATED ENTITY	816:39	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7019 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST										
Owner's Name/Address		P.R.E. 0%										
DEAN JEANINE W 6963 S DUNE HWY EMPIRE MI 49630		MAP #: 63		2026 Est TCV 1,051,564 TCV/TFA: 1460.5								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L805 P585/04 L816 P39/04 L855 P242/05 L857 P193/05 THE S 100 FT OF N 432 FT OF GOVT LOT 1 LYING E OF HWY M 109 SEC 31 T29N R14W 0.45 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 10000	100.00	200.00	1.0000	0.8694	10000	100		869,442
		Paved Road		100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 869,442								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVEMENTS 15								
		Gas		1,500.00 1 100 1,500								
		Curb		Total Estimated Land Improvements True Cash Value = 1,500								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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	434,700	91,100	525,800		298,633C			
TPC 07/31/2019 INSPECTED		2025	434,700	87,700	522,400			290,782C				
TPC 05/04/2016 INSPECTED		2024	347,800	86,200	434,000			282,039C				
WAS 10/19/2007 INSPECTED		2023	234,700	65,100	299,800			268,609C				



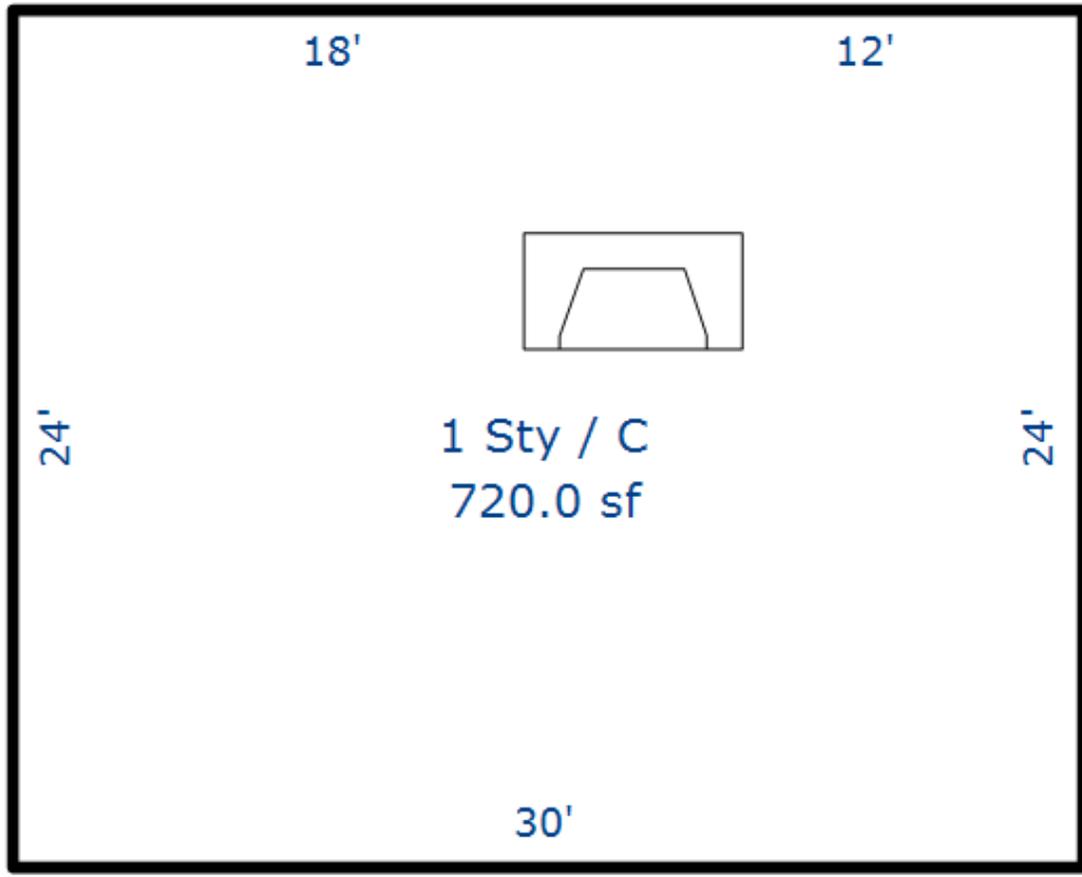
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County of Leelanau, Michigan

*** 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	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 720 Total Base New : 111,498 Total Depr Cost: 66,897 Estimated T.C.V: 180,622		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																																																																																				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord		Small																																																																																					
Yr Built 1950	Remodeled 0	Ex	X	Ord	Min																																																																																													
Condition: Average																																																																																																		
Room List		Doors	Solid	X	H.C.																																																																																													
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			100 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																																																																																											
X	Insulation	X	Drywall				(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																																																																																								
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																														
X	Many Avg. X Few	Large Avg. Small			(8) Basement																																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																														
(3) Roof		(9) Basement Finish					(14) Water/Sewer																																																																																											
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X	Asphalt Shingle	(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:																																																																																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>720</td> <td>93,659</td> <td>56,194</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Plumbing</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>1,209</td> <td>725</td> </tr> <tr> <td colspan="4">Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>1</td> <td>4,473</td> <td>2,684</td> </tr> <tr> <td colspan="4">Water Well, 100 Feet</td> <td>1</td> <td>5,522</td> <td>3,313</td> </tr> <tr> <td colspan="4">Built-Ins</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Appliance Allow.</td> <td>1</td> <td>1,934</td> <td>1,160</td> </tr> <tr> <td colspan="4">Fireplaces</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Interior 1 Story</td> <td>1</td> <td>4,701</td> <td>2,821</td> </tr> <tr> <td colspan="4">Totals:</td> <td>111,498</td> <td>66,897</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	720	93,659	56,194	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	Built-Ins						Appliance Allow.				1	1,934	1,160	Fireplaces						Interior 1 Story				1	4,701	2,821	Totals:				111,498	66,897	Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCY: 180,622	
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Concrete 12*7



1 Sty / C
720.0 sf

Concrete 2*3

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUKEY IVAN K TRUST	LUKEY SHIRLEY M TRUST	0	08/02/2016	QC	09-FAMILY/RELATED ENTITY	1273P434	PROPERTY TRANSFER	0.0
LUKEY SHIRLEY M	LUKEY SHIRLEY M TRUST	0	08/02/2016	QC	09-FAMILY/RELATED ENTITY	1273P436	PROPERTY TRANSFER	0.0
	LUKEY IVAN K & SHIRLEY M	27,500	10/01/1975	WD	03-ARM'S LENGTH		DEED	0.0

Property Address: 7003 S DUNE HWY
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s): PLUMBING Date: 05/20/2004 Number: PP04-0162 Status:
 School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0% ELECTRICAL 02/27/2004 PE04-0088
 Owner's Name/Address: LUKEY SHIRLEY M TRUST 417 W OAKWOOD DRIVE BARRINGTON IL 60010 MAP #: 63 Res. Add/Alter/Repair 09/10/2003 PB03-0541
 2026 Est TCV 1,110,353 TCV/TFA: 1423.5 Res. Garage, Detached 09/10/2003 PB03-0542

Property Address	Class	Zoning	Building Permit(s)	Date	Number	Status
7003 S DUNE HWY	RESIDENTIAL-IMPRO	R-2 (	PLUMBING	05/20/2004	PP04-0162	
			ELECTRICAL	02/27/2004	PE04-0088	
			Res. Add/Alter/Repair	09/10/2003	PB03-0541	
			Res. Garage, Detached	09/10/2003	PB03-0542	

Owner's Name/Address	MAP #	Res. Add/Alter/Repair	Date	Number	Status
LUKEY SHIRLEY M TRUST 417 W OAKWOOD DRIVE BARRINGTON IL 60010	63		09/10/2003	PB03-0541	
	2026 Est TCV 1,110,353 TCV/TFA: 1423.5	Res. Garage, Detached	09/10/2003	PB03-0542	

Tax Description	GA 409 L446 P303/97 THE S 100 FT OF N 331.80 FT OF GOVT LOT 1 LYING E OF HWY M 109 SEC 31 T29N R14W 0.45 A.	Comments/Influences

Land Value Estimates for Land Table 4083.4083 LITTLE GLEN																											
<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP B 10000</td> <td>100.00</td> <td>200.00</td> <td>1.0000</td> <td>0.8694</td> <td>10000</td> <td>100</td> <td></td> <td>869,442</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =</td> <td>869,442</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 10000	100.00	200.00	1.0000	0.8694	10000	100		869,442	100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								869,442
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																			
GROUP B 10000	100.00	200.00	1.0000	0.8694	10000	100		869,442																			
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								869,442																			

Public Improvements	Description	Rate	Size % Good	Cash Value
X	Dirt Road			
X	Gravel Road			
X	Paved Road			
X	Storm Sewer			
X	Sidewalk			
X	Water			
X	Sewer			
X	Electric			
X	Gas			
X	Curb			
X	Street Lights			
X	Standard Utilities			
X	Underground Utils.			

Land Improvement Cost Estimates																				
<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size % Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVEMENTS 15</td> <td>1,500.00</td> <td>1 100</td> <td>1,500</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>1,500</td> </tr> </tbody> </table>	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
Description	Rate	Size % Good	Cash Value																	
Residential Local Cost Land Improvements																				
Description	Rate	Size % Good	Cash Value																	
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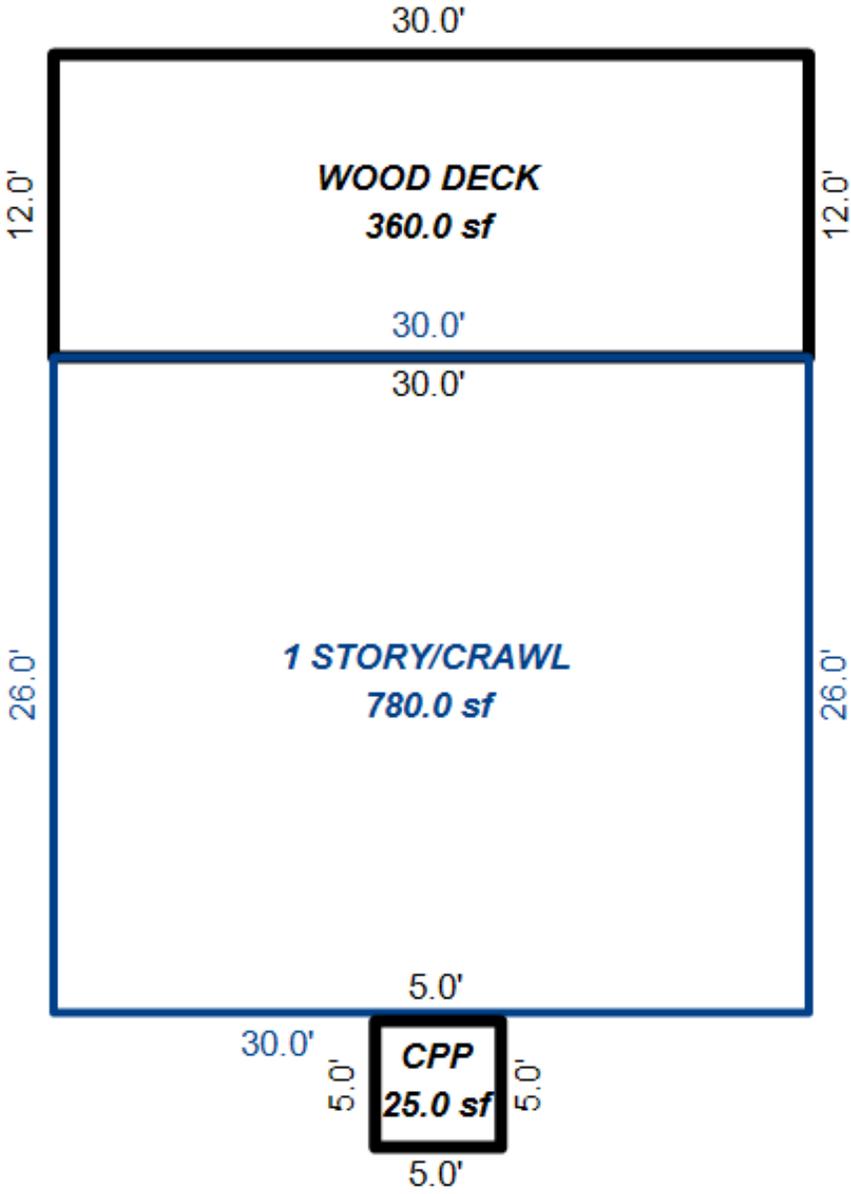
Topography of Site
X Level
X Rolling
X Low
X High
X Landscaped
X Swamp
X Wooded
X Pond
X Waterfront
X Ravine
X Wetland
X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	434,700	120,500	555,200			151,332C
2025	434,700	116,800	551,500			147,354C
2024	347,800	114,800	462,600			142,924C
2023	234,700	86,600	321,300			136,119C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATRICK BRIDGET E TRUST		0	09/09/2009	QC	03-ARM'S LENGTH	2009 1026-533T	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7183 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	11/07/2019	PM19-0855	100% FINIS
Owner's Name/Address	P.R.E. 0%		WELL/SEPTIC	10/26/2009	L09-169	100% FINIS
PATRICK BRIDGET E TRUST 11819 POST LN SOUTH LYON MI 48178	MAP #: 63		ADDITION/ALTERATION	11/01/2008	PB08-0446	100% FINIS
	2026 Est TCV 1,505,275 TCV/TFA: 828.44					

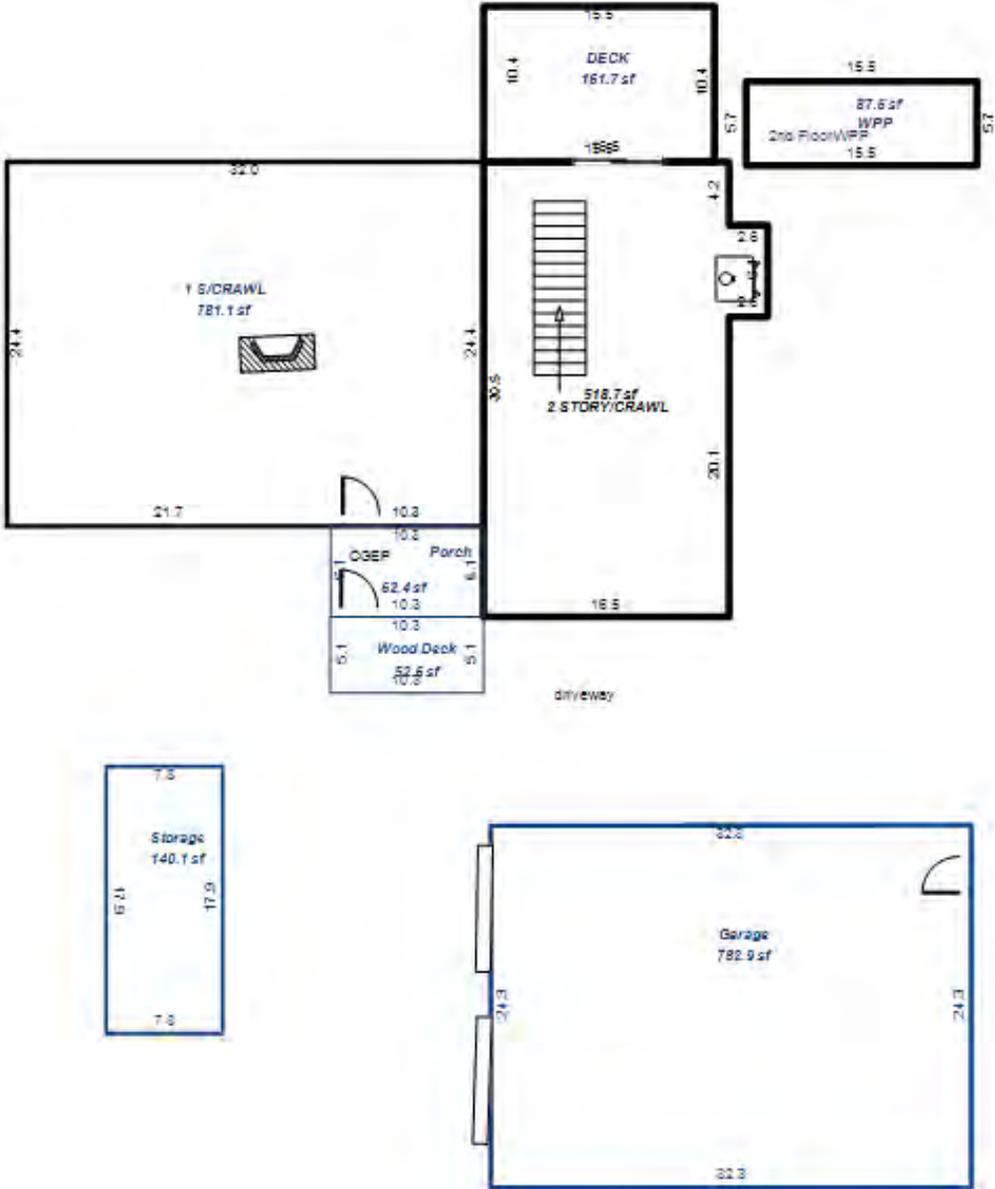
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
L282 P880 L324 P674 DC L350 P37 GA 410 DC L496 P149 L496 P150/98 BEG AT SE COR LOT 1 TH W TO CEN HWY M109 TH N 100 FT TH E TO SHORE GLEN LK TH SLY ALONG SHORE 100 FT TO BEG SEC 31 T29N R14W 1.25 A.	X		Dirt Road	100.00	544.50	1.0000	1.1168	10000	100	1,116,818	
			Gravel Road	100 Actual Front Feet, 1.25 Total Acres						Total Est. Land Value =	1,116,818
	X		Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description	Rate	Size	% Good	Cash Value			
			Sidewalk	Wood Frame	21.93	140	50	1,535			
			Water	Residential Local Cost Land Improvements							
	X		Sewer	Description	Rate	Size	% Good	Cash Value			
			Electric	LAND IMPROVEMENTS 15	1,500.00	1	100	1,500			
			Gas	Total Estimated Land Improvements True Cash Value =						3,035	
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2026	558,400	194,200	752,600			209,778C
	Rolling								
	Low								
X	High		2025	558,400	186,900	745,300			204,263C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2024	446,700	183,800	630,500			198,122C
	Ravine								
	Wetland								
	Flood Plain		2023	301,500	138,600	440,100			188,688C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DMJ ASSOCIATES INC	DUNESWOOD HUI LLC	658,176	04/18/2024	WD	03-ARM'S LENGTH	2024002775	PROPERTY TRANSFER	100.0				
DMJ ASSOCIATES INC	RETTKE DEBORAH & BRANSTET	0	03/12/2009	WD	03-ARM'S LENGTH	2009 1005-573W	DEED	0.0				
DMJ ASSOCIATES INC		190,000	09/11/1992	LC	16-LC PAYOFF	911/930, 931	REALTOR	0.0				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
7194 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		02/07/2023	PE23-0088	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		02/07/2023	PM23-0140	100% FINIS				
DUNESWOOD HUI LLC 7587 W DAY FOREST RD EMPIRE MI 49630		MAP #: 63		Mechanical		08/17/2022	PM22-0702	100% FINIS				
		2026 Est TCV 670,895 TCV/TFA: 141.72		Electrical		04/23/2015	PE15-0135	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
SPLIT ON 10/17/2009 INTO ; 006-131-033-01 (1.70 AC) REMAINDER PARCEL: A PARCEL OF LAND IN GOV LOT 1, SECTION 31, TOWN 29 N, RNG 14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, BOUNDED AS FOLLOWS: COMMENCING AT THE NE CNR OF SAID SEC; THENCE S89*18'35" W 1322.53 FT TO NW CNR OF SAID GOVERNMENT LOT; THENCE S 00*01'10" W ALONG WEST LINE OF SAID GOVERNMENT LOT, 985.06 FT TO POB; THENCE N 89*27'00". E 536.76 FT (SCRIVENER ERROR S/B N89 DEG 18' 25" 725.96 FT) TO CENTERLINE STATE HWY M-109; THENCE S		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		D 100' @ 1100/	100.00	581.27	0.7508	1.0752	1100	100	COMMERCIAL USE	88,794
		X		E 100' @ 800/	214.72	581.27	0.6695	1.1068	800	100	SURPLUS: ZONING 100' & DEP	
				315 Actual Front Feet, 4.20 Total Acres			Total Est. Land Value =					216,071
		Topography of Site		Land Improvement Cost Estimates								
		X		Description	Rate		Size % Good		Cash Value			
		X		D/W/P: Crushed Rock	2.22		11435 50		12,693			
		X		D/W/P: 3.5 Concrete	6.28		387 50		1,215			
		X		Wood Frame	20.45		672 50		6,871			
		X		Wood Frame	22.19		216 50		2,396			
		Commercial Local Cost Land Improvements		Description Rate Size % Good Arch Mult Cash Value								
				WATER WELL 4"-6"	0.00		1 93 100		0			
				SEPTIC TANK 2000 GAL	0.00		1 93 100		0			
				DRAIN FIELD	0.00		1 93 100		0			
				Total Estimated Land Improvements True Cash Value =			23,175					
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	108,000	227,400	335,400	335,400S			
		TPC 11/07/2024	INSPECTED		2025	154,400	187,200	341,600	341,600S			
		TPC 04/10/2024	INSPECTED		2024	134,800	244,600	379,400	152,766C			
		TPC 11/12/2023	INSPECTED		2023	134,800	215,000	349,800	145,492C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							32 66	CPP CPP	Class:	Exterior:
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,390 Total Base New : 183,617 Total Depr Cost: 59,673 Estimated T.C.V: 119,346		E.C.F. X 2.000		Foundation: Finished ? Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
Yr Built 1936	Remodeled 2011	Ex	X Ord	Min	Size of Closets			No. of Elec. Outlets			Total Base New : 183,617 Total Depr Cost: 59,673 Estimated T.C.V: 119,346		Bsmnt Garage:		
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 1936		
Room List		Doors	Solid	X H.C.	(12) Electric			Ground Area = 1390 SF Floor Area = 1390 SF.			Plumbing		Depr. Cost		
5	Basement	(5) Floors			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/50/100/100/32.5			Size		Cost New		
1	1st Floor	Kitchen: Tile			No. of Elec. Outlets			Building Areas			Total:		166,546		
2	2nd Floor	Other: Carpeted			Many			Stories Exterior Foundation			Average Fixture(s)		393		
3	Bedrooms	Other:			X Ave.			1 Story Siding Crawl Space			2 Fixture Bath		829		
(1) Exterior		(6) Ceilings			Few			Other Additions/Adjustments			Plumbing		287		
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile			(13) Plumbing			Plumbing			Average Fixture(s)		393		
X	Insulation	(7) Excavation			1 Average Fixture(s)			Plumbing			2 Fixture Bath		829		
(2) Windows		Basement: 0 S.F. Crawl: 1390 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			Other Additions/Adjustments			Average Fixture(s)		393		
Many	X Large	Recreation SF			1 2 Fixture Bath			Plumbing			2 Fixture Bath		829		
Avg.	Avg.	Living SF			Softener, Auto			Porches			Average Fixture(s)		393		
X	Few	Walkout Doors (B)			Softener, Manual			CPP			2 Fixture Bath		829		
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			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Average Fixture(s)		393		
(3) Roof		(8) Basement			(14) Water/Sewer			Appliance Allow.			2 Fixture Bath		829		
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Average Fixture(s)		393		
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:			Exterior 1 Story			2 Fixture Bath		829		
Chimney: Stone		(10) Floor Support						Carports			Average Fixture(s)		393		
		Joists: Unsupported Len: Cntr.Sup:						Fiberglass			252		3,299		
								Local Cost Items			1		1		
								GENERATOR			1		0		
								Notes:			Totals:		183,617		
								ECF (2201 COMMERCIAL) 2.000 => TCY:			119,346		119,346		

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Desc. of Bldg/Section: NORTH WING, ROOMS 1 -5
 Calculator Occupancy: Motels

Class: D		Construction Cost					
Floor Area: 1,748		High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 3,344		** ** Calculator Cost Data ** **					
Stories Above Grd: 1		Quality: Fair					
Average Sty Hght : 8		Heat#1: Wall or Floor Furnace 100					
Bsmnt Wall Hght		Heat#2: Wall or Floor Furnace 0%					
Depr. Table : 3%		Ave. SqFt/Story: 1748					
Effective Age : 22		Total # Units: 6					
Physical %Good: 51		Has Elevators:					
Func. %Good : 100		*** Basement Info ***					
Economic %Good: 100		Area:					
1956	Year Built	Perimeter:					
1997	Remodeled	Type:					
8	Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:		* Mezzanine Info *					
		Area #1:					
		Type #1:					
		Area #2:					
		Type #2:					
		* Sprinkler Info *					
		Area:					
		Type:					

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

Class: D Quality: Fair
 Total Floor Area: 1748 # of Units: 6
 Overall Building Height: 8

Base Rate for Upper Floors = 92.93

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.11 100%
 Adjusted Square Foot Cost for Upper Floors = 96.04

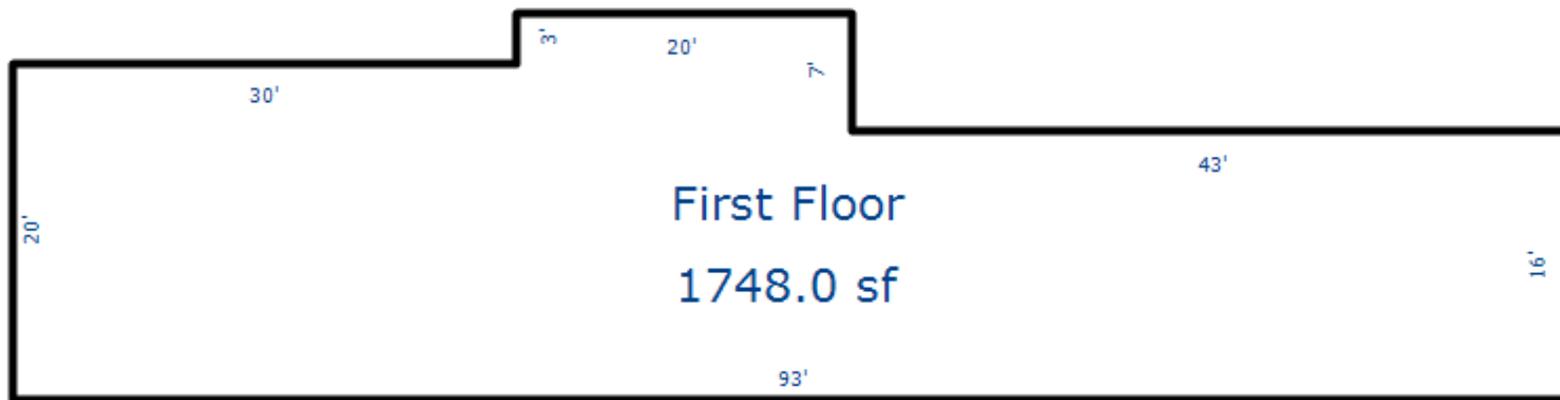
Total Floor Area: 1,748 Base Cost New of Upper Floors = 167,878

Reproduction/Replacement Cost = 167,878
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
 Total Depreciated Cost = 85,618

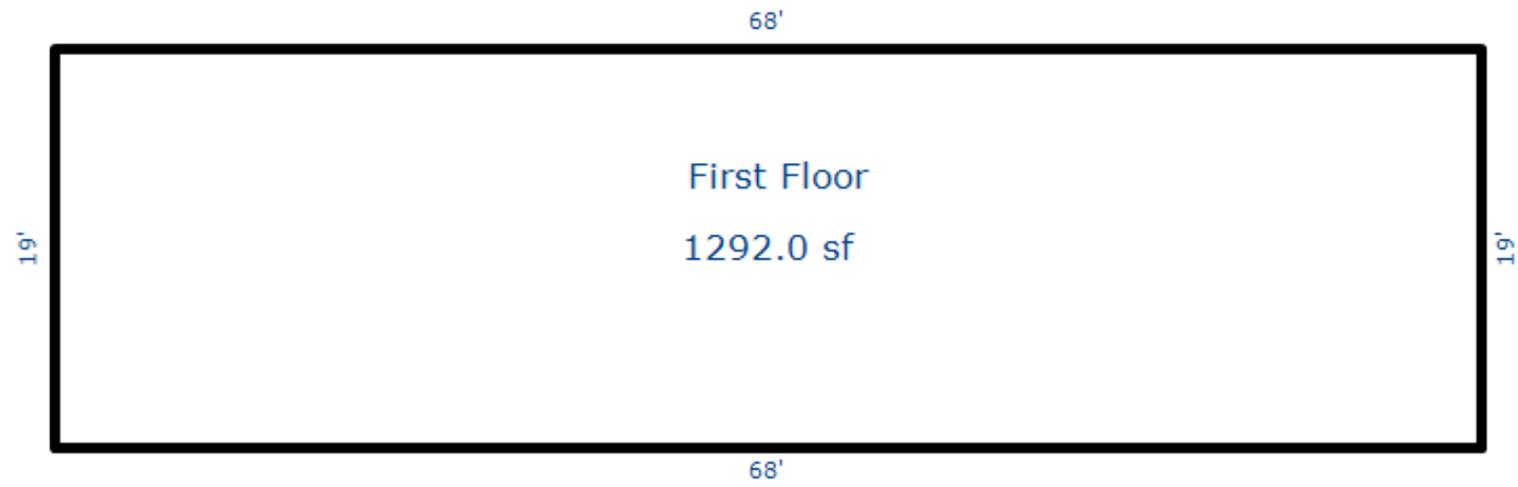
ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 149,831
 Replacement Cost/Floor Area= 96.04 Est. TCV/Floor Area= 85.72

(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				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
				3-Piece Baths				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				(40) Exterior Wall:			
(4) Floor Structure:												Thickness Bsmnt Insul.			
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0							
(6) Ceiling:				(10) Heating and Cooling:				(14) Roof Cover:							
				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: LAUNDRY BLDG
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 304
 Gross Bldg Area: 3,344
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 20
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

1956 Year Built
 1997 Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Forced Air Furnace 100
 Heat#2: Forced Air Furnace 0%
 Ave. SqFt/Story: 304
 Ave. Perimeter: 70
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type:

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

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 70
 Overall Building Height: 8

Base Rate for Upper Floors = 128.73

(10) Heating system: Forced Air Furnace Cost/SqFt: 26.06 100%
 Adjusted Square Foot Cost for Upper Floors = 154.79

Total Floor Area: 304 Base Cost New of Upper Floors = 47,055

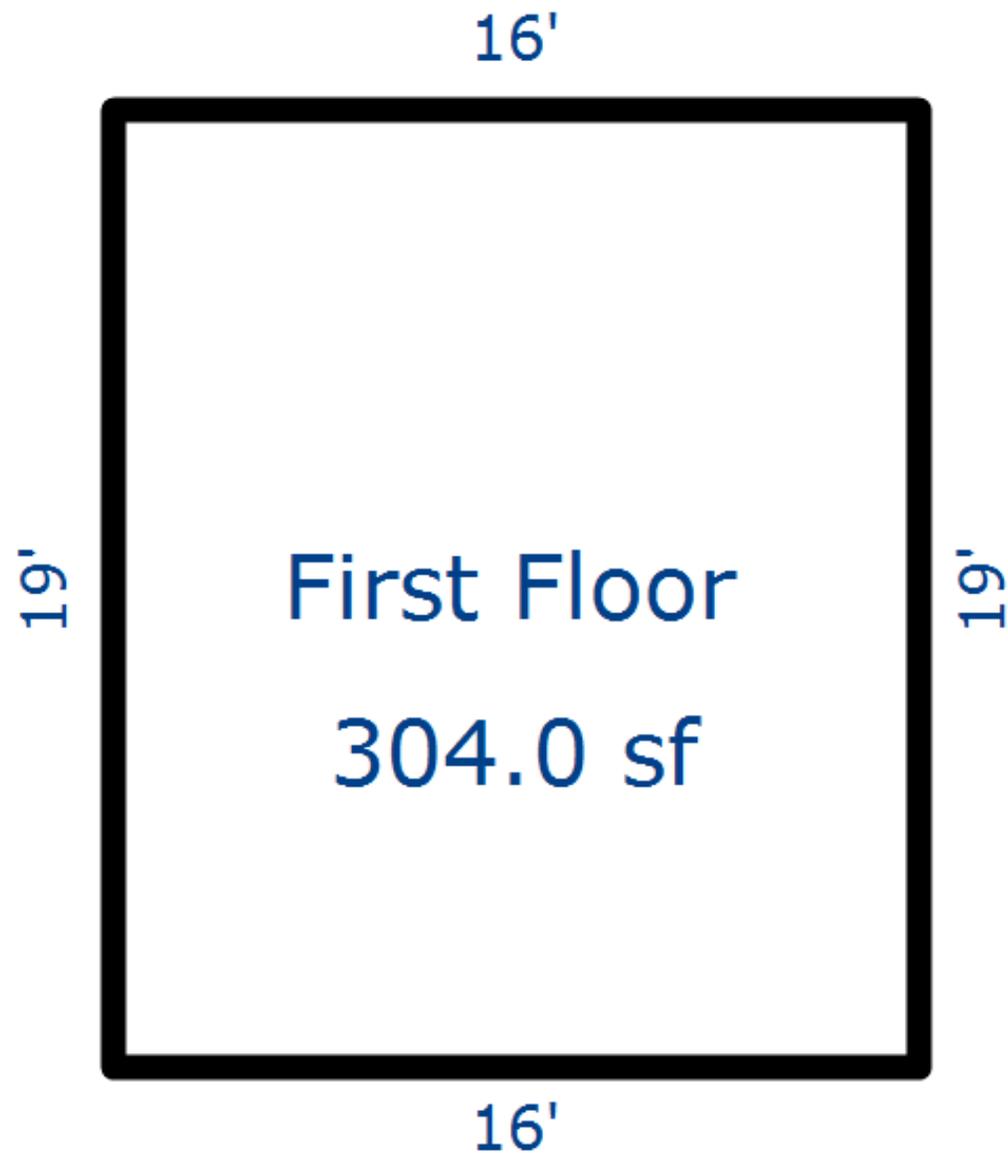
Reproduction/Replacement Cost = 47,055
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 28,233

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
WBCL	2.95	744	1.00	30	658
WBCL	2.95	544	1.00	42	674

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 3 = 51,739
 Replacement Cost/Floor Area= 167.28 Est. TCV/Floor Area= 170.19

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

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



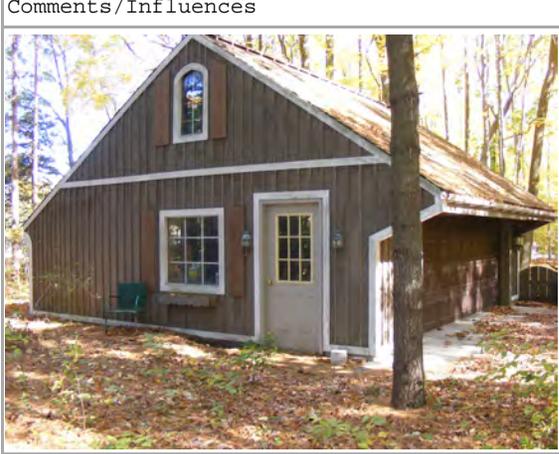
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRICKER BRUCE B & CINDY S		169,000	09/05/1999	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7118 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/04/2006	PE06-0225	
	P.R.E. 0%					
Owner's Name/Address	MAP #: 63					
BRICKER BRUCE B & CINDY S 5006 OAK CT LONG BEACH MS 39560	2026 Est TCV 173,206 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	Dirt Road		E 100' @ 800/	208.00	257.59	0.7739	0.8324	800 100	107,198	
	Gravel Road		208 Actual Front Feet, 1.23 Total Acres						Total Est. Land Value =	107,198

Tax Description	Public Improvements	Land Improvement Cost Estimates					
L532 P336/99 PRT GOVT LOT 1 SEC 31 COM NE CORN SD SECTH S 89 DEG 18'35" W ALG N LN SD SEC 1322.53 FT TO NW CORN SD GOVT LOT TH S 00 DEG 01'10" W ALG W LN SD GOVT LOT 785.09 FT TH N 89 DEG 18'35" E 537.62 FT TO POB TH CONT N 89 DEG 18'35" E 241.89 FT TO C/L HWY M-109 TH N 15 DEG 02'24" E ALG SD LN 207.82 FT TH S 89 DEG 18'35" W295.76 FT TH S 00 DEG 01'10" W 200.05 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 31 T29N R14W 1.23 A M/L.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value	
		D/W/P: 4in Concrete	7.10	500	50	1,775	
		Total Estimated Land Improvements True Cash Value =				1,775	



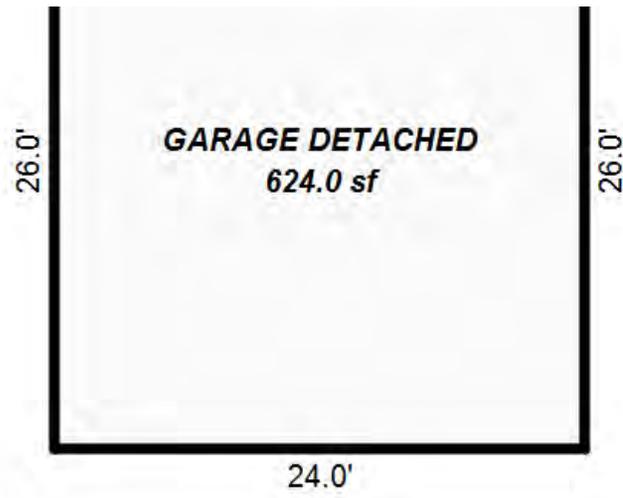
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2026	53,600	33,000	86,600			53,133C
			2025	72,300	29,200	101,500			51,737C
			2024	72,300	26,700	99,000			50,182C
			2023	45,200	23,500	68,700			47,793C

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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 X 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: 1991 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 160 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			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 36,495 Total Depr Cost: 29,197 Estimated T.C.V: 64,233			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:					
Building Style: GARAGE		X	Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling			Central Air Wood Furnace								
Yr Built 1991		Remodeled 0		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE		Cls C		Blt 1991				
Condition: Average		Ex	X	Ord	Min	100 Amps Service			Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Room List		Size of Closets		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation			
	Basement 1st Floor 2nd Floor 2 Bedrooms	Lg	X	Ord	Small	(13) Plumbing			Water/Sewer		Size		Cost New		Depr. Cost		
(1) Exterior		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			Average Fixture(s)			1000 Gal Septic		1		4,782		3,826	
	Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation	(6) Ceilings		Other: Carpeted			3 Fixture Bath			Water Well, 100 Feet		1		5,847		4,678	
(2) Windows		(7) Excavation		Basement: 0 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			Garages		Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			Base Cost		624		23,169		18,535		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Storage Over Garage		160		2,160		1,728	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Door Opener		1		537		430	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			1			Totals:		36,495		29,197		Notes: GARAGE ONLY	
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:		64,233					

*** 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.
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY/RELATED ENTITY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE	0	08/29/2012	QC	09-FAMILY/RELATED ENTITY	1135P251	DEED	0.0
STEGE CHERRIE L TRUST	STEGE WILLIAM C & CHERRIE	1	07/25/2011	QC	03-ARM'S LENGTH	1091/946	PROPERTY TRANSFER	0.0
STEGE CHERRIE L TRUST		0	11/18/2008	QC	33-TO BE DETERMINED	2008 993/496	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7124 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	02/04/2011	PE11-0026	
	P.R.E. 100% 10/04/2005		Add-ons	11/18/2005	PB05-0735	100% FINIS
Owner's Name/Address	MAP #: 63		MECHANICAL	10/20/2003	PM03-0804	
STEGE JOINT TRUST STEGE WILLIAM C & CHERRIE L TRUSTEES 7124 S DUNE HWY EMPIRE MI 49630	2026 Est TCV 1,373,193 TCV/TFA: 415.87		ELECTRICAL	10/13/2003	PE03-0758	

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/	200.00	268.00	0.8409	0.8860	2000	100		297,998	
200 Actual Front Feet, 1.23 Total Acres			Total Est. Land Value =					297,998	

Tax Description	Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value			
L532 P332/99 L554 P274/00 PRT GOVT LOT 1 SEC 31 COM NE CORN SD SECTH S 89 DEG 18'35" W ALG N LN SD SEC 1322.53 FT TO NW CORN SD GOVT LOT TH S 00 DEG 01'10" W ALG W LN SD GOVT LOT 785.09 FT TH N 89 DEG 18'35" E 268.81 FT TO POB TH CONT N 89 DEG 18'35" E 268.81 FT TH N 00 DEG 01'10" E 200.05 FT TH S 89 DEG 18'35" W 268.81 FT TH S 00 DEG 01'10" W TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 31 T29N R14W 1.23 A M/L.							
Residential Local Cost Land Improvements							
Description	Rate	Size	% Good	Cash Value			
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500			
Total Estimated Land Improvements True Cash Value =				7,500			



Comments/Influences

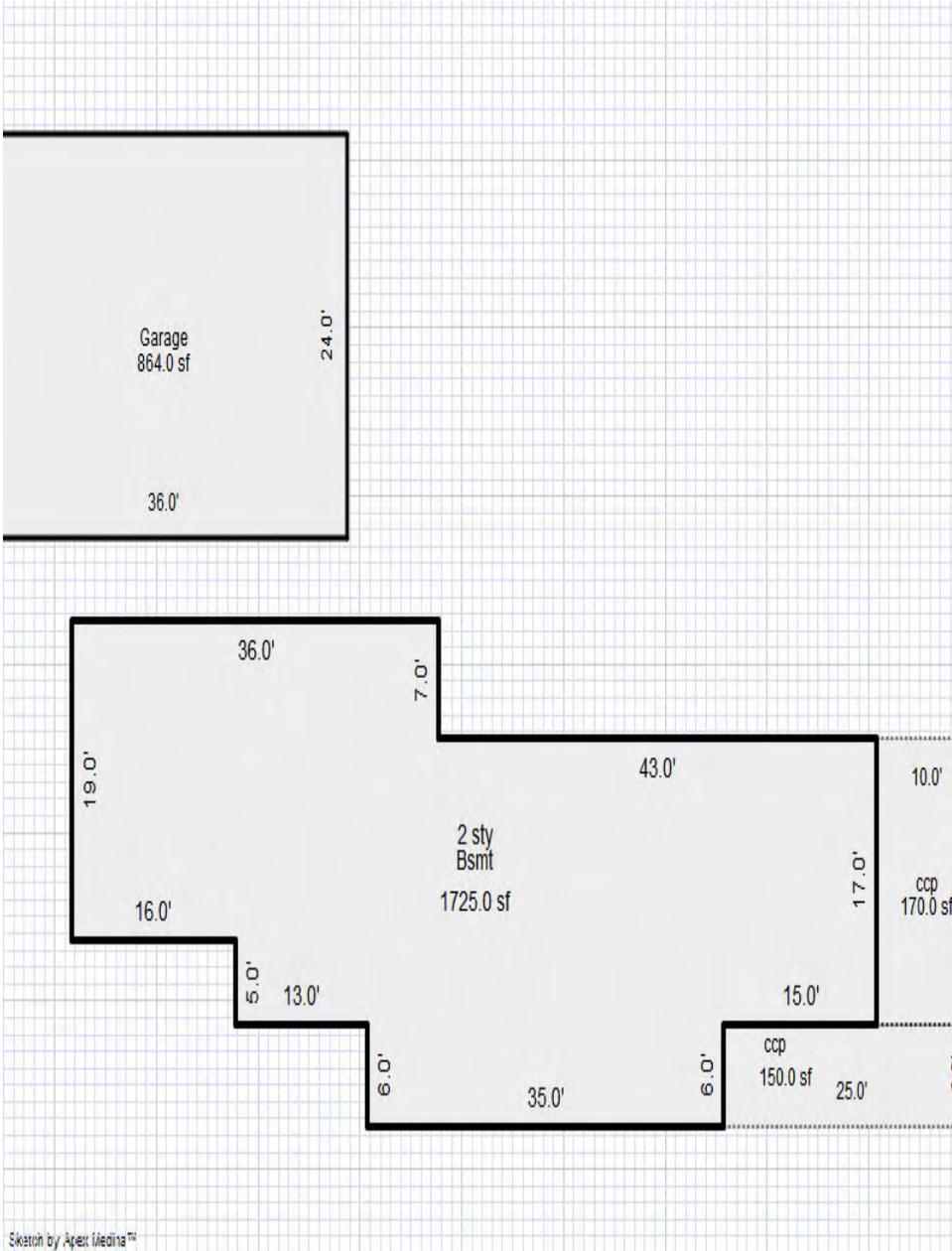
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County of Leelanau, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 01/04/2016	INSPECTED		2026	149,000	537,600	686,600	290,954C
TPC 02/10/2011	INSPECTED		2025	149,000	443,000	592,000	283,305C
WAS 07/23/2007	INSPECTED		2024	104,300	405,000	509,300	274,787C
			2023	81,900	355,400	437,300	261,702C

*** 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: 2002 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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							170	CCP (1 Story)				
	Building Style: 2 STORY	Drywall Paneled	Plaster Wood T&G		Trim & Decoration							90	CCP (1 Story)				
	Yr Built 2002	Remodeled 0			Ex	X	Ord	Min									
	Condition: Average	Size of Closets															
	Room List	Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric												
	(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures												
	X Insulation				X	Ex.	Ord.	Min									
	(2) Windows	(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1651 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing												
	(3) Roof		(8) Basement		Average Fixture(s)												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture Bath 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	(9) Basement Finish			2 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: Brick	(10) Floor Support			(14) Water/Sewer												
			Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
					Lump Sum Items:												
					Notes:												
					ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV:												
					Cost Est. for Res. Bldg: 1 Single Family 2 STORY												
					(11) Heating System: Forced Heat & Cool												
					Ground Area = 1651 SF Floor Area = 3302 SF.												
					Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
					Building Areas												
					Stories	Exterior	Foundation	Size	Cost New	Depr. Cost							
					2 Story	Siding	Basement	1,651									
					Other Additions/Adjustments												
					Plumbing												
					Average Fixture(s)												
					3 Fixture Bath			1	2,136	1,709							
					Softener, Auto			1	6,716	5,373							
					Softener, Manual												
					Solar Water Heat												
					No Plumbing												
					Extra Toilet			1	5,541	4,433							
					Extra Sink			1	6,514	5,211							
					Separate Shower												
					Ceramic Tile Floor			170	6,321	5,057							
					Ceramic Tile Wains			90	3,523	2,818							
					Ceramic Tub Alcove												
					Vent Fan												
					(9) Basement Finish												
					Base Cost			864	46,673	37,338							
					Door Opener			2	1,343	1,074							
					Built-Ins												
					Appliance Allow.			1	3,976	3,181							
					Local Cost Items												
					GENERATOR			1	1	1							*
					Totals:				606,645	485,316							

*** 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.
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY/RELATED ENTITY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE	0	08/29/2012	QC	09-FAMILY/RELATED ENTITY	1135P251	DEED	0.0
STEGE CHERRIE L TRUST	STEGE JOINT TRUST	1	07/25/2011	WD	03-ARM'S LENGTH	1091-949	PROPERTY TRANSFER	0.0
CLARK GLEN	STEGE WILLIAM C & CHERRIE	325,000	02/04/2005	WD	03-ARM'S LENGTH	842:434	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7130 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/20/2018	PB18-0534	100% FINIS
	P.R.E. 0%		Electrical	08/06/2018	PE18-0438	REVIEWED
Owner's Name/Address	MAP #: 63		LAND USE	06/10/2010	LU10-2186	100% FINIS
STEGE JOINT TRUST STEGE WILLIAM C & CHERRIE L TTEES 7124 S DUNE HWY EMPIRE MI 49630	2026 Est TCV 1,079,773 TCV/TFA: 529.30		Res. Garage, Detached	03/21/2007	PB07-0058	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/	200.00	268.00	0.8409	0.8860	2000	100	297,998
200 Actual Front Feet, 1.23 Total Acres						Total Est. Land Value =	297,998

X		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water	26.62	100	0	0	
Sewer	29.63	299	100	8,859	
Metal Prefab/Conc.					
X		Residential Local Cost Land Improvements			
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 15	1,500.00	2	100	3,000	
Total Estimated Land Improvements True Cash Value =				11,859	



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

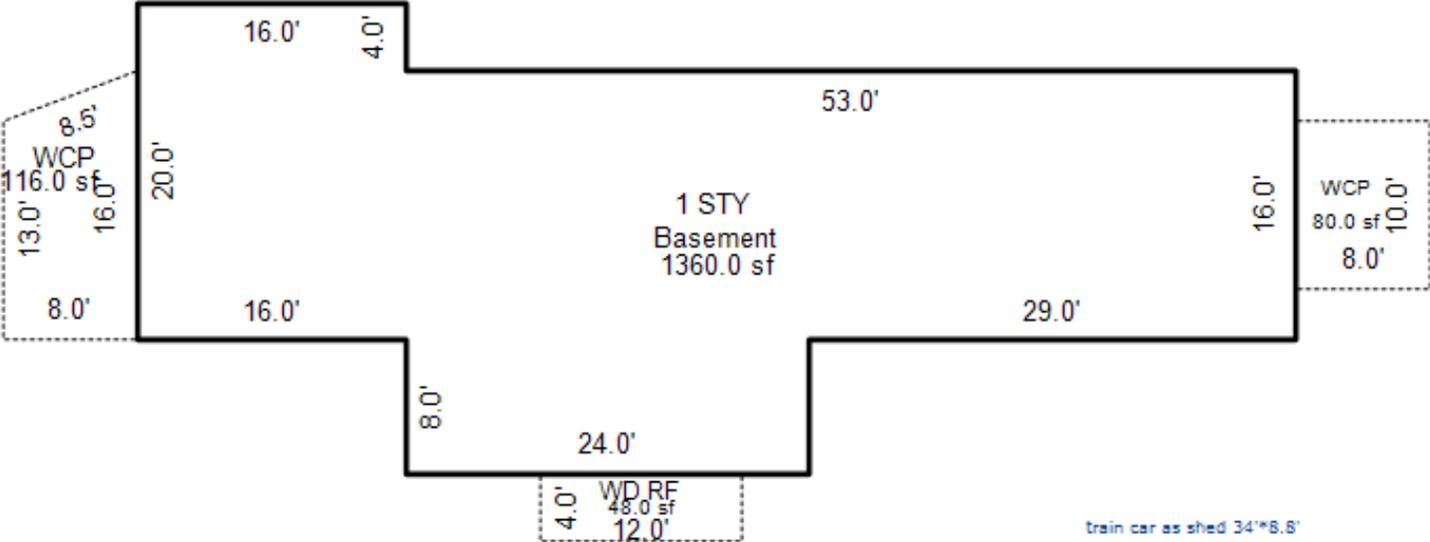
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	149,000	390,900	539,900			232,695C
2025	149,000	322,900	471,900			226,578C
2024	104,300	295,600	399,900			219,766C
2023	81,900	259,500	341,400			209,301C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 156 No Conc. Floor: 0																																																																						
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G							116	WCP (1 Story)																																																																							
Building Style: 1.5 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 2,040 Total Base New : 411,720 Total Depr Cost: 349,962 Estimated T.C.V: 769,916																																																																												
Yr Built 2000 CAB	Remodeled 0	Ex	X	Ord		Min																																																																																
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 2000																																																																						
Room List		Doors		Solid	X	H.C.				Ex.	X	Ord.		Min	Building Areas																																																																							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Ground Area = 1360 SF			Floor Area = 2040 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																																																																						
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service			No./Qual. of Fixtures			Building Areas			Stories			Exterior																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing			Foundation																																																																					
X	Insulation	X	Drywall	Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto																																																																						
(2) Windows		(7) Excavation		Basement: 1360 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Softener, Manual			Solar Water Heat			No Plumbing																																																																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1360 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Extra Toilet			Extra Sink			Separate Shower																																																																						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove																																																																						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1			1000 Gal Septic			2000 Gal Septic			Vent Fan																																																																						
(3) Roof		Recreation SF Living SF		Public Water			1			Public Sewer			Water Well			1000 Gal Septic																																																																						
X	Gable Hip Flat		Gambrel Mansard Shed	Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2000 Gal Septic			Lump Sum Items:																																																																									
X	Asphalt Shingle	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Lump Sum Items:																																																																									
Chimney: Brick																																																																																						
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Other Additions/Adjustments	Size	Cost New	Depr. Cost																																																																																			
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<p>Notes: ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCV: 769,916</p>																																																																																						

*** 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.
PATRICK BRIDGET E	PATRICK BRIDGET E TRUST	0	03/16/2022	QC	09-FAMILY/RELATED ENTITY	2022002012	PROPERTY TRANSFER	0.0

Property Address: S DUNE HWY
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 63

Owner's Name/Address: PATRICK BRIDGET E TRUST
 11819 POST LN
 SOUTH LYON MI 48178
 2026 Est TCV 96,803

Land Value Estimates for Land Table 4120.4120 RESI
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 E 100' @ 800/ 100.00 750.00 1.0000 1.2100 800 100 96,803
 100 Actual Front Feet, 1.72 Total Acres Total Est. Land Value = 96,803

Improved X Vacant
 Public Improvements
 Tax Description: L250 P410 L496 P151/98 . PRT OF GOVT LOT 1 COM NE COR TH S 89 DEG18'35"W 1322.53FT TO NW COR OF GOVT LOT 1 TH S 00 DEG 01' 10" W ALG W LN OF GOVTLOT 1 785.06 FT FOR POB TH N 89 DEG 18'35"E 779.93 FT TO C/L ST HWY M-109 TH S 15 DEG 04'15"W 103.90 FT ALG SD C/L TH S 89 DEG 18'35" W 752.95 FT TO W LN GOVT LOT 1 TH N 00 DEG 01' 10" E 100 FT TO POB SEC 31 T29N R14W.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	48,400	0	48,400			12,726C
2025	54,500	0	54,500			12,392C
2024	68,100	0	68,100			12,020C
2023	54,500	0	54,500			11,448C

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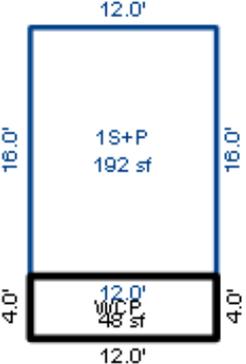
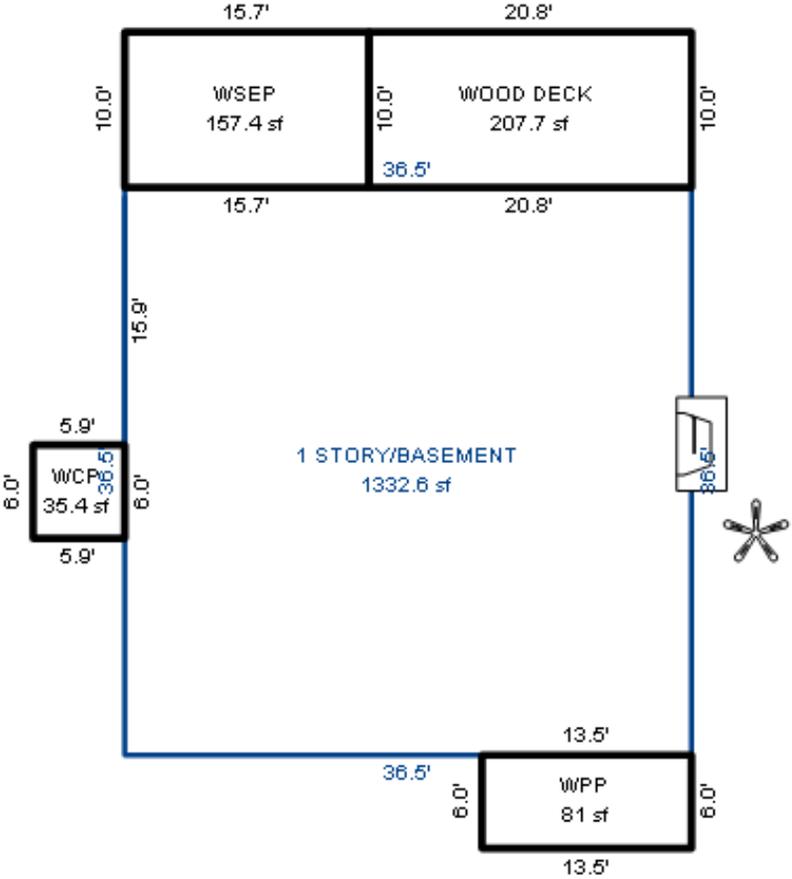
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCGILL JEROME	S DUNE LLC	1	08/07/2025	QC	21-NOT USED/OTHER	2025003888	PROPERTY TRANSFER	0.0				
RETTKE DEBORAH ANN	DUHOSKI DEBORAH ANN RETTK	0	06/30/2025	QC	14-INTO/OUT OF TRUST	2025003944	DEED	0.0				
DUHOSKI DEBORAH ANN TRUST	MCGILL JEROME	742,500	06/03/2025	WD	03-ARM'S LENGTH	2025003945	PROPERTY TRANSFER	100.0				
DUHOSKI DEBORAH ANN	DUHOSKI DEBORAH ANN TRUST	1	02/22/2021	QC	09-FAMILY/RELATED ENTITY	2021002141	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7156 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		01/24/2023	PE23-0049	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		01/24/2023	PM23-0096	100% FINIS				
S DUNE LLC 28201 HARWICH DR FARMINGTON HILLS MI 48334-3205		MAP #: 63		Mechanical		01/23/2020	PM20-0059	100% FINIS				
		2026 Est TCV 700,792 TCV/TFA: 526.12		Mechanical		10/08/2019	PM19-0785	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		E 100' @ 800/	103.91	712.65	0.9867	1.1886	800	100		97,489
		Paved Road		104 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = 97,489								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	24.69	240	97	5,748				
		Sewer		Total Estimated Land Improvements True Cash Value = 5,748								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2026	48,700	301,700	350,400			350,400S		
		Rolling		2025	55,400	245,100	300,500			190,444C		
		Low		2024	81,500	224,300	305,800			184,718C		
		High		2023	64,000	198,700	262,700			175,922C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/14/2025	INSPECTED								
		TPC	08/22/2023	INSPECTED								
		TPC	11/04/2020	INSPECTED								



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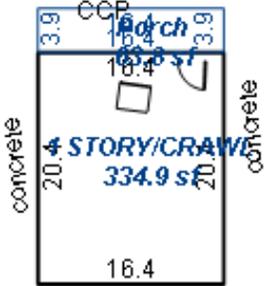
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUKEY JAMES I	LUKEY JAMES I TRUST	0	03/17/2025	QC	14-INTO/OUT OF TRUST	2025001162	DEED	0.0			
SELBY LIVING TRUST	LUKEY SHIRLEY MARIE WALKE	1,600,000	03/03/2025	WD	03-ARM'S LENGTH	2025001038	PROPERTY TRANSFER	100.0			
LUKEY SHIRLEY MARIE WALKE	LUKEY JAMES I	0	03/03/2025	WD	14-INTO/OUT OF TRUST	2025001039	PROPERTY TRANSFER	100.0			
SELBY BONNIE B	SELBY LIVING TRUST	0	06/17/2005	WD	03-ARM'S LENGTH	859P705	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
7221 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Detached		06/27/2016	PB16-0228	100% FINIS			
Owner's Name/Address		P.R.E. 0%		GARAGE		06/15/2016	LU16-14	100% FINIS			
LUKEY JAMES I TRUST 3220 PAULSON RD HARVARD IL 60033		MAP #: 63		Res. Demolition		11/09/2015	PB15-0408	100% FINIS			
		2026 Est TCV 1,565,873 TCV/TFA: 1077.6									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
		Public Improvements		* Factors *							
L268 P545 L330 P243/91 L859 P705/05 PRT GOVT LOT 2 SEC 31 COM AT NW COR GOVT LOT 2 TH E 1068.1 FT TO SHR GLEN LAKE FOR POB TH S 9 DEG 25' W ALG SHR 100 FT TH W PARALLEL WITH N LN GOVT LOT 2 TO C/L HWY M-109 TH N 15 DEG 39' E ALG C/L TO N LN GOVT LOT 2 TH E ALG N LN GOVT LOT 2 TO POB EXC HWY M-109 SEC 31 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Electric	GROUP B 10000	100.00	425.00	1.0000	1.0497	10000	100	1,049,736
		X	Gas	100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 1,049,736							
		X	Curb	Land Improvement Cost Estimates							
		X	Street Lights	Description	Rate	Size	% Good	Cash Value			
		X	Standard Utilities	Residential Local Cost Land Improvements	Rate	Size	% Good	Cash Value			
		X	Underground Utils.	Description	Rate	Size	% Good	Cash Value			
		X	Topography of Site	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
		X	Level	Total Estimated Land Improvements True Cash Value = 2,500							
		X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Low	2026	524,900	258,000	782,900			782,900S	
		X	High	2025	524,900	249,200	774,100			260,787C	
		X	Landscaped	2024	419,900	245,100	665,000			252,946C	
		X	Swamp	2023	283,400	184,700	468,100			240,901C	
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
Comments/Influences		2016 PLANNING DEPARTMENT ASSIGNED NEW 911 ADDRESS FOR HOUSE NOW 7221 & CABON IS STILL 7225									
											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who When What									
		TPC 05/05/2021 INSPECTED									
		TPC 11/02/2016 INSPECTED									
		TPC 05/04/2016 INSPECTED									

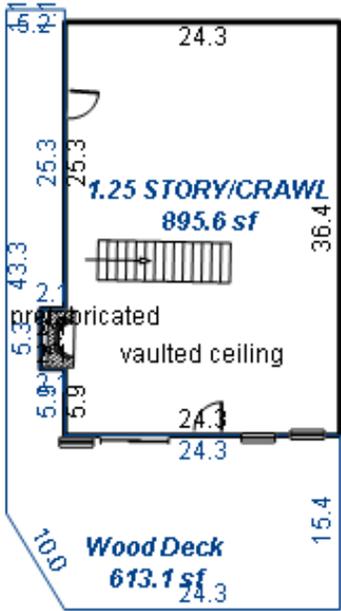
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood	1	Interior 1 Story Interior 2 Story 2nd/Same 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 613	Type Treated Wood	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 585 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1 Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: C +5 Effec. Age: 25 Floor Area: 1,119 Total Base New : 213,321 Total Depr Cost: 160,000 Estimated T.C.V: 432,000		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 895 SF Floor Area = 1119 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls C 5 Blt 1994							
Yr Built 1994	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost										
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1.25 Story Siding Crawl Space			Total: 156,511 117,395						
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments										
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			150 Amps Service			Plumbing			Average Fixture(s)		1 1,451 1,088				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water/Sewer			3 Fixture Bath		1 4,567 3,425				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	1000 Gal Septic			1 4,782 3,586		1 5,847 4,385				
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 895 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Extra Toilet			1 5,847 4,385		1 5,847 4,385				
(2) Windows		Many	X	Avg.	X	Avg.	Few	Small	Extra Sink			Deck		Treated Wood		613 8,478 6,358			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well			Deck			Treated Wood		613 8,478 6,358				
(3) Roof		Recreation SF		Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			Ceramic Tub Alcove Vent Fan		1 5,847 4,385	
X	Gable Hip Flat	Gambrel Mansard Shed		1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 432,000			
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Notes: 7221			Totals: 213,321 160,000									
Chimney: Brick																			

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



Dirt
driveway



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	63	CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 334 Total Base New : 50,394 Total Depr Cost: 30,236 Estimated T.C.V: 81,637			E.C.F. X 2.700				
Building Style: 1 STORY		Trim & Decoration		Ex Ord X Min			Central Air Wood Furnace			E.C.F. X 2.700			Bsmnt Garage:					
Yr Built 1950	Remodeled 0	Size of Closets		Lg Ord X Small			60 Amps Service			Total Base New : 50,394 Total Depr Cost: 30,236 Estimated T.C.V: 81,637			Storage Area: No Conc. Floor:					
Condition: Average		Doors		Solid X H.C.			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls D Blt 1950					
Room List		(5) Floors		Kitchen: Other: Tile Other:			No./Qual. of Fixtures			Building Areas			Depr. Cost					
2	Basement	Kitchens:		Ex. X Ord. Min			No. of Elec. Outlets			Stories Exterior Foundation Size			Cost New					
2	1st Floor	Other: Tile		Many Ave. X Few			(13) Plumbing			1 Story Siding Crawl Space			46,062					
1	2nd Floor	Other:		X Tile			1 Average Fixture(s)			Other Additions/Adjustments			27,637					
1	Bedrooms	Other:		X Tile			1 3 Fixture Bath			Plumbing			604					
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 334 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Porches			1,012					
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		(8) Basement			Softener, Auto			CCP (1 Story)			1,686					
X	Single Cons.	X Tile		Conc. Block Poured Conc. Stone			Softener, Manual			Built-Ins			983					
X	Insulation	X Tile		Treated Wood Concrete Floor			No Plumbing			Appliance Allow.			81,637					
(2) Windows		(7) Excavation		(9) Basement Finish			Extra Toilet			Notes: COTTAGE AT ROAD 7225 ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:			81,637					
X	Many Avg.	Large Avg.		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Sink			Totals:			50,394					
X	X Few	X Small		(10) Floor Support			Separate Shower			Totals:			30,236					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:			81,637					
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			81,637					
Chimney: Metal		(10) Floor Support		Lump Sum Items:						Totals:			81,637					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAYBRANT ROBERTA D TRUST	FOWLER LINDA M & DANIEL H	2,250,000	04/18/2025	WD	03-ARM'S LENGTH	2025001891	PROPERTY TRANSFER	100.0
DIETZEL V R TRUST & DIETZ	WAYBRANT ROBERTA D TRUST	0	12/10/2012	QC	09-FAMILY/RELATED ENTITY	1149P602 CORRE	DEED	0.0
DIETZEL R J TRUST & DIETZ	WAYBRANT ROBERTA D TRUST	1	10/18/2012	QC	09-FAMILY/RELATED ENTITY	1142P156	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7115 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	06/03/2013	PB13-0134	100% FINIS
	P.R.E. 0%		DEMOLITION	05/13/2013	PB13-0109	100% FINIS
Owner's Name/Address	MAP #: 63		HOUSE	05/08/2013	2013-2269	100% FINIS
FOWLER LINDA M & DANIEL H 5219 ELSMERE AVE BETHESDA MD 20814-5732	2026 Est TCV 2,161,531 TCV/TFA: 659.00		WELL/SEPTIC	10/03/2012	L12 - 181	100% FINIS

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
	Public Improvements			* Factors *								
L1149P602 CORRECTIVE TD FOR LEGAL: Beginning at a point on the shore of Glen Lake, 400 feet North of the Southeast corner of Government Lot 1 of Section 31 Town 29 North, Range 14 West; thence West to State Trunk Line Highway M-1 09; thence North 16° East, 1 00 feet on State Trunk Line Highway M-1 09; thence East to the shore of Glen Lake; thence southerly along lake shore line to the Point of Beginning, 100 feet more or less (PID: 006-131-036-00; 7115 South Dune Highway, Empire, Michigan); and The Southerly 1/2 of a part of Government Lot 1 of Section 31, Town 29 North, Range 14 West, more or less.	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			GROUP B 10000	100.00	300.00	0.8855	0.9622	10000	100		851,993
	Paved Road			GROUP B 10000	50.00	300.00	0.8855	0.9622	10000	50	SURPLUS: ZONING 100 ft	21
	Storm Sewer			150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 1,064,991								
	Sidewalk			Land Improvement Cost Estimates								
	Water			Description	Rate	Size	% Good	Cash Value				
	Sewer			Wood Frame	24.07	299	50	3,598				
	Electric			Wood Frame	24.69	240	50	2,963				
	Gas			Residential Local Cost Land Improvements								
	Curb			Description	Rate	Size	% Good	Cash Value				
	Street Lights			LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
	Standard Utilities			Total Estimated Land Improvements True Cash Value = 9,061								
	Underground Utils.											

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													Who	When	What	2026	532,500	548,300	1,080,800			1,080,800S
		TPC 02/28/2025 INSPECTED	2025	532,500	510,100	1,042,600			534,775C										
		TPC 11/02/2016 INSPECTED	2024	434,700	501,600	936,300			518,696C										
		TPC 05/04/2016 INSPECTED	2023	293,400	378,400	671,800			493,997C										

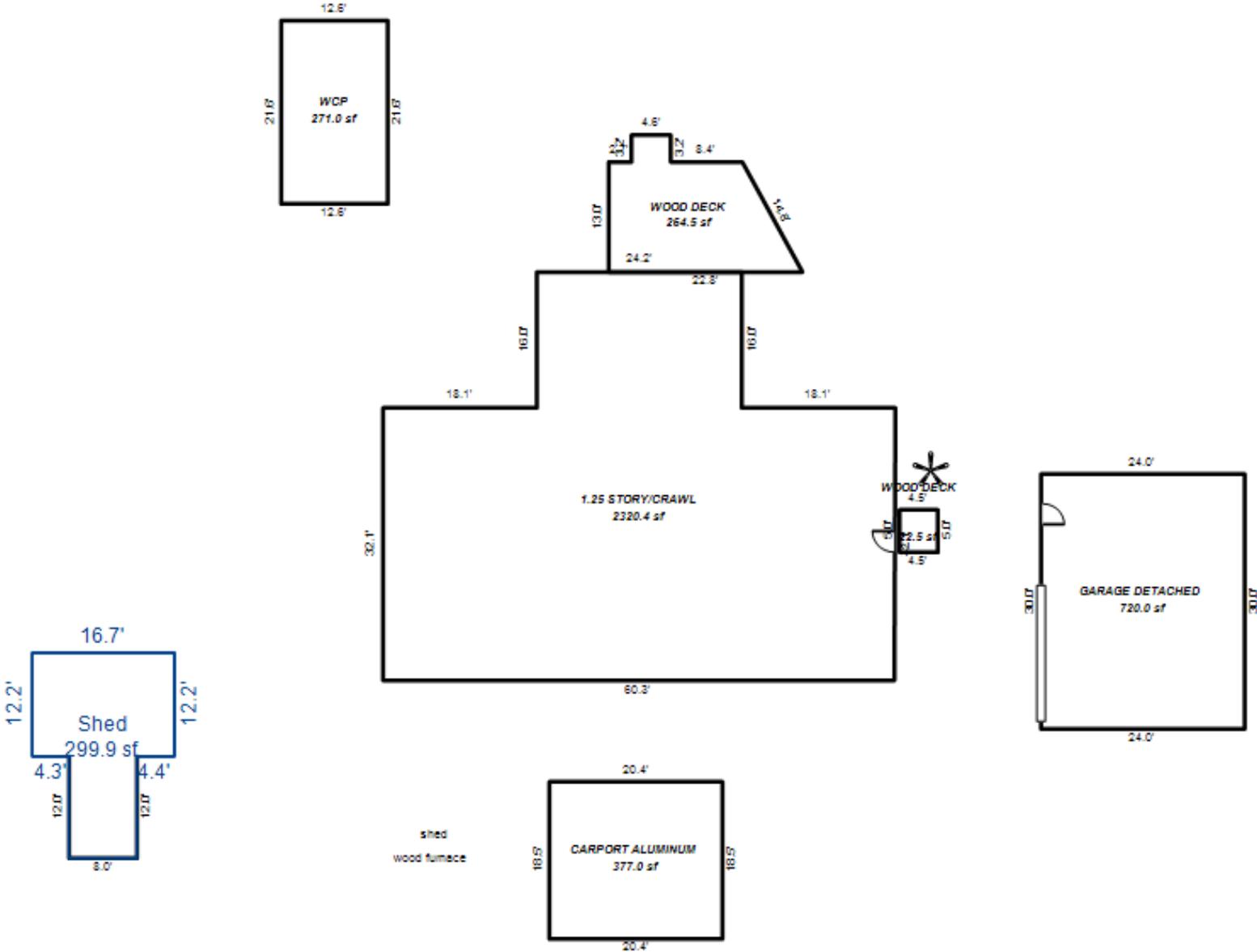


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*** Information herein deemed reliable but not guaranteed***

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 264 271	Type Treated Wood Treated Wood	Year Built: 1934 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 10 Floor Area: 3,280 Total Base New : 447,253 Total Depr Cost: 402,770 Estimated T.C.V: 1,087,479			E.C.F. X 2.700		Bsmnt Garage: Carport Area: 377 Roof: Aluminum				
Building Style: MODULAR		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family MODULAR		Cls C -5 Blt 2013			
Yr Built 2013	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Ground Area = 2320 SF Floor Area = 3280 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas			
Condition: Average		Size of Closets		Lg	X	Ord	Small	100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 2,320 960			
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Total: 375,822 338,233		Plumbing			
4	Basement	(5) Floors				No. of Elec. Outlets			Plumbing		Average Fixture(s)		1 1,451 1,306		2 3,056 2,750	
1	1st Floor	Kitchen: Tile Other: Carpeted Other:				Ex. X Ord. Min			Water/Sewer		2 Fixture Bath		1000 Gal Septic 4,782 4,304		Water Well, 100 Feet 5,847 5,262	
2	2nd Floor	Kitchen: Tile Other: Carpeted Other:				Many X Ave. Few			Deck		2 Fixture Bath		Treated Wood 264 4,887		Treated Wood w/Roof (Deck Portion) 271 4,970	
2	Bedrooms	Kitchen: Tile Other: Carpeted Other:				(13) Plumbing			Garages		1000 Gal Septic 4,782 4,304		Treated Wood w/Roof (Roof portion) 271 4,290 3,861		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)	
(1) Exterior		(6) Ceilings				Average Fixture(s)			Base Cost		1 1,451 1,306		2 3,056 2,750		Built-Ins	
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile				1 3 Fixture Bath			Appliance Allow.		1 2,767 2,490		Fireplaces		Prefab 2 Story 1 3,170 2,853	
X	Insulation	X Tile				1 2 Fixture Bath			Carports		1 3,170 2,853		Aluminum 377 5,493 4,944		Local Cost Items	
(2) Windows		(7) Excavation				1 3 Fixture Bath			Lump Sum Items:		4,290 3,861		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 2320 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 2 Fixture Bath										
X	Large Avg. X Small	Basement: 0 S.F. Crawl: 2320 S.F. Slab: 0 S.F. Height to Joists: 0.0				Softener, Auto 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				1 1000 Gal Septic 1 2000 Gal Septic										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer										
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	Gambrel Mansard Shed	(9) Basement Finish				Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



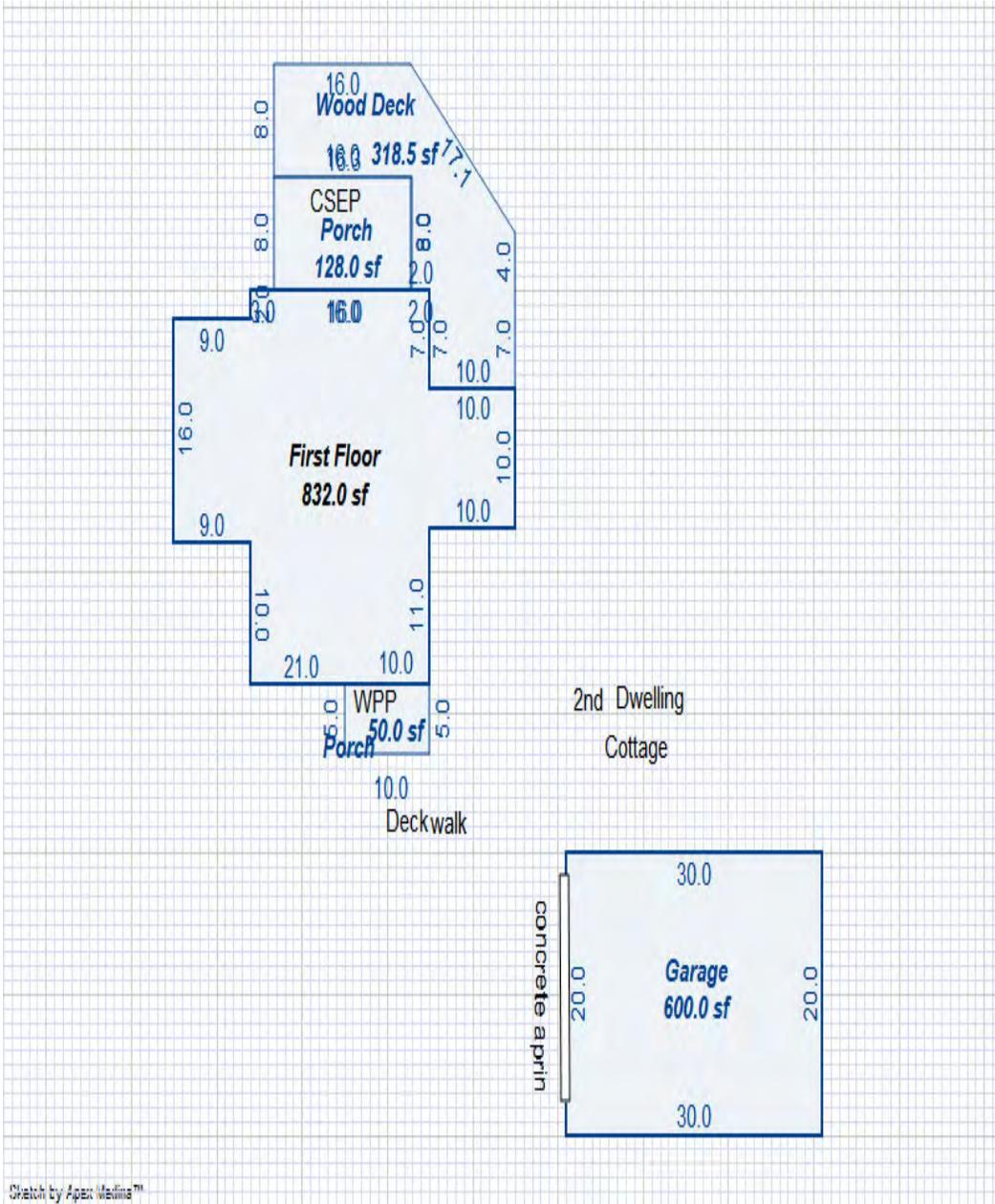
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WILCOX FRANK H & ELAINE R	DIGGINS JOHN & KAREN	450,000	02/19/2014	WD	03-ARM'S LENGTH	1192P3	PROPERTY TRANSFER	100.0			
WILCOX FRANK H & ELAINE R	WILCOX FRANK H & ELAINE R	0	12/27/2012	WD	03-ARM'S LENGTH	1149808	PROPERTY TRANSFER	0.0			
WILCOX GENEVIEVE M	WILCOX FRANK H & ELAINE R	0	04/05/1985	WD	09-FAMILY/RELATED ENTITY	253P399	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
7125 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Res. Demolition		11/09/2023	PB23-0588	100% FINIS			
Owner's Name/Address		P.R.E. 0%		MAP #: 63		2026 Est TCV 995,481 TCV/TFA: 0.00					
DIGGINS JOHN & KAREN PO BOX 271 EMPIRE MI 49630		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
Tax Description		Public Improvements		* Factors *							
L 253 P 399 GA 414 BEG AT PT ON SHORE GLEN L 300 FT N OF SE COR LOT 1 TH W TO HWY M109 TH N 16 DEG E 100 FT ALONG HWY TH E TO SHORE TH SE <LY ALONG SHORE 100 FT TO BEG SEC 31 T29N R14W .25 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP B 10000	100.00	300.00	1.0000	0.9622	10000	100	962,195
2013MLS ADORED FAMILY COTTAGE & GUEST HOUSE HOLD FOND MEMORIES OF DAYS GONE BY ON LITTLE GLEN'S WEST SHORE. HOME TO LONG SUNRISE VIEWS & GENTLE BREEZES THE 100' OF EXCEPTIONAL SHORELINE & SANDY LAKE BOTTOM COMPARE TO NONE! QUAIN TONGUE &		X	Topography of Site	100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 962,195							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Waterfront Ravine Wetland Flood Plain	2026	481,100	16,600	497,700			205,969C	
				2025	481,100	17,100	498,200			200,555C	
				2024	384,900	16,700	401,600			194,525C	
				2023	259,800	119,400	379,200			295,919C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What							
					TPC 04/10/2024 INSPECTED						
					TPC 12/06/2023 INSPECTED						
					TPC 05/04/2016 INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1991 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: 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: D Effec. Age: 45 Floor Area: 0 Total Base New : 22,415 Total Depr Cost: 12,328 Estimated T.C.V: 33,286							
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1936		Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
5	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Tile Other: Carpeted Other:		100	Amps Service										
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures											
X Insulation		X	Tile	Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas						
(2) Windows		(7) Excavation		Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath 1 -3,190 -1,754 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 600 25,068 13,787 Door Opener 1 537 295 Totals: 22,415 12,328								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 33,286								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(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	(9) Basement Finish		Lump Sum Items:											
Chimney: Brick		(10) Floor Support													
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:													

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



Sketch by Apex Medline™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT ALAN F TRUST	WRIGHT ALAN F	0	07/09/2025	QC	14-INTO/OUT OF TRUST	2025003961	DEED	0.0
WRIGHT ALAN F	JOHNSON ELIZABETH F	0	07/09/2025	QC	21-NOT USED/OTHER	2025003962	PROPERTY TRANSFER	0.0
JOHNSON ELIZABETH F	JOHNSON ELIZABETH F	0	07/16/2024	QC	15-LADY BIRD	2024003352	DEED	0.0
WRIGHT ALAN F	WRIGHT ALAN F TRUST	1	12/13/2016	QC	09-FAMILY/RELATED ENTITY	1284P231	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7491 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 65					
JOHNSON ELIZABETH F 1420 TERRA RD TRAVERSE CITY MI 49686	2026 Est TCV 834,183 TCV/TFA: 1158.59					

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 10000	47.50	577.74	1.2502	1.1335	10000	100		673,135
			48 Actual Front Feet, 0.63 Total Acres		Total Est. Land Value =			673,135

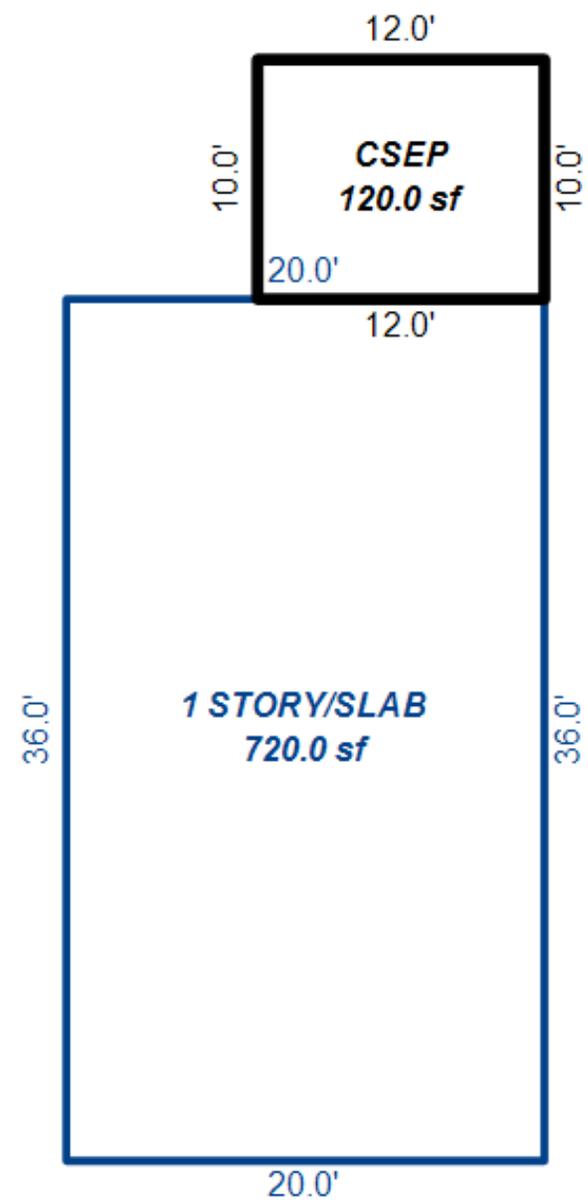
Tax Description	X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
L330P975 L505 P924-926/99 L828 P207/04 PRT GOVT LOT 3 SEC 31 COM NW COR GOVT LOT 3 SD SEC TH N 88 DEG 37'36" E ALG N LN GOVT LOT 3 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD LN 74.51 FT TO POB TH S 00 DEG 04'40" E ALG SD LN 47.50 FT TH S 80 DEG 38'32" W 412.72 FT TO ELY R/W OF M-109 TH 76.29 ALG SD R/W ON ARC OF 2764.79 FT RADIUS CURVE TO RIGHT (CH-N 05 DEG 29'19" W 76.29 FT) TH N 84 DEG 40'11" E 416.26 FT TO POB SEC 31 T29N R14W .59 A M/L. 7/9/25 COMBINE INTEREST SPLIT FROM	X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
	X			Electric Gas Curb Street Lights Standard Utilities Underground Utils.				



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	336,600	80,500	417,100			149,458C
2025	225,500	52,200	277,700			85,586C
2024	173,800	51,300	225,100			83,013C
2023	117,300	38,800	156,100			79,060C

*** 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.
BUDINGER RICHARD W & GAY	BUDINGER GAY M TRUST	0	06/02/2022	QC	09-FAMILY/RELATED ENTITY	2022003243	PROPERTY TRANSFER	0.0
WRIGHT ALAN F & SARA A	BUDINGER RICHARD W & GAY	1	01/05/1999	WD	03-ARM'S LENGTH	503P558	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7487 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC	06/15/2009	L09-077	100% FINIS

Owner's Name/Address	MAP #: 63	2026 Est TCV 820,632 TCV/TFA: 1172.33
BUDINGER GAY M TRUST 7487 S DUNE HWY EMPIRE MI 49630		

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

			GROUP B 10000	47.50	541.06	1.2502 1.1151 10000 100	662,186	
			48 Actual Front Feet, 0.59 Total Acres				Total Est. Land Value =	662,186

Tax Description		Land Improvement Cost Estimates				
L503 P556-563/99 PRT GOVT LOT 3 SEC 31 COM NW CORN GOVTH LOT 3 SD SEC TH N 88 DEG 37'36" E ALG N LN GOVT LOT 3 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD LN 27.01 FT TO POB TH S 00 DEG 04'40" E ALG SD LN 47.50 FT TH S 84 DEG 40'11" W 416.26 FT TO ELY ROW LN M-109 TH 76.29 FT ALG SD ROW ARC 2764.79 FT RADIUS CURVE RIGHT CH-N 03 DEG 54'27" W 76.29 FT TH N 88 DEG 37'36" E 419.72 FT TO POB SUBJECT TO & TOGETHER WITH EASEMENT SEC 31 T29N R14W .59 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.	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



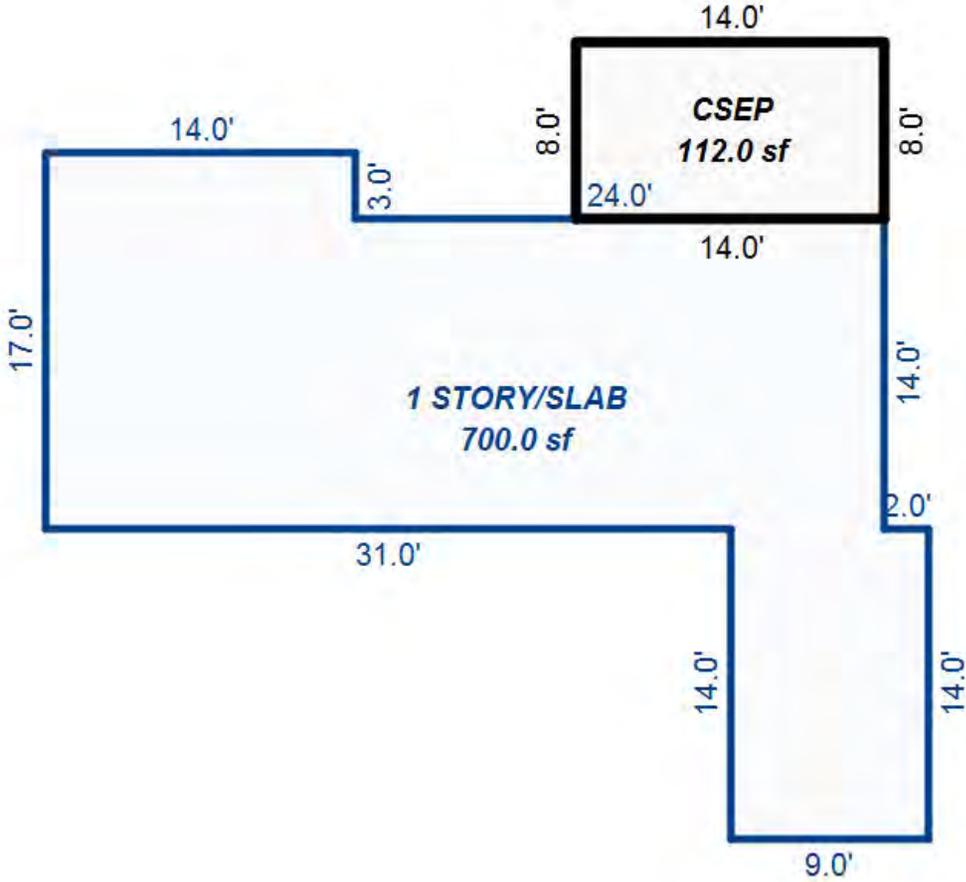
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2026	331,100	79,200	410,300			125,238C
	Rolling		2025	331,100	76,300	407,400			121,946C
	Low		2024	255,200	75,100	330,300			118,280C
	High		2023	172,300	57,000	229,300			112,648C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	01/04/2016	INSPECTED						
	TPC	04/15/2015	INSPECTED						
	WAS	10/15/2007	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior													
Building Style: 1 STORY		X	Drywall Paneled												
Yr Built 1920			Plaster Wood T&G												
Remodeled 0			Trim & Decoration												
Condition: Average			Ex		Ord	X	Min								
Room List			Size of Closets												
	Basement 4 1st Floor 2nd Floor 3 Bedrooms		Lg		Ord	X	Small								
(1) Exterior			Doors		Solid	X	H.C.								
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 1920			
Insulation		Kitchen: Other: Hardwood Other:		60 Amps Service			(11) Heating System: Space Heater			Ground Area = 700 SF		Floor Area = 700 SF.			
(2) Windows		(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation	
	Many Avg.														
X	Few	X	Large Avg.												
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Size		Cost New		Depr. Cost	
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 700 S.F. Height to Joists: 0.0												
(3) Roof		(8) Basement		(13) Plumbing			Building Areas			Total:		81,617		44,890	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Average Fixture(s)			Plumbing			Average Fixture(s)		1		1,007 554	
X	Gambrel Mansard Shed	(9) Basement Finish		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer		1000 Gal Septic		1 4,191 2,305	
X Asphalt Shingle		(10) Floor Support		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well			Porches		CSEP (1 Story)		112 4,655 2,560	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Built-Ins		Appliance Allow.		1 1,639 901	
							ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:			Fireplaces		Exterior 1 Story		1 4,970 2,733	
										Totals:		103,331		56,832	

*** 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.
ROMAN LANCE & ROMAN DANA	ROMAN LANCE A & ROMAN DAN	0	05/01/2014	WD	03-ARM'S LENGTH	1199P873	PROPERTY TRANSFER	0.0
SALISBURY CHESTER F TRUST	ROMAN LANCE A & DANA L	0	08/02/2011	WD	16-LC PAYOFF	2011 1093-148	DEED	0.0
SALISBURY JEANETTE A TRUS	SALISBURY CHESTER F TRUST	0	12/13/2010	OTH	33-TO BE DETERMINED	2010 1073-254T	DEED	0.0
SALISBURY JEANETTE A TRUS	SALISBURY JEANETTE A TRUS	0	12/01/2010	QC	03-ARM'S LENGTH	2010 1073-246T	DEED	0.0

Property Address: S DUNE HWY
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 100% 02/26/1998

Owner's Name/Address: ROMAN LANCE & 7101 S DUNE HWY PO BOX 248 EMPIRE MI 49630
 MAP #: 63

2026 Est TCV 758,020

Improved	X	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 10000	79.60	218.89	1.0708	0.8893	10000	100		758,020
80 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	758,020

Tax Description
 L446 P289/97 L814 P680/04 L820 P224/04
 L840 P792/05 PRT GOVT LOT 1 SEC 31 COM SW
 COR LOT 1 TH N 89 DEG 27' E 745.7 FT TO
 ELY LN M-109 TH N 15 DEG 04' E ALG R/W
 830.43 FT TO POB TH N 89 DEG 27' E 208.45
 FT TO SHR GLEN LAKE TH N 9 DEG 07' E ALG
 SHR 79.6 FT TH S 89 DEG 12' W 200 FT TO
 ELY R/W HWY TH S 15 DEG 04' W ALG R/W
 80.54 FT TO POB SEC 31 T29N R14W .4 A
 M/L.

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

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	379,000	0	379,000			157,302C
2025	379,000	0	379,000			153,167C
2024	299,800	0	299,800			148,562C
2023	202,300	0	202,300			141,488C

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 County of Leelanau, Michigan

Who When What
 TPC 04/30/2021 INSPECTED
 TPC 11/02/2016 INSPECTED
 PSC 09/07/2015 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMAN LANCE & ROMAN DANA	ROMAN LANCE A & ROMAN DAN	0	05/01/2014	WD	03-ARM'S LENGTH	1199P873	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7101 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	04/06/2001	1856	INSPECTED
	P.R.E. 100% 05/10/1994					

Owner's Name/Address	MAP #: 63	2026 Est TCV 1,834,195 TCV/TFA: 511.49
ROMAN LANCE A & 7101 S DUNE HWY PO BOX 248 EMPIRE MI 49630		

X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
		* Factors *						
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		GROUP B 10000	100.68	216.33	0.9980	0.8867	10000 100	890,886
		101 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =						890,886

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
L283 P980&981/88 PRT GOVT LOT 1 COM AT SW COR TH N 89 DEG 27' E 745.7 FT TO E BDY HWY M 109 TH N 15 DEG 04' E 726.63 FT TO POB TH N 89 DEG 27' E 224.55 FT TO SHR GLEN LAKE TH N 6 DEG 18' E ON SHR 100.68 FT TH S 89 DEG 27' W 208.45 FT TO E LINE HWY TH S 15 DEG 04' W ON E HWY LINE 103.80 FT TO POB SEC 31 T29N R14W .5 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: Asphalt Paving	3.16	2500 0	0
	X	Electric	D/W/P: 4in Concrete	7.10	120 0	0
	X	Gas	Wood Frame	28.17	128 50	1,803
		Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			6,803

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



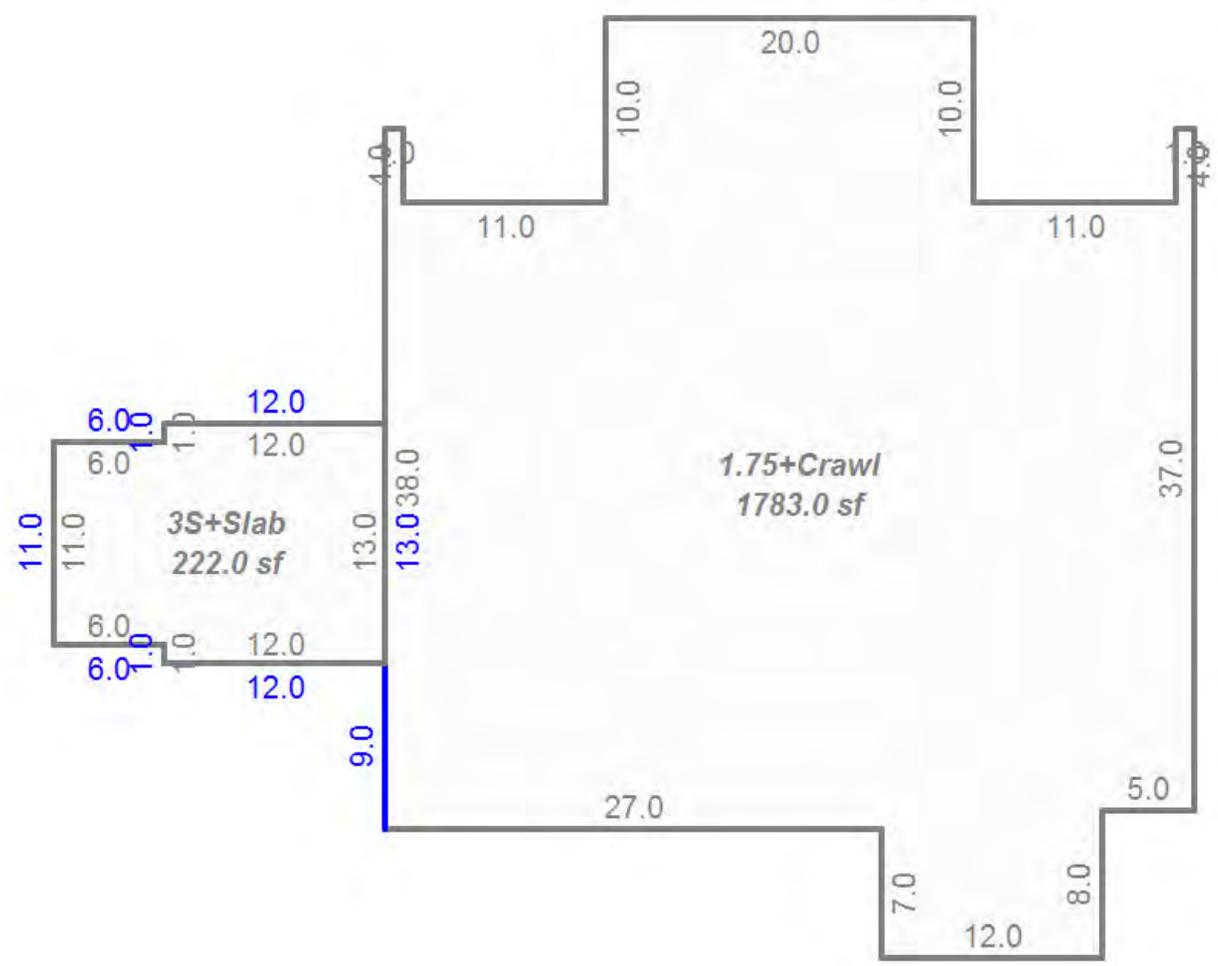
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	445,400	471,700	917,100			307,634C
2025	445,400	447,900	893,300			299,547C
2024	356,500	440,400	796,900			290,541C
2023	240,600	332,000	572,600			276,706C

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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 496	Type Treated Wood	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 3,586 Total Base New : 495,487 Total Depr Cost: 346,854 Estimated T.C.V: 936,506		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75 STORY		X	Drywall	Plaster		Wood T&G		Trim & Decoration		Size of Closets		Lg X Ord		Small
Yr Built 1950	Remodeled 1988	Ex	X	Ord	Min		Room List		Doors		Solid X		H.C.	
Condition: Average		(5) Floors		(12) Electric			200 Amps Service		No./Qual. of Fixtures		Ex. X Ord.		Min	
Basement 4 1st Floor 3 2nd Floor 4 Bedrooms		Kitchen: Other: Carpeted Other:		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	
(1) Exterior		(6) Ceilings		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	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Hot Water Ground Area = 1853 SF Floor Area = 3586 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath	
(2) Windows		(9) Basement Finish		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
(3) Roof		(14) Water/Sewer		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
X	Gable Hip Flat	Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
Chimney: Metal		(10) Floor Support		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
Lump Sum Items:		(15) Fireplaces		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
Notes:		(16) Porches/Decks		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:		(17) Garage		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
936,506		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
495,487		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
346,854		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
436,318		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
305,436		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
1,451		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
9,133		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
4,782		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
5,847		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
7,385		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
5,169		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
20,618		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
537		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
2,767		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
1,937		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
6,649		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
4,654		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
346,854		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	
936,506		Totals:		Basement: 0 S.F. Crawl: 1631 S.F. Slab: 222 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		Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer	

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



7101 £ Dune Hwx.

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.				
DIETZEL V R TRUST & DIETZ	DIETZEL VAUGHN R TRUST	0	12/10/2012	QC	09-FAMILY/RELATED ENTITY	1149P599 CORRE	DEED	0.0				
DIETZEL ROBERT J TRUST &	DIETZEL VAUGHN R TRUST	1	10/18/2012	QC	09-FAMILY/RELATED ENTITY	1142P199	PROPERTY TRANSFER	100.0				
DIETZEL ROBERT J	DIETZEL ROBERT TRUST & DI	0	08/17/2011	QC	09-FAMILY/RELATED ENTITY	1100-124 QCD	DEED	0.0				
DIETZEL ROBERT J TRUST &	DIETZEL ROBERT J	1	08/16/2011	QC	09-FAMILY/RELATED ENTITY	1098-343 QCD	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
7107 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Res. Post Frame		06/22/2016	PB16-0222	100% FINIS				
Owner's Name/Address		P.R.E. 100% 12/19/2012		GARAGE		06/15/2016	LU16-13	100% FINIS				
DIETZEL VAUGHN R TRUST DIETZEL VAUGHN R & CHERYL L TRUSTEE 7107 S DUNE HWY EMPIRE MI 49630		MAP #: 63		2026 Est TCV 1,533,296 TCV/TFA: 1154.5								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
L1149P599 CORRECTIVE TD A PART OF GOVERNMENT LOT 1, SECTION 31, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF GLEN LAKE, 600 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE WEST TO THE EASTERN LIMITS OF STATE TRUNK LINE HIGHWAY M-1 09; THENCE NORTH 100 FEET; THENCE EAST TO THE SHORE OF GLEN LAKE; THENCE SOUTHERLY ALONG THE SHORE OF GLEN LAKE 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (PID: 006-131-043-00; C/KIA		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 10000	100.00	230.00	0.8855	0.9004	10000	100		797,237
		Paved Road		GROUP B 10000	50.00	230.00	0.8855	0.9004	10000	50	SURPLUS: ZONING	100 ft 19
		Storm Sewer		150 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 996,547								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: 4in Concrete	6.60	120	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,500								
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2026	498,300	268,300	766,600			416,078C		
		Rolling		2025	498,300	263,300	761,600			405,140C		
		Low		2024	406,800	258,900	665,700			392,959C		
		High		2023	274,600	195,000	469,600			374,247C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 11/02/2016	INSPECTED									
		TPC 05/04/2016	INSPECTED									

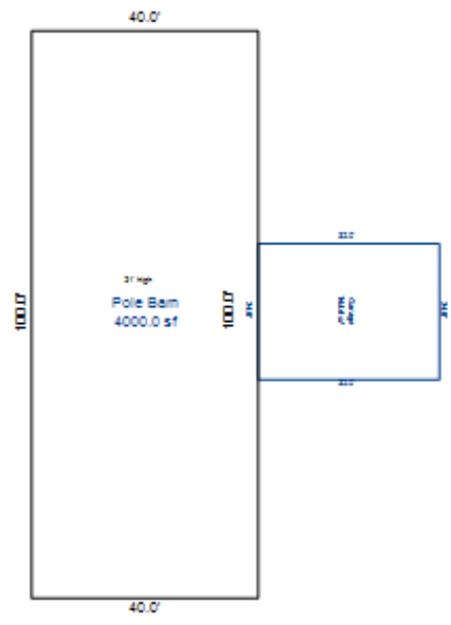
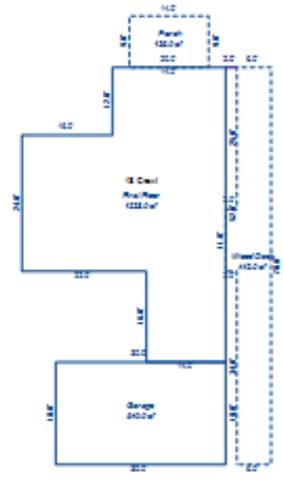


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 126 442	Type CPP Treated Wood	Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,328 Total Base New : 329,784 Total Depr Cost: 197,870 Estimated T.C.V: 534,249		E.C.F. X 2.700		Bsmnt Garage:																																																
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1328 SF Floor Area = 1328 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1940																																																
Yr Built 1940	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Building Areas		Size 1,328		Cost New	Depr. Cost																																																
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories		Total:																																																		
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			Exterior		Foundation																																																			
Basement 5	1st Floor	(5) Floors		Many X Ave. Few			Average Fixture(s)			Siding		Crawl Space																																																		
2nd Floor	2 Bedrooms	Kitchen: Linoleum Other: Carpeted Other: Tile		(13) Plumbing			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)																																																		
(1) Exterior		(6) Ceilings		(14) Water/Sewer			1 1000 Gal Septic 1 2000 Gal Septic			Porches		CPP		Deck																																																
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			CPP		Treated Wood		Garages																																																
(2) Windows		(7) Excavation		Lump Sum Items:						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		Common Wall: 1/2 Wall																																																
Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1328 S.F. Slab: 0 S.F. Height to Joists: 0.0								Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		Class: C Exterior: Pole (Unfinished)																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement								Class: C Exterior: Pole (Unfinished)		Base Cost		Built-Ins																																																
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Class: C Exterior: Pole (Unfinished)		Base Cost		Appliance Allow.																																																
(3) Roof		(9) Basement Finish								Class: C Exterior: Pole (Unfinished)		Base Cost		Fireplaces																																																
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Class: C Exterior: Pole (Unfinished)		Base Cost		Interior 1 Story																																																
X	Asphalt Shingle	(10) Floor Support								Class: C Exterior: Pole (Unfinished)		Base Cost		Interior 1 Story																																																
Chimney: Block		Joists: 2X8X16 Unsupported Len: Cntr.Sup:								Class: C Exterior: Pole (Unfinished)		Base Cost		Interior 1 Story																																																
<p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td>1</td> <td>1,209</td> <td>1,209</td> </tr> <tr> <td>Solar Water Heat</td> <td>1</td> <td>4,473</td> <td>4,473</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,522</td> <td>5,522</td> </tr> <tr> <td>Porches</td> <td>126</td> <td>2,381</td> <td>2,381</td> </tr> <tr> <td>Deck</td> <td>442</td> <td>6,687</td> <td>4,012</td> </tr> <tr> <td>Garages</td> <td>540</td> <td>18,603</td> <td>11,162</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,005</td> <td>-603</td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td>768</td> <td>23,939</td> <td>14,363</td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td>4000</td> <td>96,480</td> <td>57,888</td> </tr> <tr> <td>Built-Ins</td> <td>1</td> <td>1,934</td> <td>1,160</td> </tr> <tr> <td>Appliance Allow.</td> <td>2</td> <td>9,402</td> <td>5,641</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>															Item	Quantity	Unit Cost	Total Cost	Water/Sewer	1	1,209	1,209	Solar Water Heat	1	4,473	4,473	Water Well, 100 Feet	1	5,522	5,522	Porches	126	2,381	2,381	Deck	442	6,687	4,012	Garages	540	18,603	11,162	Common Wall: 1/2 Wall	1	-1,005	-603	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	768	23,939	14,363	Class: C Exterior: Pole (Unfinished)	4000	96,480	57,888	Built-Ins	1	1,934	1,160	Appliance Allow.	2	9,402	5,641
Item	Quantity	Unit Cost	Total Cost																																																											
Water/Sewer	1	1,209	1,209																																																											
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVEY JOHN G & ANN F	DAVEY JOHN G & ANN G & DA	0	04/26/2004	QC	09-FAMILY/RELATED ENTITY	806P105	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7497 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	08/03/2001	1884	INSPECTED
	P.R.E. 100% 01/23/2003					

Owner's Name/Address	MAP #: 65	2026 Est TCV 1,947,812 TCV/TFA: 863.77
DAVEY JOHN G & ANN G & DAVEY G J/T 7497 S DUNE HWY EMPIRE MI 49630		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN																											
L505 P928-933/99 L806 P105/04 L829 P944/04 PRT GOVT LOT 3 SEC 31 COM NW COR GOVT LOT 3 TH N 88 DEG 37'36" E ALG N LN GOVT LOT 3 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD LN 122.01 FT TO POB TH S 04 DEG 55'50" E ALG SD LN 100.97 FT TH S 79 DEG25'13" W 408.74 FT TO ELY R/W OF M-109 TH 109.46 FT ALG SD R/W ON ARC OF 2764.79 FT RADIUS CURVE TO RIGHT (CHORD=N 07 DEG 24'47" W 109.45 FT) TH N 80 DEG 38'32" E 412.72 FT TO POB SUBJECT TO EASEMENTS, RIGHT-OF-WAYS RESERVATIONS AND			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP B 10000</td> <td>100.97</td> <td>427.10</td> <td>0.9971</td> <td>1.0510</td> <td>10000</td> <td>100</td> <td></td> <td>1,058,157</td> </tr> <tr> <td colspan="8">101 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =</td> <td>1,058,157</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 10000	100.97	427.10	0.9971	1.0510	10000	100		1,058,157	101 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								1,058,157
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
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101 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								1,058,157																						

L505 P928-933/99 L806 P105/04 L829
P944/04 PRT GOVT LOT 3 SEC 31 COM NW COR
GOVT LOT 3 TH N 88 DEG 37'36" E ALG N LN
GOVT LOT 3 963.76 FT TO TRAVERSE LN ALG
SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD
LN 122.01 FT TO POB TH S 04 DEG 55'50" E
ALG SD LN 100.97 FT TH S 79 DEG25'13" W
408.74 FT TO ELY R/W OF M-109 TH 109.46
FT ALG SD R/W ON ARC OF 2764.79 FT RADIUS
CURVE TO RIGHT (CHORD=N 07 DEG 24'47" W
109.45 FT) TH N 80 DEG 38'32" E 412.72 FT
TO POB SUBJECT TO EASEMENTS,
RIGHT-OF-WAYS RESERVATIONS AND



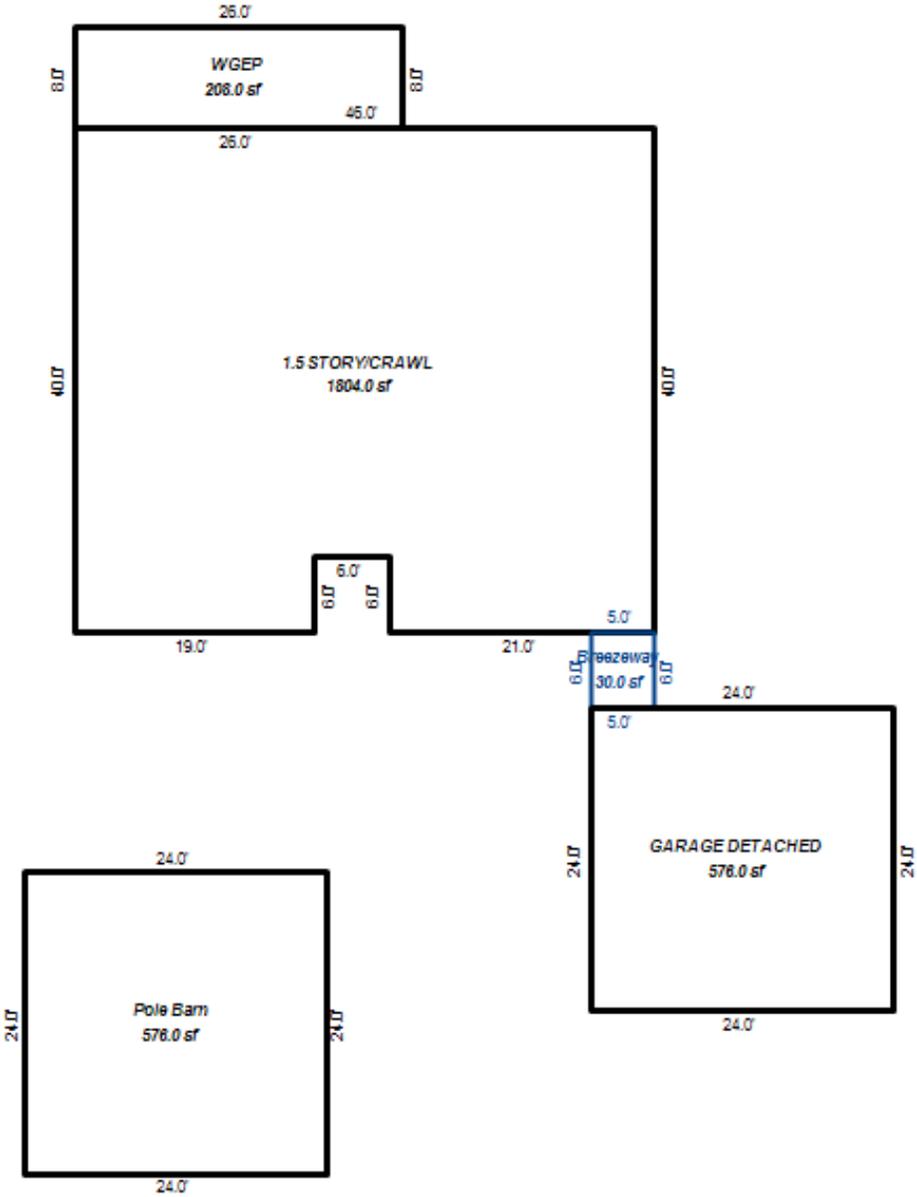
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County of Leelanau, Michigan

Public Improvements	Description	Rate	Size % Good	Cash Value				
X Dirt Road								
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								
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	529,100	444,800	973,900		329,581C
TPC 04/15/2015	INSPECTED		2025	529,100	427,800	956,900		320,917C
WAS 10/15/2007	INSPECTED		2024	423,500	420,700	844,200		311,268C
			2023	285,800	317,700	603,500		296,446C

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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 208	Type WGEP (1 Story) 30 Brzwy, FW	Year Built: 2001 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: 576 % Good: 0 Storage Area: 576 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 2,255 Total Base New : 407,262 Total Depr Cost: 325,798 Estimated T.C.V: 879,655		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY		Cls C 10 Blt 2001		
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 1804 SF		Floor Area = 2255 SF.		
Condition: Average		Lg	X	Ord	Small	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	0 Amps Service			Building Areas			1.25 Story Siding Crawl Space		1,804 Total: 313,451 250,748		
5	Basement	(5) Floors		Kitchen: Other: Other:			Lump Sum Items:			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,451 1,161 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Water/Sewer	
3	1st Floor	Kitchen:		No. of Elec. Outlets			Public Water			Plumbing			Average Fixture(s)		1 1,451 1,161	
3	2nd Floor	Other:		Many X Ave. Few			Public Sewer			Plumbing			3 Fixture Bath		1 4,567 3,654	
3	Bedrooms	Other:		(13) Plumbing			Water Well			Plumbing			2 Fixture Bath		1 3,056 2,445	
(1) Exterior		(6) Ceilings		Average Fixture(s)			1000 Gal Septic			Plumbing			Water/Sewer		1 4,782 3,826	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		3 Fixture Bath			Extra Toilet			Plumbing			Water Well, 100 Feet		1 5,847 4,678	
Insulation		Basement: 0 S.F. Crawl: 1804 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			Extra Sink			Porches			WGEP (1 Story)		208 16,754 13,403	
(2) Windows		(8) Basement		1 2 Fixture Bath			Separate Shower			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 576 21,905 17,524	
X	Many Avg. X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Ceramic Tile Floor			Class: C Exterior: Pole (Unfinished)			Base Cost 576 7,776 6,221		Storage Over Garage 576 7,776 6,221	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 2 Fixture Bath			Ceramic Tile Wains			Door Opener 2 1,075 860			Built-Ins		Appliance Allow. 1 2,767 2,214	
(3) Roof		(10) Floor Support		1 1000 Gal Septic			Ceramic Tub Alcove Vent Fan			Fireplaces			Interior 1 Story 1 5,338 4,270		Breezeways	
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		1 2000 Gal Septic			Vent Fan			Interior 1 Story 1 5,338 4,270			Breezeways		Breezeways	
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Vent Fan			Interior 1 Story 1 5,338 4,270			Breezeways		Breezeways	
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

*** 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.
WALSH D PATRICIA TRUST	WALSH D PATRICIA TRUST	0	09/26/2021	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0
WALSH D PATRICIA	WALSH D PATRICIA TRUST	0	09/19/2015	WD	03-ARM'S LENGTH	1242P735	PROPERTY TRANSFER	0.0
WALSH D PATRICIA TRUST	WALSH PATRICIA D	0	12/29/2010	QC	09-FAMILY/RELATED ENTITY	1077-849	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7551 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/10/2025	PE25-0350	
	P.R.E. 0%		HOUSE	06/02/1994	94002238	INSPECTED
Owner's Name/Address	MAP #: 65					
	2026 Est TCY 1,779,029 TCY/TFA: 879.84					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN										
				* Factors *										
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
L545 P452/00 PRT GOVT LOT 3 COM NW COR SD GOVT LOT 3 TH E 757.7 FT ALG N LN SD GOVT LOT 3 TH S 06 DEG 48' 00" E 608.3 FT TH S 15 DEG 43' 00" E 50 FT TO POB TH N 78 DEG 42' 00" E 176.2 FT TO POINT ON TRAVERSE LN ALG SHR GLEN LAKE TH S 21 DEG 36' 00" E 133 FT ALG SD TRAVERSE LN TH S 70 DEG 12' 00" W 189.4 FT TH S 74 DEG 16' 08" W25 FT TH S 15 DEG 46' 20" E 46.00 FT TH S 72 DEG 25' 41" W 272.01 FT TO C/L HWY M-109 TH NWLY ALG C/L ON CURVE TO RIGHT 258.43 FT TH N 82 DEG 19' E TO POB SEC 31 T29N R14W 2.5 A M/T.	X			Dirt Road	100.00	461.00	0.9180	1.0713	10000	100		983,451		
	X			Gravel Road	33.00	461.00	0.9180	1.0713	10000	50	SURPLUS: ZONING 100 ft	16		
	X			Paved Road	133 Actual Front Feet, 1.41 Total Acres							Total Est. Land Value =	1,145,720	
	X			Storm Sewer	Land Improvement Cost Estimates									
	X			Sidewalk	Description							Rate	Size % Good	Cash Value
	X			Water	Residential Local Cost Land Improvements									
	X			Sewer	Description							Rate	Size % Good	Cash Value
	X			Electric	LAND IMPROVEMENTS 5							5,000.00	1 100	5,000
	X			Gas	Total Estimated Land Improvements True Cash Value =									5,000
	X			Curb										
	X			Street Lights										
	X			Standard Utilities										
	X			Underground Utils.										



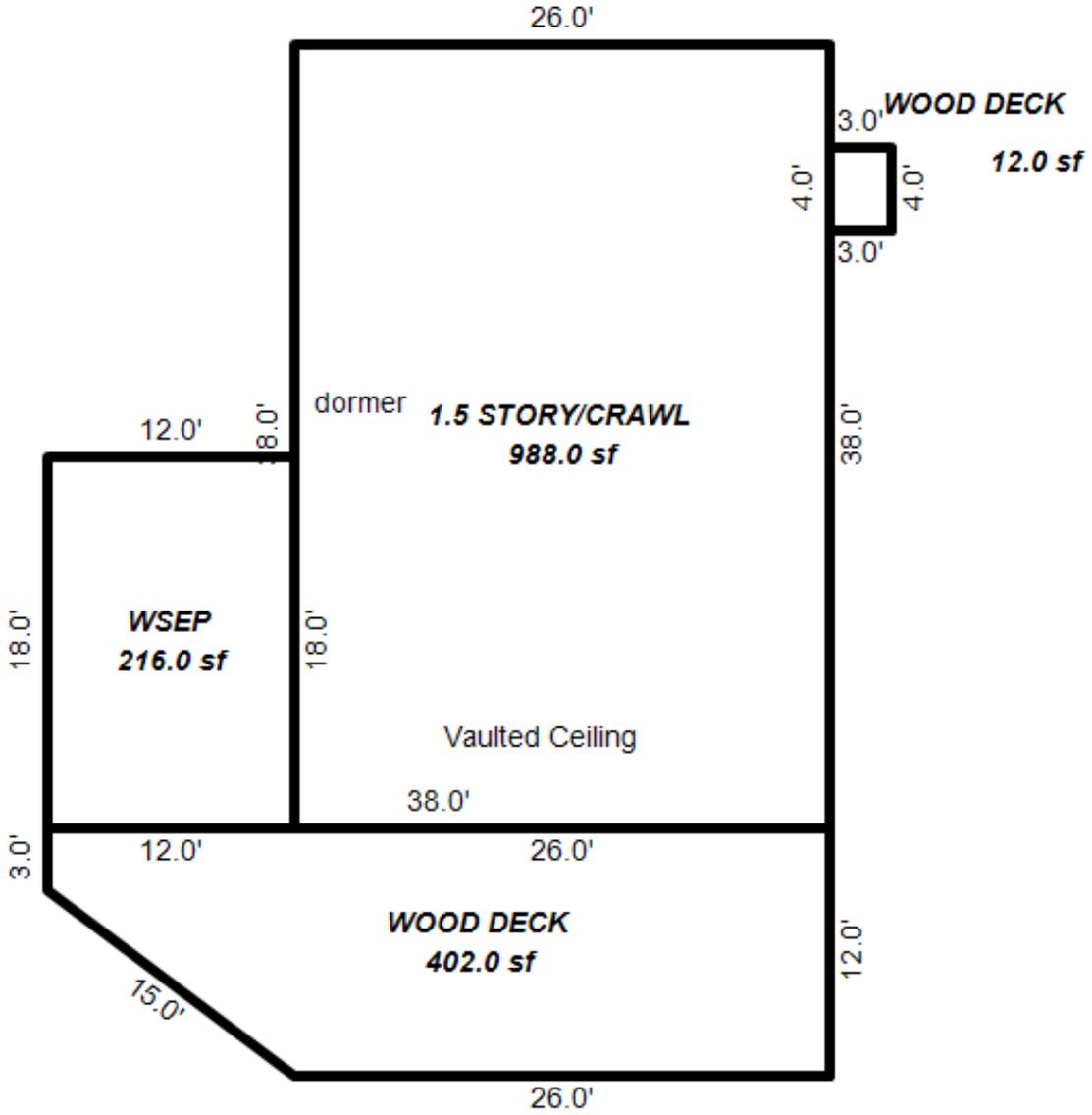
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2026	572,900	316,600	889,500			370,466C
	Rolling			2025	572,900	303,100	876,000			360,727C
	Low			2024	464,900	298,100	763,000			349,881C
	High			2023	313,800	224,800	538,600			333,220C
	Landscaped									
	Swamp									
X	Wooded									
	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
Who	When	What								
TPC	08/06/2014	INSPECTED								
WAS	10/15/2007	INSPECTED								

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

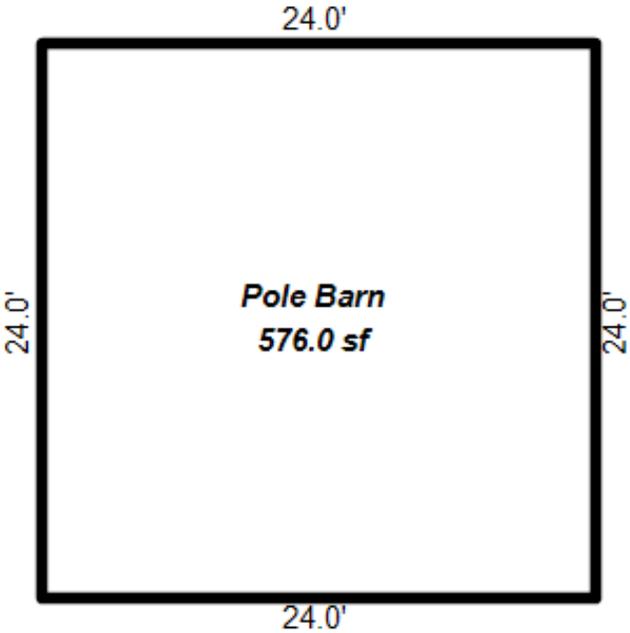
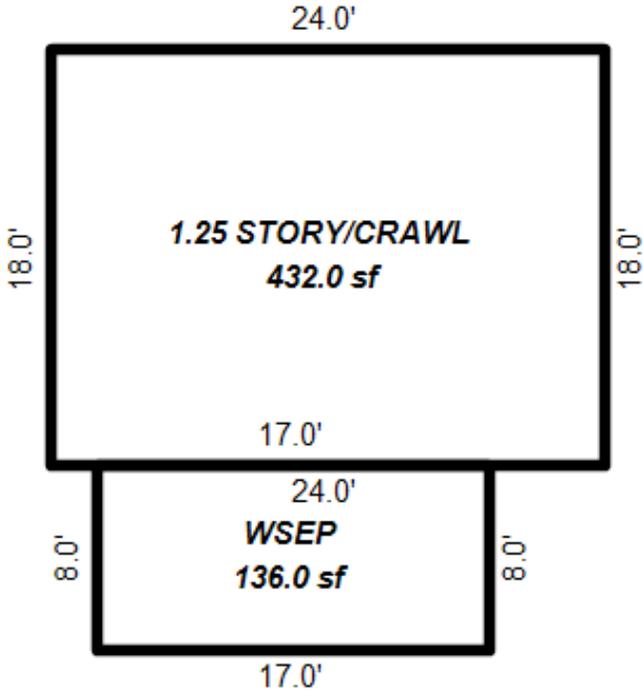
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 12 402	Type WSEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 1,482 Total Base New : 244,565 Total Depr Cost: 183,405 Estimated T.C.V: 495,194		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C 10 Blt 1994				
Yr Built 1994	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			(11) Heating System: Forced Air w/ Ducts							
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Ground Area = 988 SF Floor Area = 1482 SF.						
Room List		Doors	Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Basement 3 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			100 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior	(6) Ceilings		X Drywall			No. of Elec. Outlets			1.5 Story Siding Crawl Space		Total: 201,859 151,377					
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 988 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			Other Additions/Adjustments		Average Fixture(s) 1 1,451 1,088 3 Fixture Bath 1 4,567 3,425					
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Water/Sewer		2000 Gal Septic 1 9,503 7,127 Water Well, 100 Feet 1 5,847 4,385					
(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Porches		WSEP (1 Story) 216 11,595 8,696					
X Many Avg. X Avg. Few Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Deck		Treated Wood 402 6,428 4,821 Treated Wood 12 548 411					
X Wood Sash Metal Sash Vinyl Sash						Lump Sum Items:			Built-Ins		Appliance Allow. 1 2,767 2,075					
X Double Hung Horiz. Slide Casement									Notes:		Totals: 244,565 183,405					
X Double Glass Patio Doors Storms & Screens									ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 495,194							
(3) Roof																
X Gable Hip Flat	Gambrel Mansard Shed															
X Asphalt Shingle																

*** 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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1977 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	136	WSEP (1 Story)	E.C.F. X 2.700									
	Mobile Home														0	Front Overhang	(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		Class: D Effec. Age: 45 Floor Area: 540 Total Base New : 89,645 Total Depr Cost: 49,302 Estimated T.C.V: 133,115		
	Town Home	0	Other Overhang	Drywall Paneled					Plaster Wood T&G						Trim & Decoration		Size of Closets		Ex. Ord Min		Lg Ord Small		
	Duplex	Condition: Fair		Doors					Solid						H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		
	A-Frame	Room List		Basement					1st Floor						2nd Floor		Bedrooms		(1) Exterior		(6) Ceilings		
	Wood Frame		Basement		1st Floor				2nd Floor						Bedrooms		(1) Exterior		(6) Ceilings		(7) Excavation		
	Building Style: 1.25 STORY		Yr Built		Remodeled				1935						197		0		(1) Exterior		(7) Excavation		
	Yr Built		Remodeled		1935				197						0		(1) Exterior		(6) Ceilings		(7) Excavation		
	Condition: Fair		Doors		Solid				H.C.						(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		
	Room List		Basement		1st Floor				2nd Floor						Bedrooms		(1) Exterior		(6) Ceilings		(7) Excavation		
Basement		1st Floor		2nd Floor		Bedrooms		(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement									
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:									
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		(7) Excavation		(8) Basement		(9) Basement Finish									
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens							
Many		Large		Avg.		Avg.		Few		Small		Basement: 0 S.F.		Crawl: 432 S.F.		Slab: 0 S.F.							
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens							
(2) Windows		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									
Many		Large		Avg.		Avg.		Few		Small		Basement: 0 S.F.		Crawl: 432 S.F.		Slab: 0 S.F.							
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens							
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Many		Large		Avg.		Avg.		Few		Small		Basement: 0 S.F.		Crawl: 432 S.F.		Slab: 0 S.F.							
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens							
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Many		Large		Avg.		Avg.		Few		Small		Basement: 0 S.F.		Crawl: 432 S.F.		Slab: 0 S.F.							
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(2) Windows		(7) Excavation		(8) Basement		(9) Basement Finish		(14) Water/Sewer		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									
Many		Large		Avg.		Avg.		Few		Small		Basement: 0 S.F.		Crawl: 432 S.F.		Slab: 0 S.F.							
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Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio									



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODWARD SUSAN	ROOMIES & C LLC	0	11/19/2025	WD	16-LC PAYOFF	2025005597	DEED	0.0
WOODWARD SUSAN J	ROOMIES & C LLC	320,000	10/29/2020	PTA	03-ARM'S LENGTH	2021001924	PROPERTY TRANSFER	100.0
WALSH	WOODWARD	95,000	04/29/1994	WD	03-ARM'S LENGTH	385:333	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7595 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
ROOMIES & C LLC 2006 CHIPPEWA ST TRAVERSE CITY MI 49686	MAP #: 65					
	2026 Est TCV 513,505 TCV/TFA: 518.69					

X	Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C 100' @ 2000/	164.93	285.24	0.8824 0.8999 2000 100	261,930
			165 Actual Front Feet, 1.08 Total Acres				Total Est. Land Value = 261,930

Tax Description
 L385 P333-335/94 PRT GOVT LOT 3 COM NW COR SD GOVT LOT 3 TH E 757.7 FT ALG N LN SD GOVT LOT 3 TH S 06 DEG 48' 00" E 608.3 FT TH S 15 DEG 43' 00" E 50 FT TH N 78 DEG 42' 00" E 176.2 FT TO POINT ON TRAVERSE LN ALG SHR GLEN LAKE TH S 21 DEG 36' 00" E 133 FT ALG SD TRAVERSE LN TH S 70 DEG 12' 00" W 189.4 FT TH S 15 DEG 43' E 1.50 FT TO POB TH S 15 DEG 43' E 148.51 FT TH S 17 DEG 48' E 50 FT TH S 70 DEG 12' W 282.60FT TO POINT ON C/L HWY M-109 TH NWLY 164.93 FT ALG ARC OF 2864.79 FT RADIUS CURVE TO RIGHT CH-N 22 DEG 04' 53"

X	Improved	Vacant	Land Improvement Cost Estimates			
	Dirt Road		Description	Rate	Size % Good	Cash Value
	Gravel Road		Wood Frame	29.26	80 50	1,170
	Paved Road		Residential Local Cost Land Improvements			
	Storm Sewer		Description	Rate	Size % Good	Cash Value
	Sidewalk		LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
	Water		Total Estimated Land Improvements True Cash Value = 3,670			
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					



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
	Topography of Site												2026	131,000	125,800	256,800			155,810C
													2025	131,000	120,700	251,700			151,714C
													2024	131,000	118,800	249,800			147,153C
													2023	104,800	87,600	192,400			137,099C

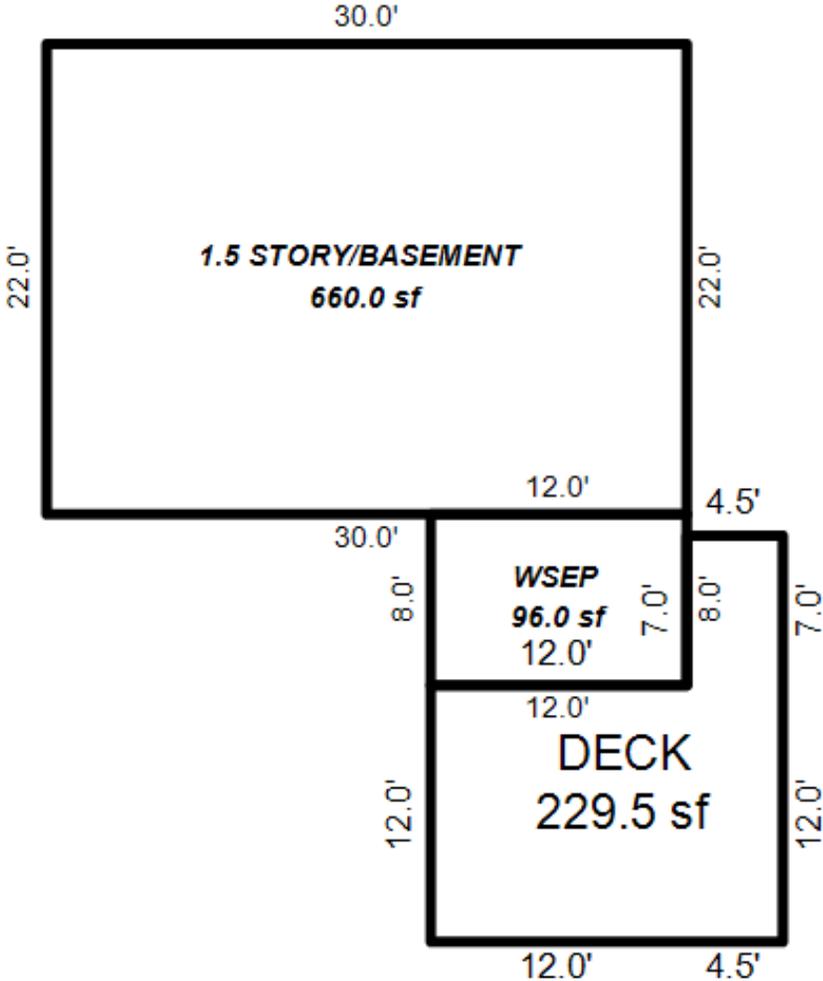
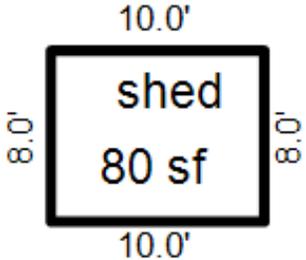
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Who	When	What	2026	2025	2024	2023
TPC	11/19/2025	INSPECTED	131,000	120,700	249,800	192,400
TPC	11/07/2023	INSPECTED	131,000	118,800	249,800	192,400
TPC	04/15/2015	INSPECTED	104,800	87,600	192,400	192,400

*** 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 96 229	Type WSEP (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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 990 Total Base New : 153,031 Total Depr Cost: 91,817 Estimated T.C.V: 247,905		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets			Lg X Ord		Small			
Yr Built 1935	Remodeled 1997	Ex	X Ord	Min		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets		Many X Ave. Few			
Condition: Average		Size of Closets		Lg X Ord Small			Central Air Wood Furnace			100 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min		
Room List		Doors		Solid X H.C.		(5) Floors			(12) Electric			100 Amps Service			No./Qual. of Fixtures		
Basement 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Tile Other: Carpeted Other: Hardwood			(12) Electric			100 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min	
(1) Exterior		(6) Ceilings		X Tile			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Insulation	(6) Ceilings		X Tile			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Basement: 660 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer	
X	Many Avg. X Avg. Few Small	(7) Excavation		Basement: 660 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 247,905	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 247,905			Totals: 153,031 91,817		ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 247,905		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 247,905			Totals: 153,031 91,817			ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 247,905		ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 247,905		

*** 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.				
JONES GARY & BARBARA	JONES GARY & BARBARA LIV	0	11/17/2010	QC	03-ARM'S LENGTH	2010 1069-700T	DEED	0.0				
JONES GARY L & BARBARA A		0	04/01/2009	OTH	33-TO BE DETERMINED	2009 1014-627	DEED	0.0				
JONES GARY L & BARBARA A	JONES GARY L & BARBARA A	0	04/01/2008	QC	09-FAMILY/RELATED ENTITY	974/869	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7531 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		FENCE		04/30/2017	LU17-08	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		01/07/2016	PM16-0013					
JONES GARY L & BARBARA A LIV TRUST 7016 BALMORAL FOREST RD CLIFTON VA 20124-1538		MAP #: 65		Plumbing		01/07/2016	PP16-0006					
		2026 Est TCV 1,912,099 TCV/TFA: 916.63		Res. Add/Alter/Repair		10/14/2015	PB15-0390	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L114 P425&590 L286 P615 & 616 /88COM AT NW COR GOVT LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 458.3 FT FOR PT OF BEG TH S 82 DEG 19' W 322.9 FT TO C/L M 109 TH SE<LY ALONG C/L 100.0 FT TH N 82 DEG 19' E 313.7 FT TH S 6 DEG 48' E 50.0 TH N 70 DEG 24' E TO SHORE OF GLEN LAKE TH NWLY ALG SHORE TO PT N 70 DEG 24' E OF BEG TH S 70 DEG 24' W TO POB SEC 31 T29N R14W 1.42 A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP B 10000	100.00	412.37	0.8855	1.0418	10000	100		922,522
		Paved Road		GROUP B 10000	50.00	412.37	0.8855	1.0418	10000	50	SURPLUS: ZONING	100 ft 23
		Storm Sewer		150 Actual Front Feet, 1.42 Total Acres Total Est. Land Value = 1,153,153								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Fencing: Vnyl, Slat, 6'	42.49	968	0	0				
		X Electric		D/W/P: 3.5 Concrete	6.71	175	0	0				
		X Gas		D/W/P: Asphalt Paving	3.16	4000	0	0				
		X Curb		D/W/P: 4in Ren. Conc.	8.33	600	0	0				
		Street Lights		D/W/P: Patio Blocks	15.89	1600	0	0				
		Standard Utilities		Residential Local Cost Land Improvements								
		Underground Utils.		Description	Rate	Size	% Good	Cash Value				
		Topography of Site		LAND IMPROVEMENTS 10	10,000.00	2	95	19,000				
		X Level		Total Estimated Land Improvements True Cash Value = 19,000								
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2026	576,600	379,400	956,000				371,859C
		TPC 11/14/2017 INSPECTED			2025	576,600	364,200	940,800				362,083C
		TPC 01/04/2016 INSPECTED			2024	470,700	358,300	829,000				351,196C
		TPC 04/15/2015 INSPECTED			2023	317,700	271,800	589,500				334,473C

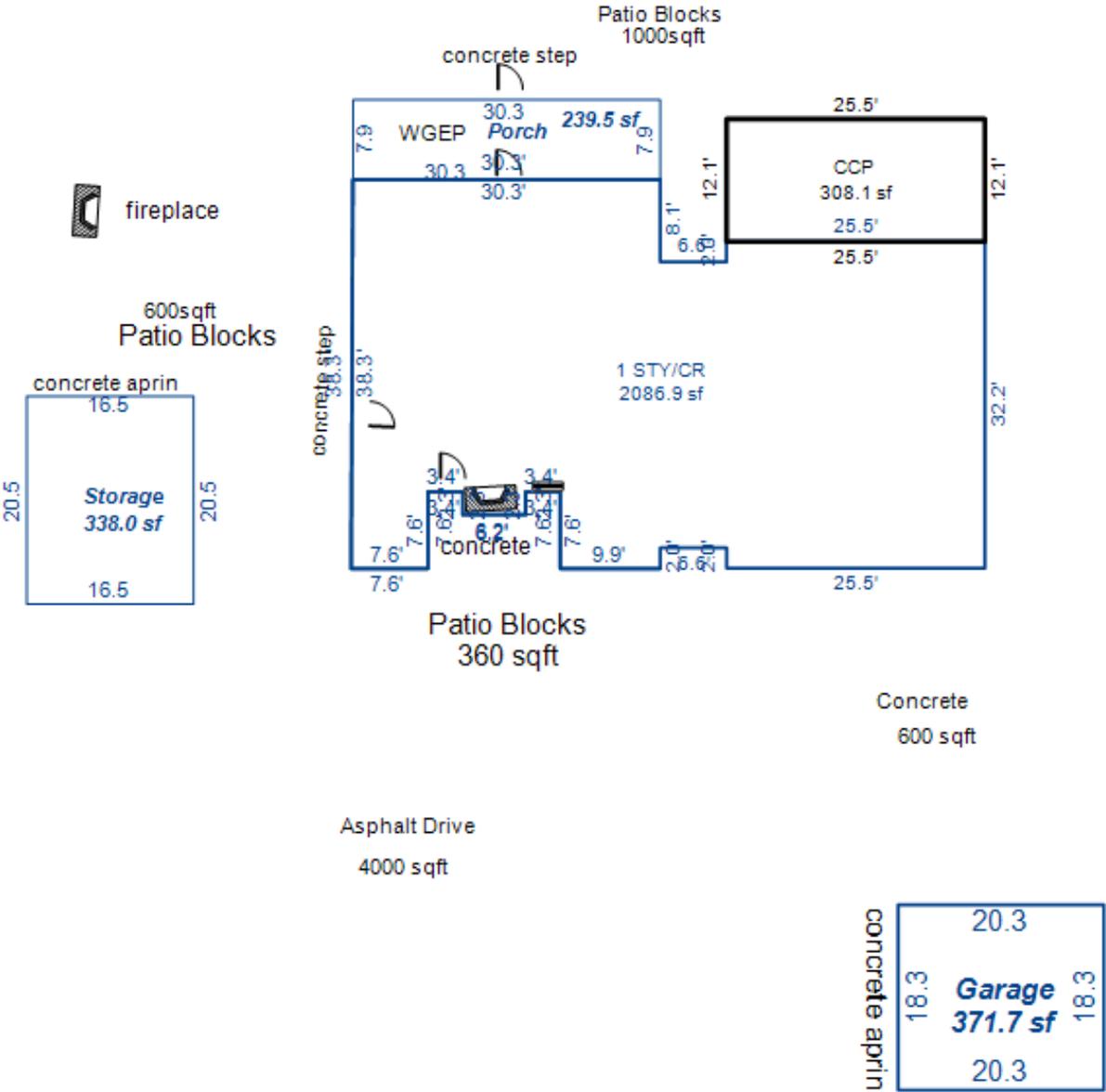


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*** Information herein deemed reliable but not guaranteed***

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: 1925 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: 338 % 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							239	WGEP (1 Story)			
	Building Style: 1 STORY	Drywall X Paneled	Plaster Wood T&G									308	CCP (1 Story)			
	Yr Built 1930 194	Remodeled 2016	Trim & Decoration													
	Condition: Average	Ex	X Ord	Min												
	Room List	Lg	X Ord	Small												
	Basement 5 1st Floor 2nd Floor 4 Bedrooms	Doors	Solid	X H.C.												
	(1) Exterior	(5) Floors														
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Carpeted Other:														
	Insulation	(6) Ceilings														
	(2) Windows	X Drywall														
X	Many Avg. X Avg. Few	Large Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 2086 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	(3) Roof	(7) Excavation														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Chimney: Stone	(8) Basement														
		(9) Basement Finish														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		(11) Heating/Cooling														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(13) Plumbing														
		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(15) Fireplaces														
		Class: C +10 Effec. Age: 30 Floor Area: 2,086 Total Base New : 391,457 Total Depr Cost: 274,054 Estimated T.C.V: 739,946														
		(16) Porches/Decks														
		E.C.F. X 2.700														
		(17) Garage														
		Bsmnt Garage: Carport Area: Roof:														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2086 SF Floor Area = 2086 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 2,086 Total: 297,695 208,419														
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,016 3 Fixture Bath 1 4,567 3,197 2 Fixture Bath 1 3,056 2,139 Water/Sewer 2000 Gal Septic 1 9,503 6,652 Water Well, 100 Feet 1 5,847 4,093 Porches Ceramic Tile Floor 239 18,487 12,941 CCP (1 Story) 308 8,088 5,662 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 338 15,281 10,697 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 371 18,201 12,741 Built-Ins Appliance Allow. 1 2,767 1,937 Fireplaces Exterior 1 Story 1 6,514 4,560 Totals: 391,457 274,054														
		Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 739,946														

*** 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.
JONES GARY & BARBARA	JONES GARY & BARBARA LIV	0	11/17/2010	QC	03-ARM'S LENGTH	1069-700TR	DEED	0.0
JONES GARY L & BARBARA A	JONES GARY L & BARBARA A	0	04/01/2008	QC	09-FAMILY/RELATED ENTITY	974/869	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
JONES GARY & BARBARA LIV TR 7016 BALMORAL FOREST RD CLIFTON VA 20124-1538	MAP #: 65					
	2026 Est TCV 99,243 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			Description	Frontage	Depth	Value
GA 422 PRT GOVT LOT 3 COM NW COR THEREOF TH E 757.7 FT TH S 6 DEG 48' E 558.3 FT TO POB TH S 6 DEG 48' E 50 FT TH S 15 DEG 43' E 50 FT TH S 82 DEG 19' W TO C/L M-109 TH NWLY ON C/L 100 FT TH N 82 DEG 19' E 313.7 FT TO POB SEC 31 T29N R14W .72 A M/L.	X		Dirt Road	100.00	313.00	71,295
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
	X		Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

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

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2026	35,600	14,000	49,600			38,947C
	2025	43,800	12,500	56,300			37,924C
	2024	54,800	11,400	66,200			36,784C
	2023	43,800	10,100	53,900			35,033C

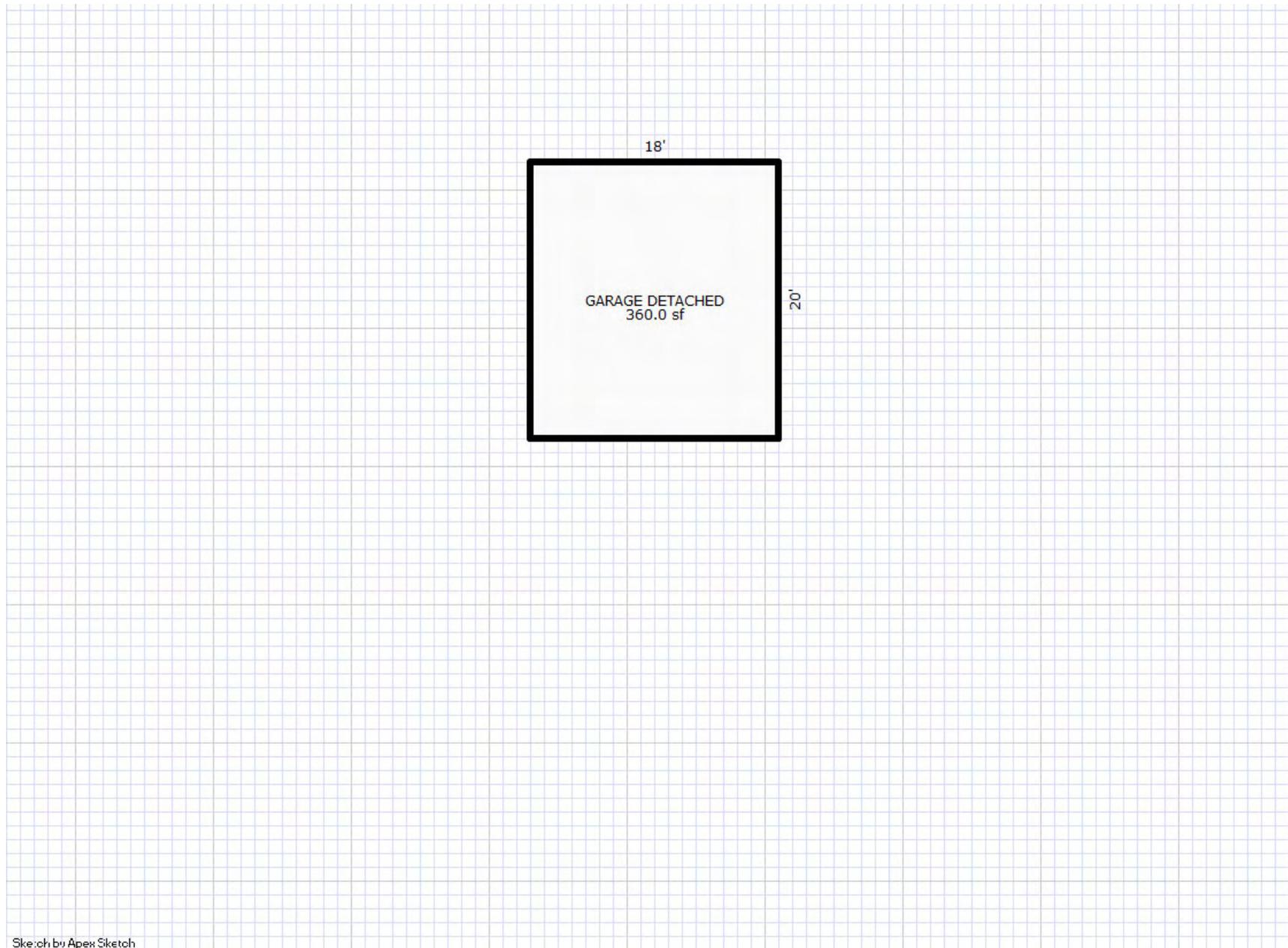


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*** Information herein deemed reliable but not guaranteed***

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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 360 % 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			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 14,144 Total Depr Cost: 12,022 Estimated T.C.V: 26,448					Bsmnt Garage: Carport Area: Roof:				
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 2.200						
Yr Built 0		Remodeled 0		Ex	X	Ord	Min	No./Qual. of Fixtures								
Condition: Average		Size of Closets		Lg	X	Ord	Small	Ex. X Ord. Min								
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 0		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 0 SF Floor Area = 0 SF.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
X	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			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			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages			Base Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: NO PLUMBING - POSTED 1 TO REMOVE THE ALLOWANCE ECF (4131 DUNE HIGHWAY AREAS) 2.200 => TCv: 26,448			Totals: 14,144 12,022			
(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		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: Brick																

*** 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.
BUDINGER RICHARD W & GAY	BUDINGER GAY M TRUST	0	06/02/2022	QC	09-FAMILY/RELATED ENTITY	2022003244	PROPERTY TRANSFER	0.0
BONDENSEN	BUDINGER	62,500	07/10/1996	WD	03-ARM'S LENGTH	426:505	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 100% 08/29/1997					
Owner's Name/Address	MAP #: 65					
BUDINGER GAY M TRUST 7484 S DUNE HWY EMPIRE MI 49630		2026 Est TCV 186,010				

	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				E 100' @ 800/	200.00	470.00	0.7576 1.0275	800	100	124,551
				A 100' @ 7000/	21.00	470.00	0.8202 1.0195	7000	50	SURPLUS: ZONING 100 ft 6
				221 Actual Front Feet, 2.38 Total Acres				Total Est. Land Value =		186,010

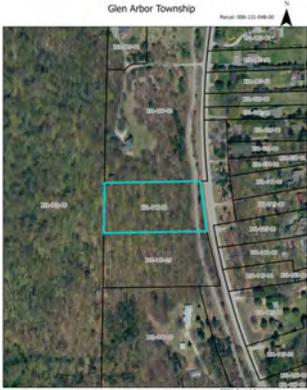
Tax Description
 GA 423 L426 P505-508/96 BEG AT A PT ON W LINE GOVT LOT 3 SEC 31 WHICH IS 200 FT S OF NW COR GOVT LOT 3 TH S 221 FT TH E TO W R/W LINE M 109 TH NLY ALG M-109 TO PT E OF POB TH W TO BEG SEC 31 T29N R14W 1.5 A.

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	93,000	0	93,000			52,901C
2025	101,500	0	101,500			51,511C
2024	89,200	0	89,200			49,963C
2023	58,100	0	58,100			47,584C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLASSMAN FREDRIC C & JENN	JOHNSON BRADLEY J & KRIST	650,000	10/31/2011	WD	03-ARM'S LENGTH	1101-277 WD	PROPERTY TRANSFER	100.0
NOEL CAROL A	GLASSMAN FREDRIC C & JENN	725,000	10/20/2004	WD	03-ARM'S LENGTH	829:767	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7513 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	02/23/2018	PM18-0137	REVIEWED
Owner's Name/Address	P.R.E. 0%					
JOHNSON BRADLEY J & KRISTEN M 1260 FERDON ANN ARBOR MI 48104	MAP #: 65					
	2026 Est TCV 1,578,837 TCV/TFA: 989.87					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
		Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value
L829 P765&767/04 2005 INTEREST REVISED(COMB INT SPLITS -049-10-&-049-20) PRT GOVT LOT 3 SEC 31 COM AT NW COR GOVT LOT 3 TH N 88 DEG 37'36" E ON N LINE GOVT LOT 3 963.76 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 00 DEG 04'40" E ALG SD SHR 122.01 FT TH S 04 DEG 55'50" E ALG SD LN 100.97 FT TO POB TH S 09 DEG 31'25" E ALG SD LN 100.00 FT TH S 79 DEG 25'14" W 408.63 FT TO ELY R/W OF M-109 TH 100.00 FT ALG SD R/W ON ARC OF 2764.79 FT RAD CRV TO RIGHT (CHORD=N 09 DEG 35'01" W 99.99 FT) TH N 79 DEG 25'13" E 408.74 FT				* Factors *				
				GROUP B 10000	100.00	500.00	1.0000 1.0933 10000 100	1,093,265
				100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =				1,093,265
				Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
				Dock: Light posts	47.90	688 50	16,477	
				D/W/P: Flagstone/Sand	21.39	906 0	0	
				D/W/P: Crushed Rock	2.31	2200 0	0	
				Wood Frame	24.27	280 50	3,398	
				Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value		
			LAND IMPROVEMENTS 10	10,000.00	2 100	20,000		
			Total Estimated Land Improvements True Cash Value =				39,875	

Topography of Site

X Level

Rolling

Low

X High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



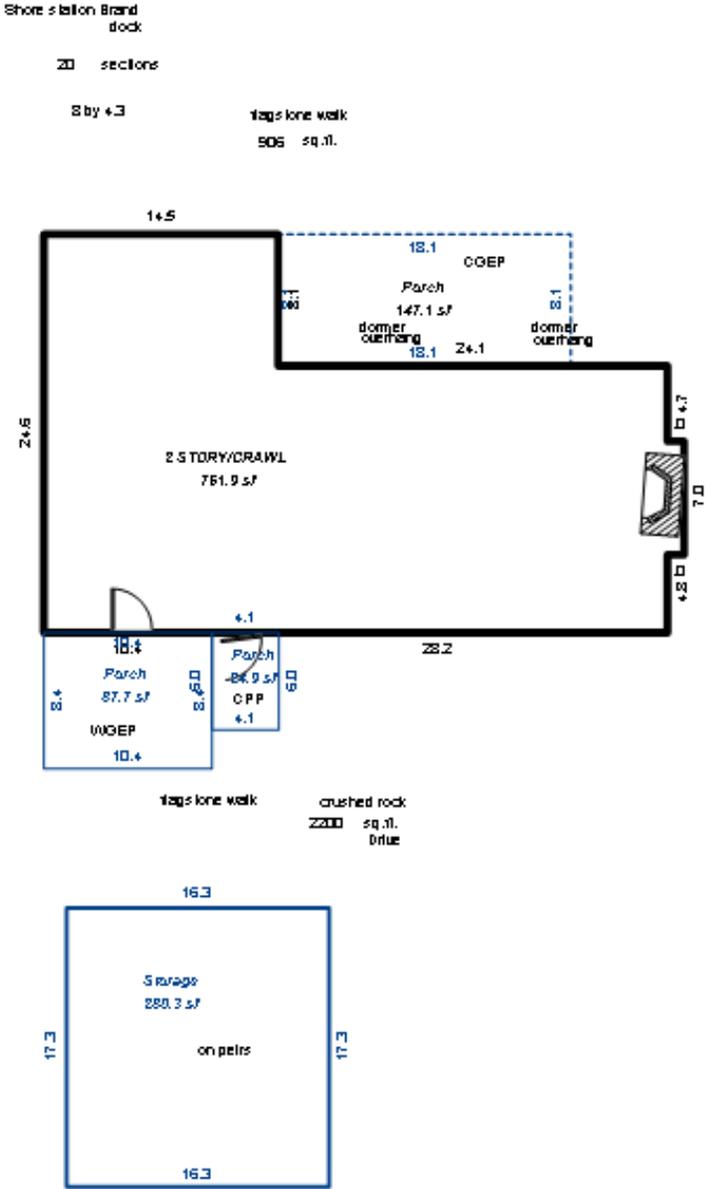
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2026	546,600	242,800	789,400			374,082C
		TPC 01/21/2019 INSPECTED	2025	546,600	232,900	779,500			364,248C
		TPC 04/15/2015 INSPECTED	2024	437,300	229,500	666,800			353,296C
		TPC 03/15/2010 INSPECTED	2023	295,200	176,700	471,900			336,473C

*** 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: 1930 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: 272 % 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							147	CGEP (1 Story)			
	Building Style: 2 STORY	Drywall X Paneled	Plaster Wood T&G									87	WGEP (1 Story)			
	Yr Built 1930	Remodeled 0										24	CPP			
	Condition: Average	Trim & Decoration														
	Room List	Ex	X	Ord												
	Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	Size of Closets														
	(1) Exterior	Lg	X	Ord												
X	Wood/Shingle Aluminum/Vinyl Brick	Doors		Solid	X	H.C.										
X	Insulation	(5) Floors														
	(2) Windows	Kitchen: Other: Carpeted Other:														
X	Many Avg. Few	X														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings														
	(3) Roof	(7) Excavation														
X	Gable Hip Flat	X														
X	Asphalt Shingle	Basement: 0 S.F. Crawl: 761 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Chimney: Stone	(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(10) Floor Support														
		Joists: 2X8X16 Unsupported Len: Cntr.Sup:														
		(11) Heating/Cooling														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.												
		No. of Elec. Outlets														
		Many	X	Ave.												
		(13) Plumbing														
		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Lump Sum Items:														
		(15) Heating/Cooling														
		Central Air Wood Furnace														
		(15) Fireplaces														
		Class: C +10 Effec. Age: 40 Floor Area: 1,595 Total Base New : 275,110 Total Depr Cost: 165,073 Estimated T.C.V: 445,697														
		(16) Porches/Decks														
		E.C.F. X 2.700														
		(17) Garage														
		Bsmnt Garage: Carport Area: Roof:														
		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 761 SF Floor Area = 1595 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 Crawl Space 761														
		1 Story Siding Overhang 73														
		Total: 214,891 128,942														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 1,451 871														
		2 Fixture Bath 1 3,056 1,834														
		Water/Sewer														
		1000 Gal Septic 1 4,782 2,869														
		Water Well, 100 Feet 1 5,847 3,508														
		Porches														
		Ceramic Tile Floor 147 10,760 6,456														
		WGEP (1 Story) 87 9,517 5,710														
		CPP 24 670 402														
		Garages														
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost 272 13,344 8,006														
		Built-Ins														
		Appliance Allow. 1 2,767 1,660														
		Fireplaces														
		Exterior 2 Story 1 8,025 4,815														
		Totals: 275,110 165,073														
		Notes:														
		ECF (4083 LITTLE GLEN AREA) 2.700 => TCY: 445,697														

*** 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.
OLSON TAMMY LORRAINE	OLSON JAROD CHARLES	0	04/12/2023	QC	09-FAMILY/RELATED ENTITY	2023001729	PROPERTY TRANSFER	0.0
OLSON JOHN D ESTATE	OLSON TAMMY LORRAINE	0	04/12/2023	WD	09-FAMILY/RELATED ENTITY	2023001728	PROPERTY TRANSFER	0.0
OLSON	OLSON	1	02/08/1995	WD	03-ARM'S LENGTH	404:726	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7573 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	07/02/2002	PE02-0357	
	P.R.E. 0%					
Owner's Name/Address	MAP #: 65					
	2026 Est TCV 558,457 TCV/TFA: 604.39					

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

			A 100' @ 7000/	48.96	266.91	1.1955 0.8851 7000 100 362,618	
			49 Actual Front Feet, 0.30 Total Acres			Total Est. Land Value =	362,618

Tax Description		Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
		D/W/P: 3.5 Concrete	5.88	148 0	0	
Comments/Influences		Residential Local Cost Land Improvements				
		Description	Rate	Size % Good	Cash Value	
		LAND IMPROVEMENTS 5	5,000.00	1 100	5,000	
		Total Estimated Land Improvements True Cash Value =				5,000

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2026	181,300	97,900	279,200			104,287C
	Rolling	2025	129,500	110,500	240,000			101,546C
	Low	2024	57,000	108,600	165,600			98,493C
	High	2023	49,200	82,300	131,500			93,803C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

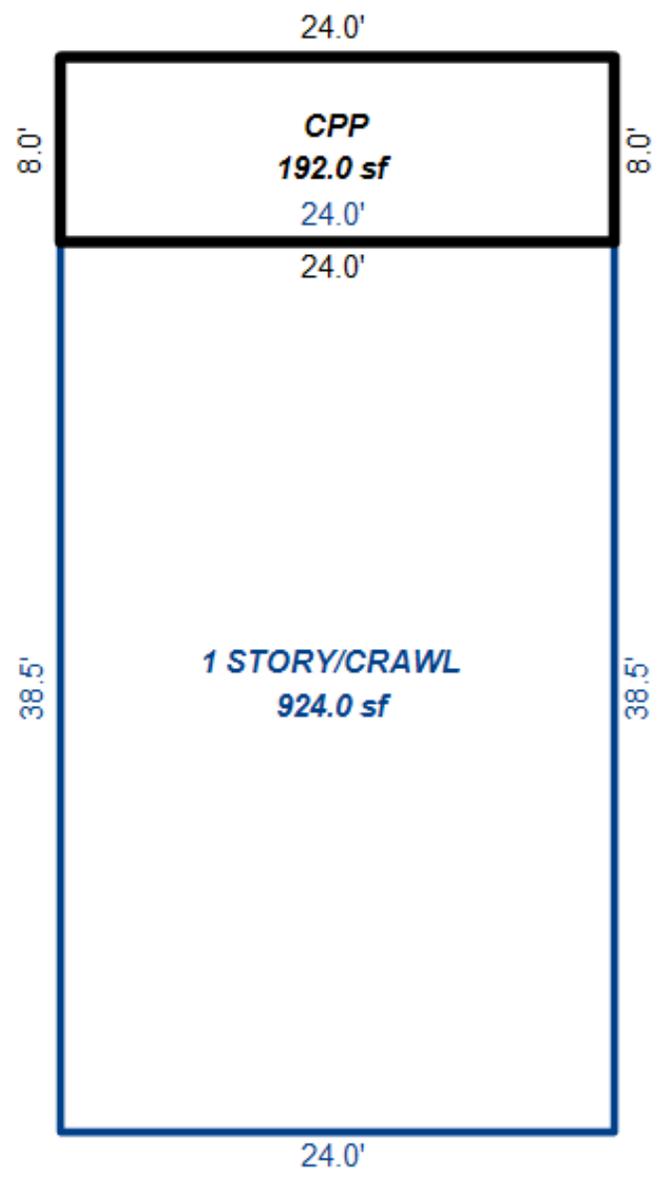


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 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							192	CPP																		
	Building Style: 1 STORY	Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace																										
	Yr Built 1940	Remodeled 0	Ex X Ord	Min	(12) Electric																										
	Condition: Average	Size of Closets	Lg X Ord	Small	100 Amps Service																										
	Room List	Doors	Solid X	H.C.	No./Qual. of Fixtures																										
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Ex. X Ord. Min																										
	(1) Exterior	Kitchen: Other: Carpeted Other:			No. of Elec. Outlets																										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Tile		Many X Ave. Few																										
X	Insulation	(7) Excavation			(13) Plumbing																										
	(2) Windows	Basement: 0 S.F. Crawl: 924 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	Many Avg. X Few	Large Avg. X Small			(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		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																										
	(3) Roof	(9) Basement Finish			Lump Sum Items:																										
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X	Asphalt Shingle	(10) Floor Support																													
	Chimney: Stone	Joists: 2X8X16 Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>108,438</td> <td>59,640</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,007 554 Water/Sewer 1000 Gal Septic 1 4,191 2,305 Water Well, 100 Feet 1 5,252 2,889 Porches CPP 192 3,016 1,659 Built-Ins Appliance Allow. 1 1,639 901 Fireplaces Exterior 1 Story 1 4,970 2,733 Totals: 128,513 70,681														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	924			Total:				108,438	59,640
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	924																												
Total:				108,438	59,640																										
Notes: ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 190,839																															

*** 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.
SALISBURY RESORT LLC	LEITZINGER KIRSTEN & ROBE	1	08/01/2012	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0
OLSON GEORGE & JONELYNN	SALISBURY RESORT LLC	0	03/25/2009	PTA	33-TO BE DETERMINED	2009 PTA	DEED	0.0
PUTNAM	OLSON	75,000	01/15/1991	WD	03-ARM'S LENGTH	320:42	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7589 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	01/13/2006	PE06-0018	
	P.R.E. 0%		Mechanical	01/12/2006	PM06-0018	
Owner's Name/Address	MAP #: 65		Plumbing	01/12/2006	PP06-0013	
SALISBURY RESORT LLC 635 FAIRWAY RD STATE COLLEGE PA 16803	2026 Est TCV 495,667 TCV/TFA: 344.21		Res. Add/Alter/Repair	10/17/2005	PB05-0595	

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/	62.00	48.00	1.1269	0.5764	3400	100		136,918	
62 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 136,918	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
GA 425-3 L285 P320-321 L320 P42-43/91 PRT GOVT LOT 3 COM NW COR SD GOVT LOT 3 TH E 886.34 FT TH S 805.21 FT TH S 15 DEG 43' 00" E 35.50 FT TO POB TH N 73 DEG 03' 00" E 48.58 FT TH S 15 DEG 43' 00" E 62.16 FT TH S 70 DEG 12' 00" W 48.62 FT TH N 15 DEG 43' 00" W 64.55 FT TO POB TOGETHER WITH & SUBJECT TO EASEMENTS CONSISTING OF UND 2/3 INTEREST TO OLSON GEORGE & JONELYNN UND 1/3 INT TO OLSON WENDY SEC 31 T29N R14W 0.071 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
	X	Electric				
	X	Gas				
		Curb Street Lights Standard Utilities Underground Utils.				



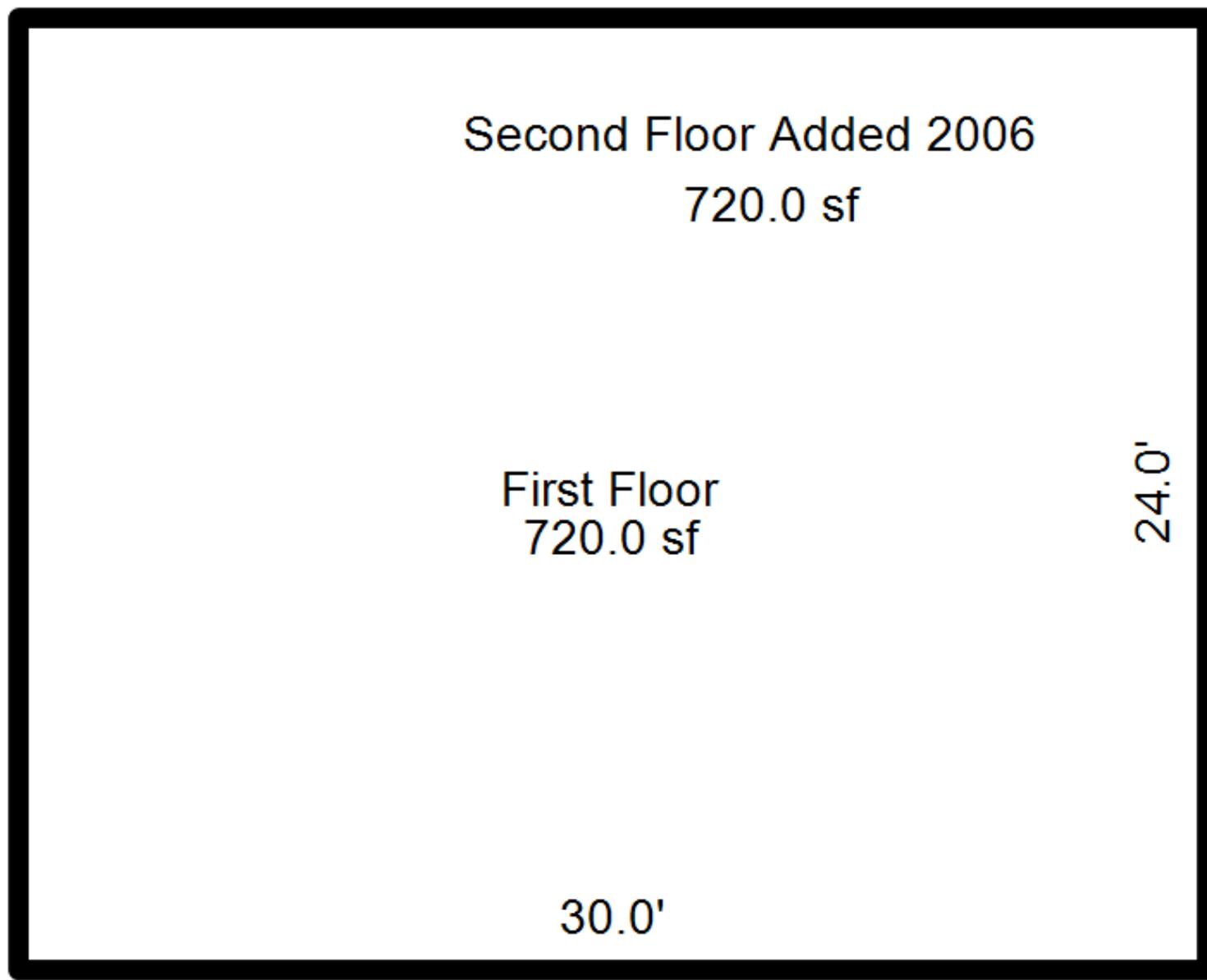
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2026	68,500	179,300	247,800			92,808C
X	Rolling		2025	100,700	193,700	294,400			90,369C
X	Low		2024	44,300	190,500	234,800			87,652C
X	High		2023	38,300	143,800	182,100			83,479C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 384	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			Class: CD Effec. Age: 40 Floor Area: 1,440 Total Base New : 218,365 Total Depr Cost: 131,018 Estimated T.C.V: 353,749			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:										
Building Style: 2 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1920									
Yr Built 1920	Remodeled 2006	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		Lg	X	Ord	Small	60 Amps Service			2 Story			Stone		Basement		720		193,199		115,919	
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			Porches		Built-Ins		Fireplaces		Notes:		
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Average Fixture(s)			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story		ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 353,749	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			3 Fixture Bath			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.	Few	2 Fixture Bath			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
X	Insulation	(8) Basement		Ex.			X	Ord.	Min	Softener, Auto			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
(2) Windows		(9) Basement Finish		Many			X	Ord.	Min	Softener, Manual			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
X	Many Avg. Few	X	Large Avg. Small	Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Solar Water Heat			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			No Plumbing			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Extra Toilet			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: 2X8X16 Unsupported Len: Cntr.Sup:			No. of Elec. Outlets			Extra Sink			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story				
X	Asphalt Shingle	(12) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Separate Shower			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
Chimney: Brick		(13) Plumbing		Lump Sum Items:			No. of Elec. Outlets			Ceramic Tile Floor			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
		(14) Fireplaces		Notes:			No. of Elec. Outlets			Ceramic Tile Wains			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
		(15) Porches/Decks		Totals:			No. of Elec. Outlets			Ceramic Tub Alcove			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			
		(16) Garage		Totals:			No. of Elec. Outlets			Vent Fan			Water/Sewer			WPP		Appliance Allow.		Interior 2 Story			

*** 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.
SEXTON MARIE TRUST	SEXTON FAMILY COTTAGE, LL	1	07/28/2010	QC	09-FAMILY/RELATED ENTITY	2010 1064-26QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7581 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	07/11/2001	1879	INSPECTED
Owner's Name/Address	P.R.E. 0%		DEQ WATER RESOURCES DIVISI	09/19/1993	9306-0244	100% FINIS
SEXTON FAMILY COTTAGE LLC 6103 DOWNING ST GREENDALE WI 53129	MAP #: 65					
	2026 Est TCV 749,763 TCV/TFA: 512.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN																																																											
L287 P301/88 L563 P276/00 PART GOVT LOT 3 COM AT A PT E 886.34 FT & S 805.21 FT FROM NW COR OF GOVT LOT 3 TH S 15 DEG 43' E 100 FT TH N 70 DEG 12' 186.23 FT TO POB TH N 70 DEG 12' E 64.67FT TO SHORE GLEN LAKE TH N 12 DEG 01' W ALG SHORE 52.31 FT TH S 73 DEG 03' W 67.99 FT TH S 15 DEG 43' E 55.40 FT TO POB SEC 31 T29N R14W .08 A M/L.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP B 10000</td> <td>52.31</td> <td>66.00</td> <td>1.2146</td> <td>0.6590</td> <td>10000</td> <td>100</td> <td></td> <td>418,676</td> </tr> <tr> <td colspan="8">52 Actual Front Feet, 0.08 Total Acres</td> <td>Total Est. Land Value = 418,676</td> </tr> </tbody> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 10000	52.31	66.00	1.2146	0.6590	10000	100		418,676	52 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value = 418,676																											
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52 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value = 418,676																																																						
			<table border="1"> <thead> <tr> <th colspan="3">Land Improvement Cost Estimates</th> <th colspan="4">* Factors *</th> <th colspan="2">HOLDING TANKS</th> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> <th colspan="4"></th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> <td colspan="4"></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> <td colspan="4"></td> </tr> <tr> <td>LAND IMPROVEMENTS 5</td> <td>5,000.00</td> <td>1</td> <td>100</td> <td>5,000</td> <td colspan="4"></td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>5,000</td> <td colspan="4"></td> </tr> </tbody> </table>						Land Improvement Cost Estimates			* Factors *				HOLDING TANKS		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				
Land Improvement Cost Estimates			* Factors *				HOLDING TANKS																																																							
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Comments/Influences



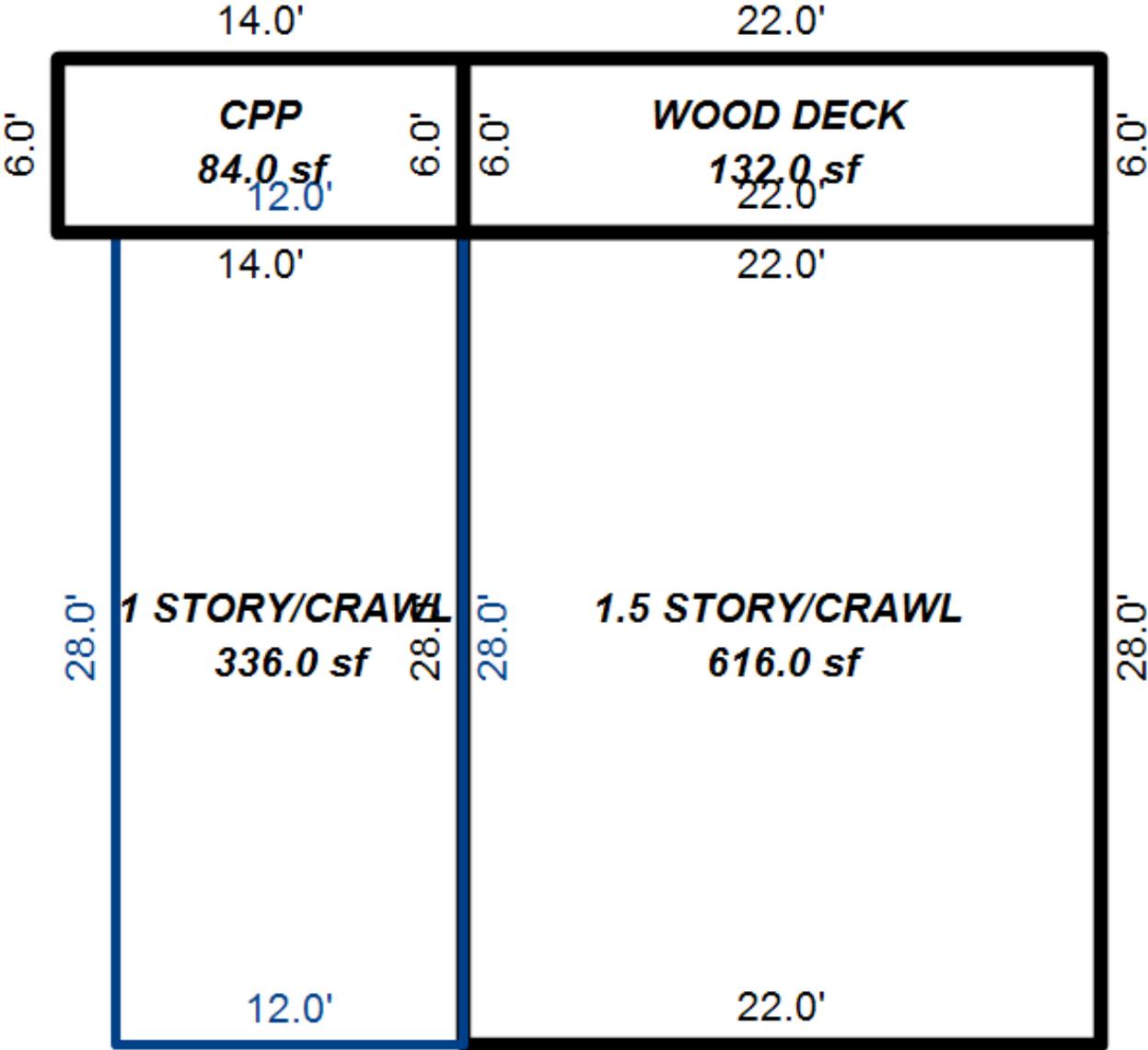
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2026	209,300	165,600	374,900			227,910C
Rolling	2025	209,300	164,300	373,600			221,919C
Low	2024	162,100	161,600	323,700			215,247C
High	2023	109,400	122,100	231,500			204,998C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior	X Drywall Paneled				Plaster Wood T&G									
Building Style: 1.75 STORY		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets			Class: C -5 Effec. Age: 40 Floor Area: 1,463 Total Base New : 201,337 Total Depr Cost: 120,773 Estimated T.C.V: 326,087		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1940	Remodeled 2001	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Central Air Wood Furnace			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 980 SF Floor Area = 1463 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Room List		Doors		Solid	X	H.C.				Building Areas						
	Basement 3 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1.75 Story Siding Crawl Space 644						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall							Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Prefab 1 Story						
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 980 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath			Total: 176,820		106,063				
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Notes:						
X	Many Avg. X Few		Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:		326,087				
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Lump Sum Items:												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Chimney: Metal												
(3) Roof		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															

*** 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.
SEXTON RICHARD E	SEXTON RICHARD E & SANDRA	0	08/18/2018	QC	09-FAMILY/RELATED ENTITY	1338P919	PROPERTY TRANSFER	0.0
SEXTON RICHARD E & SANDRA	SEXTON RICHARD E & SANDRA	0	08/08/2018	QC	09-FAMILY/RELATED ENTITY	1338P921	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7577 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	12/15/2000	1846	INSPECTED
Owner's Name/Address	P.R.E. 0%					
SEXTON RICHARD E & SANDRA G TRUST 1722 HIDDEN VILLAS D KINGWOOD TX 77339	MAP #: 65					
	2026 Est TCV 531,462 TCV/TFA: 317.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI			
			Description	Frontage	Depth	Rate %Adj. Reason	Value
L257 P278 DC L563 P701 L563 P699/00 L255 P868 PRT GOVT LOT 3 COM AT PT 886.34 FT E & 805.21 FT S OF NW COR LOT 3 TH S 15 DEG 43' E 100 FT TH N 70 DEG 12' E 48.62 FT TO POB TH N 70 DEG 12' E 137.61 FT TH N 15 DEG 43' W 55.4 FT TH S 73 DEG 03' W 137.19 FT TH S 15 DEG 43' E 62.16 FT TO POB SEC 31 T29N R14W .2 A M/L.	X		* Factors *			
			B 100' @ 3400/	55.40	157.26	1.1591 0.7754	3400 100	169,294
			55 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 169,294			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	6.71	68 0	0
			Wood Frame	30.07	96 50	1,443
			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 = 6,443			



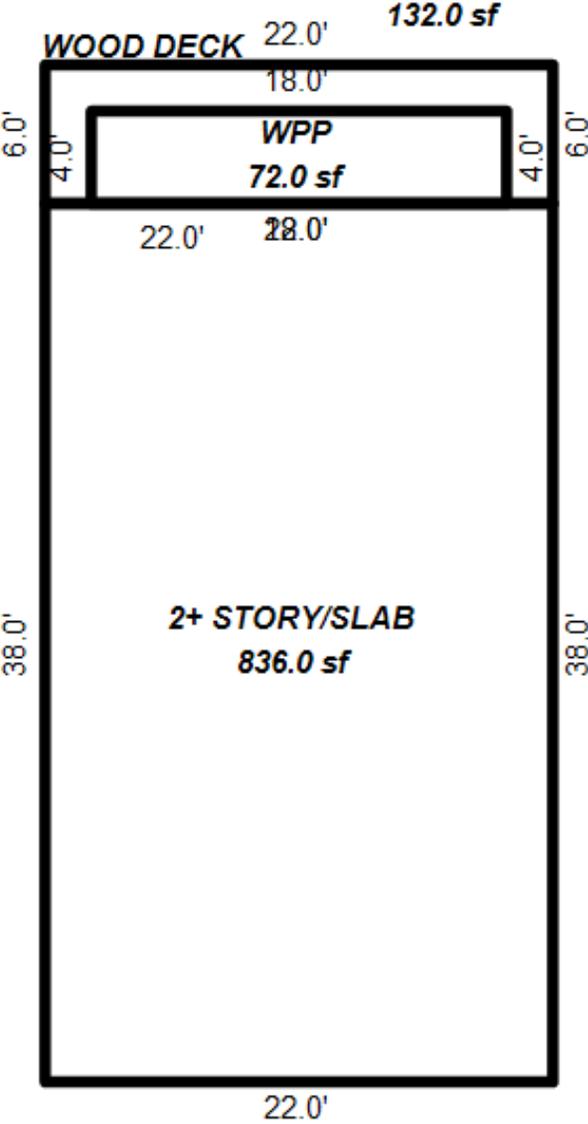
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X Level							
	X Rolling							
	X Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who When What	2026	84,600	181,100	265,700			123,945C
	TPC 04/15/2015 INSPECTED	2025	124,500	196,400	320,900			120,687C
	WAS 10/16/2007 INSPECTED	2024	54,800	193,200	248,000			117,059C
		2023	47,300	146,100	193,400			111,485C

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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 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			72 132	WPP Treated Wood				
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 836 SF Floor Area = 1672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Class: C -5 Effec. Age: 40 Floor Area: 1,672 Total Base New : 219,614 Total Depr Cost: 131,750 Estimated T.C.V: 355,725			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1935	Remodeled 2001	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			Stories			Exterior		Foundation		836		Total:	
Room List		Doors	Solid	X H.C.	(12) Electric 100 Amps Service			2 Story			Siding		Slab		191,162 114,679		
Basement 5 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Prefab 2 Story			1 1		1,451 871 4,567 2,740 4,782 2,869 5,847 3,508 2,767 1,660 3,101 1,861 2,767 1,660 3,170 1,902		219,614 131,750	
(1) Exterior		(6) Ceilings		(13) Plumbing			Notes:			ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:			355,725				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few			Plumbing										
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 836 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										
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement			Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 836 S.F. Height to Joists: 0.0		(9) Basement Finish			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		(10) Floor Support			Lump Sum Items:										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																
Chimney: Metal																	

*** 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.
WOODWARD SUSAN J	ROOMIES & C LLC	1	10/29/2020	WD	21-NOT USED/OTHER	2021001921	PROPERTY TRANSFER	100.0
WOODWARD SUSAN J	ROOMIES & C LLC	715,000	10/29/2020	MLC	03-ARM'S LENGTH	2021001924	PROPERTY TRANSFER	100.0
PUCHALA MARK & BARBARA	WOODWARD SUSAN J	121,600	10/23/2020	QC	16-LC PAYOFF	2021001920	DEED	0.0
WOODWARD SUSAN J	PUCHALA MARK & BARBARA	75,000	11/01/1997	LC	03-ARM'S LENGTH	1345P311	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7627 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	06/10/2025	LU25-77	0%
	P.R.E. 0%		Res. Accessory Structure	07/09/2024	PB24-0285	100% FINIS
Owner's Name/Address	MAP #: 65		SHED	05/31/2024	LU24-17	100% FINIS
ROOMIES & C LLC 2006 CHIPPEWA ST TRAVERSE CITY MI 49686	2026 Est TCV 1,678,118 TCV/TFA: 337.24		SHED	11/05/2023	LU23-9999	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 10000	100.00	250.00	1.0000	0.9193	10000 100	919,323
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =						919,323

X Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 3.5 Concrete	5.88	48	0	0	
Wood Frame	19.40	260	50	2,522	
X Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000	
Total Estimated Land Improvements True Cash Value = 7,522					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	459,700	379,400	839,100			428,933C
2025	459,700	368,700	828,400			417,657C
2024	367,700	362,600	730,300			405,099C
2023	248,200	273,300	521,500			385,809C

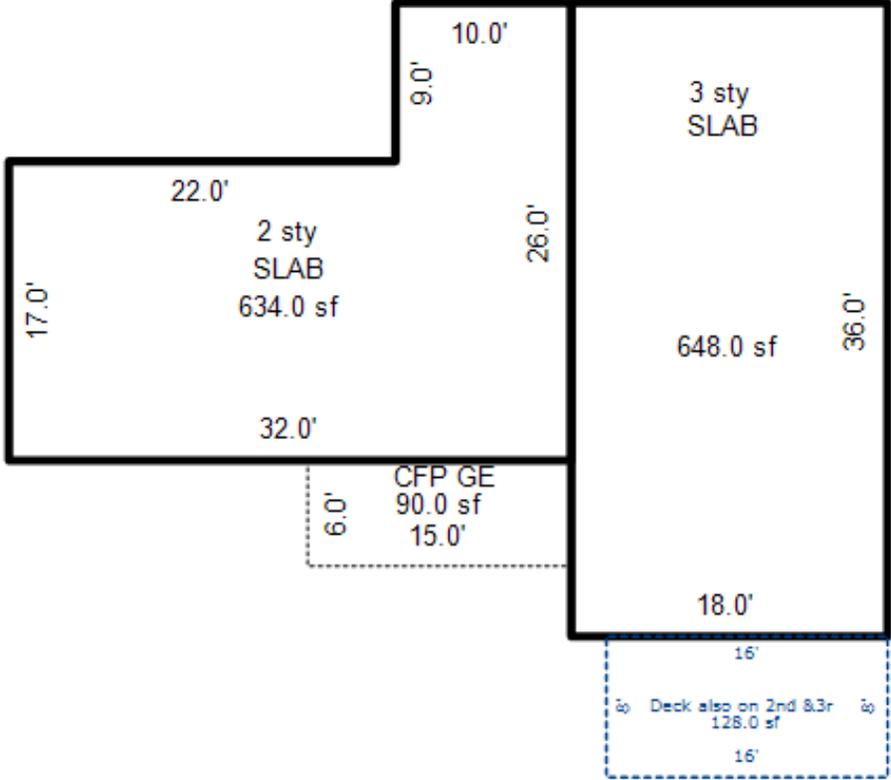
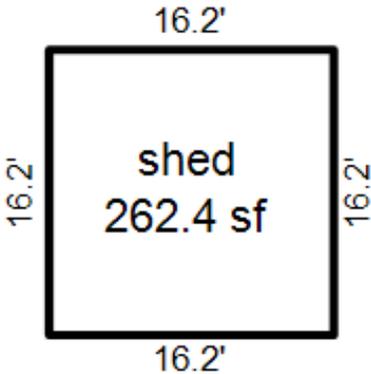
Who When What
 TPC 11/19/2025 INSPECTED
 TPC 11/07/2023 INSPECTED
 TPC 04/15/2015 INSPECTED

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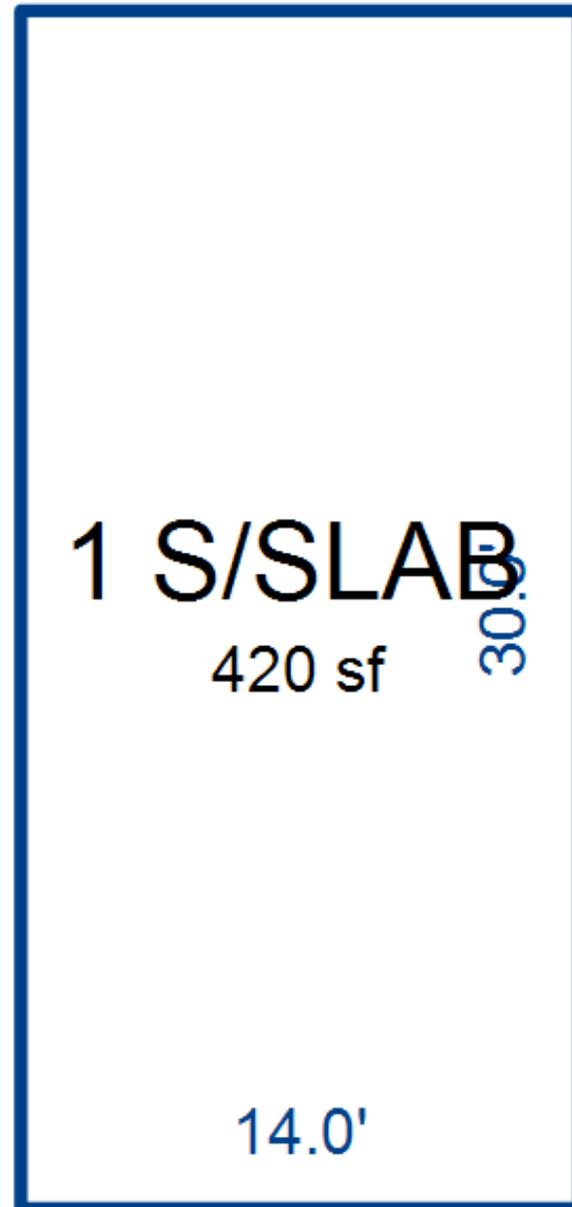
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 90 128 128 96	Type CGEP (1 Story) Treated Wood Wood Balcony Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																												
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G																																			
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			No. of Elec. Outlets			Class: D Effec. Age: 45 Floor Area: 3,212 Total Base New : 302,566 Total Depr Cost: 166,410 Estimated T.C.V: 449,307		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																											
Yr Built 1940	Remodeled 1995	Ex	Ord	X	Min	Size of Closets			E.C.F. X 2.700																																
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			E.C.F. X 2.700																																
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			E.C.F. X 2.700																																
	Basement 4 1st Floor 1 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:			No. of Elec. Outlets			E.C.F. X 2.700																															
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
X	Insulation	(7) Excavation		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1282 S.F. Height to Joists: 0.0		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																														
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 2.700																															
(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min (13) Plumbing 2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:														Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1282 SF Floor Area = 3212 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>634</td> <td></td> <td></td> </tr> <tr> <td>3 Story</td> <td>Siding</td> <td>Slab</td> <td>648</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>268,933</td> <td>147,913</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,190 1,754 Water/Sewer 1000 Gal Septic 1 4,191 2,305 Water Well, 100 Feet 1 5,252 2,889 Porches CGEP (1 Story) 90 6,062 3,334 Deck Treated Wood 128 2,904 1,597 Balcony Wood Balcony 128 4,746 2,610 Wood Balcony 96 3,560 1,958 Built-Ins Appliance Allow. 1 1,639 901 Fireplaces Direct-Vented Gas 1 2,089 1,149 Totals: 302,566 166,410		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	634			3 Story	Siding	Slab	648			Total:				268,933	147,913	Notes: MAIN RESIDENCE ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 449,307	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
2 Story	Siding	Slab	634																																						
3 Story	Siding	Slab	648																																						
Total:				268,933	147,913																																				

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



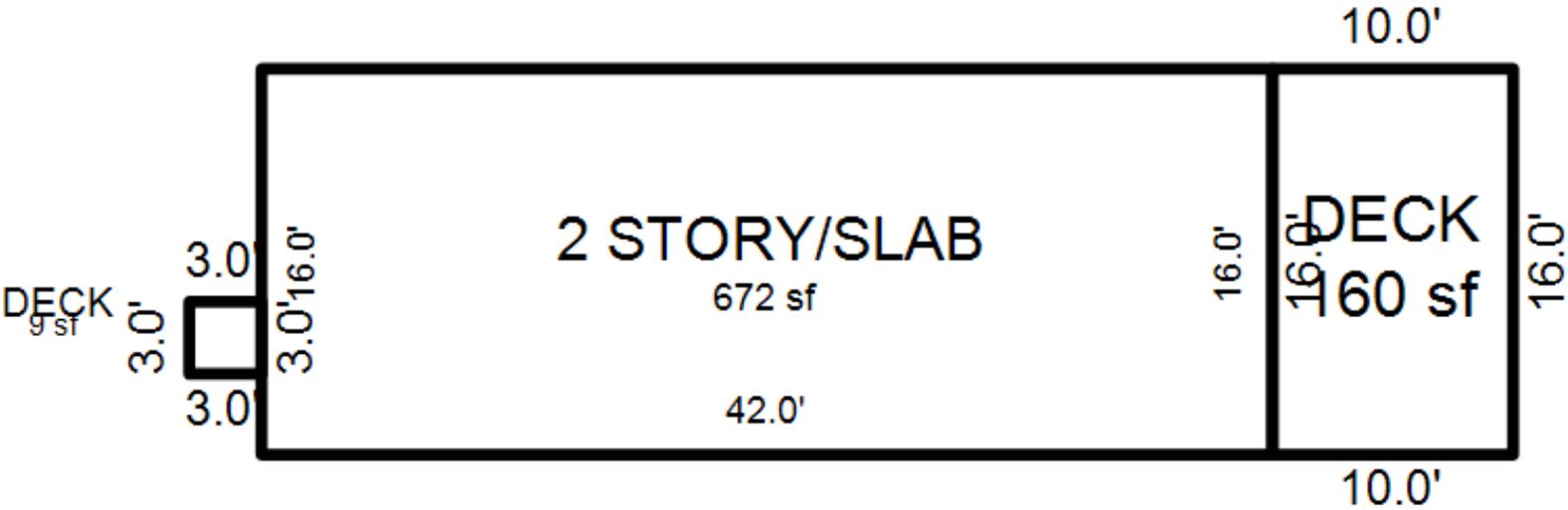
*** Information herein deemed reliable but not guaranteed***



*** 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 1 Direct-Vented Ga	Area 96	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 1,344 Total Base New : 147,217 Total Depr Cost: 80,968 Estimated T.C.V: 218,614		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:									
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 3 Single Family 2 STORY		Cls D		Blt 0									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Total Area = 672 SF Floor Area = 1344 SF.													
Condition: Average		Size of Closets		Lg			X	Ord		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55												
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			2 Story		Siding		Slab		672		Total:		137,165		75,440	
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Porches		CGEP (1 Story)		96		6,324		3,478					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0			1			Built-Ins		Appliance Allow.		1		1,639		901					
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Fireplaces		Direct-Vented Gas		1		2,089		1,149					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes: COTTAGE		Totals:		147,217		80,968							
(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			Other Additions/Adjustments		Appliance Allow.		1		1,639		901					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:						Direct-Vented Gas		1		2,089		1,149						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								E.C.F. X 2.700 => TCV:													
Chimney: Brick										ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:													

*** 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.
JACKSON LARY D & SARAH R	JACKSON LARY D & SARAH R	0	02/26/2025	QC	15-LADY BIRD	2025003458	PROPERTY TRANSFER	0.0
JACKSON LARY DOUGLAS	JACKSON LARY D & SARAH R	0	05/15/2008	QC	09-FAMILY/RELATED ENTITY	990/59	DEED	0.0
HAGEL EDWARD O & ARDELLA	MCDANIEL MICHAEL & ANN &	0	08/13/1988	WD	09-FAMILY/RELATED ENTITY	291P74	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7667 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		ELECTRICAL	10/13/2003	PE03-0754	
	P.R.E. 0%		Res. Add/Alter/Repair	08/28/2003	PB03-0512	
Owner's Name/Address	MAP #: 65		PLUMBING	08/21/2003	PP03-0342	
JACKSON LARY D & SARAH R MCDANIEL MICHAEL & ANN 350 DEWITT LANE SPRING LAKE MI 49456	2026 Est TCV 1,340,633 TCV/TFA: 558.13		MECHANICAL	08/21/2003	PM03-0576	

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 10000	56.60	570.67	1.1862	1.1300	10000	100		758,667
57 Actual Front Feet, 0.74 Total Acres			Total Est. Land Value =					758,667

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
D/W/P: Crushed Rock	2.31	136	0	0			
Total Estimated Land Improvements True Cash Value =				0			

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

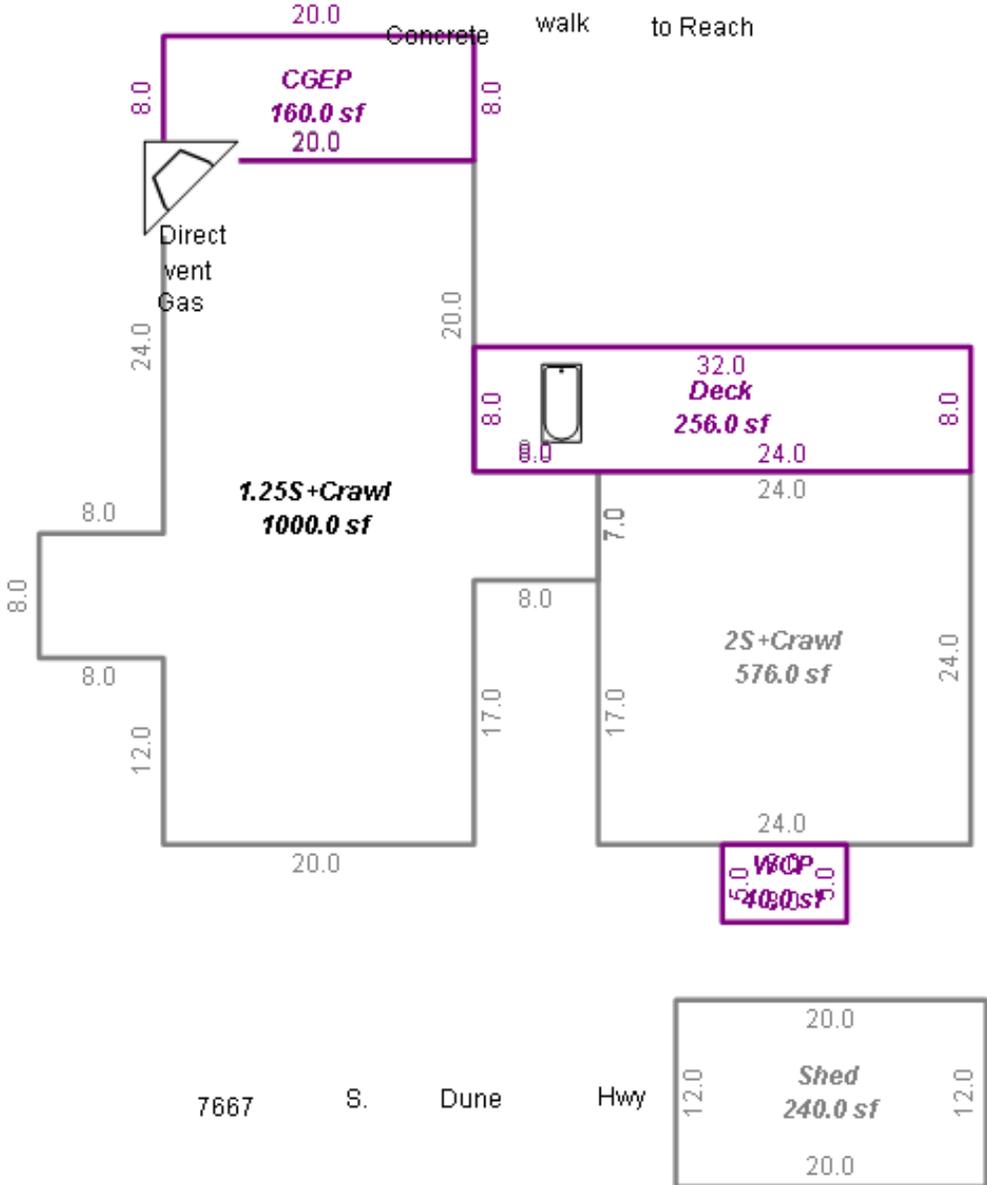


X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2026	379,300	291,000	670,300			216,108C
X	Low	2025	379,300	278,400	657,700			210,427C
X	High	2024	295,000	273,800	568,800			204,100C
X	Landscaped	2023	199,100	205,800	404,900			194,381C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/14/2017	INSPECTED	2025	379,300	278,400	657,700			210,427C
TPC	04/15/2015	INSPECTED	2024	295,000	273,800	568,800			204,100C
WAS	10/15/2007	INSPECTED	2023	199,100	205,800	404,900			194,381C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SMITH RICHARD K JR	SMITH RICHARD K JR TRUST	0	05/04/2011	CD	07-DEATH CERTIFICATE		DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7161 S DUNE HWY		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/14/2015	PM15-0493					
Owner's Name/Address		P.R.E. 80% 04/15/2015		HOUSE		05/19/1994	1994-2194	100% FINIS				
SMITH RICHARD K JR TRUST 7161 S DUNE HWY EMPIRE MI 49630		MAP #: 63		2026 Est TCV 2,217,708 TCV/TFA: 697.83								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN								
L234 P38 L283 P762 L499 P996/99 PRT OF GOVT LOT 1 COM NE SEC COR TH S 89 DEG 12' 00" W 317.64 FT TO C/L ST HWY M-109 TH S 15 DEG 04' 15" W 1039.98 FT ALG SD C/L FOR POB TH N 89 DEG 27' 00" E390.06 FT TO SHR LITTLE GLEN LAKE TH S 09 DEG 38' 15" W 132.08 FT ALG SD SHR TH S 89 DEG 27' 00" W 403.04 FT TO C/L ST HWY M-109 TH N 15 DEG 04' 15" E 134.99 FT TO POB SEC 31 T29N R14W.		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		GROUP B 10000	100.00	400.00	0.9201	1.0339	10000	100		951,318
		X		GROUP B 10000	32.00	400.00	0.9201	1.0339	10000	50	SURPLUS: ZONING 100 ft	15
		X		132 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 1,103,529								
Comments/Influences		Topography of Site		Land Improvement Cost Estimates								
12/4/12 PATRICA SMITH 334-3301 ASKES WHY		Level		Description	Rate	Size	% Good	Cash Value				
		Rolling		Residential Local Cost Land Improvements								
		Low		Description	Rate	Size	% Good	Cash Value				
		High		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500				
		Landscaped		Total Estimated Land Improvements True Cash Value = 7,500								
		Swamp		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Wooded		2026	551,800	557,100	1,108,900			368,632C		
		Pond		2025	551,800	534,100	1,085,900			358,941C		
		Waterfront		2024	447,600	556,000	1,003,600			348,149C		
		Ravine		2023	302,100	419,100	721,200			331,571C		
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What								
				TPC 04/10/2024 INSPECTED								
				TPC 04/15/2015 INSPECTED								
				TPC 05/23/2013 DATA ENTER								

*** 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 80 612	Type WCP (1 Story) WPP	Year Built: 1994 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.5 STORY		X	Ex	Ord	Min	Central Air Wood Furnace			Class: BC Effec. Age: 30 Floor Area: 2,518 Total Base New : 485,296 Total Depr Cost: 339,706 Estimated T.C.V: 917,206			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1994	Remodeled 0	Size of Closets			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls BC			Blt 1994			
Condition: Average		X	Lg	Ord	Small	200 Amps Service			Ground Area = 2014 SF Floor Area = 2518 SF.								
Room List		Doors			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Ex. X Ord. Min			Building Areas			1.25 Story Siding Crawl Space 2,014			Total: 397,829 278,480			
(1) Exterior		Kitchen: Other: Carpeted Other:			No. of Elec. Outlets			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			Average Fixture(s)			Average Fixture(s)			1 2,136 1,495			
X	Insulation	X Drywall			(13) Plumbing			3 Fixture Bath			3 Fixture Bath			1 6,716 4,701			
(2) Windows		(7) Excavation			1 2 Fixture Bath			Softener, Auto			2 Fixture Bath			1 4,500 3,150			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2014 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Water/Sewer			1000 Gal Septic 5,541 3,879				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			Extra Toilet			Extra Sink			Water Well, 100 Feet			1 6,514 4,560			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower			Porches			Ceramic Tile Floor			WCP (1 Story) 80 5,826 4,078			
(3) Roof		(9) Basement Finish			Ceramic Tile Wains			Garages			WPP 612 14,229 9,960						
X	Gable Hip Flat	Gambrel Mansard Shed			Ceramic Tub Alcove Vent Fan			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 576 28,950						
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer			Common Wall: 1 Wall 1 -2,606 -1,824			Door Opener 2 1,343 940						
Chimney: Metal		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Appliance Allow. 1 3,976 2,783						
		Lump Sum Items:			Notes:			Fireplaces			Exterior 2 Story 1 10,342 7,239						
					ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:			Totals:			485,296 339,706						

*** 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 20	Type CPP	Year Built: 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: 903 % Good: 42 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: 35 Floor Area: 660 Total Base New : 117,563 Total Depr Cost: 70,175 Estimated T.C.V: 189,473			E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			E.C.F. X 2.700						
Yr Built 1964	Remodeled 0	Ex	X	Ord	Min	Size of Closets									
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace									
Room List		Doors	Solid	X	H.C.	(12) Electric									
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			60 Amps Service								
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls CD Blt 1964		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Wood			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts Ground Area = 660 SF Floor Area = 660 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Building Areas					
(2) Windows		Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 660 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			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few	X	Small	(8) Basement			1 Story Siding Crawl Space			Total: 86,757 56,392				
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments					
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			Plumbing						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Average Fixture(s) 1 1,209 786					
Chimney: Metal										Garages					
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 903 27,135 11,397 *					
										Built-Ins					
										Appliance Allow. 1 1,934 1,257					
										Porches					
										CPP 20 528 343					
										Totals: 117,563 70,175					
										Notes:					
										ECF (4083 LITTLE GLEN AREA) 2.700 => TCV:			189,473		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH BRADLEY & BRATT SMI	SMITH BRADLEY H & ANDREA	0	12/08/2025	WD	15-LADY BIRD	2025005985	PROPERTY TRANSFER	0.0
SMITH DAVID C	BRATT SMITH ANDREA	0	10/27/2020	QC	09-FAMILY/RELATED ENTITY	2020007356	PROPERTY TRANSFER	0.0
BRATT SMITH ANDREA	SMITH BRADLEY & BRATT SMI	0	10/20/2020	WD	09-FAMILY/RELATED ENTITY	2021001055	PROPERTY TRANSFER	0.0
BRATT MARILYN R	BRATT SMITH ANDREA	500	10/19/2020	WD	09-FAMILY/RELATED ENTITY	202100154	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7179 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	04/17/2024	PE24-0223	100% FINIS
	P.R.E. 0%		Mechanical	03/25/2024	PM24-0231	100% FINIS
Owner's Name/Address	MAP #: 63		Plumbing	03/19/2024	PP24-0081	100% FINIS
SMITH BRADLEY H & ANDREA B 610 STEKETEE RD NE ADA MI 49301	2026 Est TCV 1,231,157 TCV/TFA: 533.20		Res. Add/Alter/Repair	03/07/2024	PB24-0047	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP B 10000	70.00	200.00	1.1129	0.8694	10000	100	677,344
70 Actual Front Feet, 0.32 Total Acres						Total Est. Land Value =	677,344

X		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
D/W/P: Asphalt Paving	3.16	3000	50	4,740	
D/W/P: Crushed Rock	2.31	1000	50	1,155	
Wood Frame	25.05	206	50	2,580	
Total Estimated Land Improvements True Cash Value = 8,475					

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



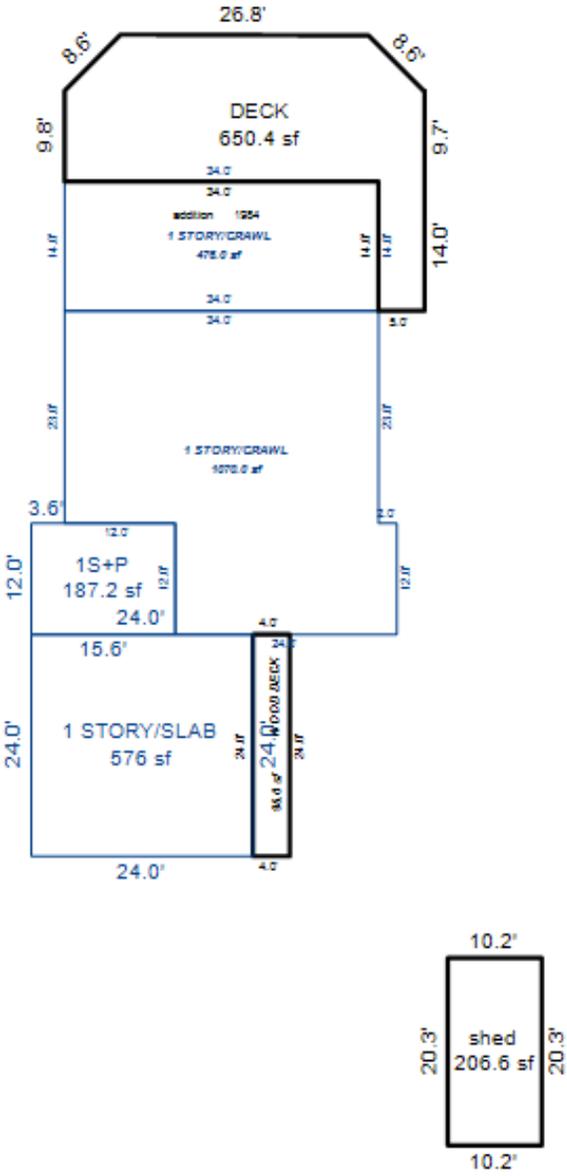
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2026	338,700	276,900	615,600			252,963C
		TPC 11/07/2024 INSPECTED	2025	338,700	265,400	604,100			246,313C
		TPC 04/10/2024 INSPECTED	2024	266,100	218,600	484,700			198,752C
		TPC 04/15/2015 INSPECTED	2023	179,700	164,900	344,600			189,288C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 650 96	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 2,309 Total Base New : 310,787 Total Depr Cost: 201,977 Estimated T.C.V: 545,338		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C -5 Blt 1957					
Yr Built 1957 198	Remodeled 2024	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 2309 SF Floor Area = 2309 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas					
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Craw Space 1,546		280,111		182,036					
6	Basement	(5) Floors		Kitchen: Other: Carpeted Other:			100 Amps Service			1 Story Siding Slab 576								
1st Floor		Kitchen:		Other: Carpeted			No. of Elec. Outlets			1 Story Siding Piers 187								
2nd Floor		Other:		Other:			Many X Ave. Few			Total: 280,111 182,036								
3 Bedrooms		(6) Ceilings		Basement: 0 S.F. Crawl: 1546 S.F. Slab: 576 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments								
(1) Exterior		X	Drywall	Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 3 Fixture Bath		1,451 943		2,969			
Wood/Shingle		(7) Excavation		Basement			Public Water			Water/Sewer		1000 Gal Septic		4,782 3,108		5,847 3,801		
X	Aluminum/Vinyl Brick	Drywall		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			Deck		Treated Wood Treated Wood		650 8,801		96 2,461 1,600		
X	Insulation	(8) Basement		Basement Finish			Water Well			Built-Ins		Appliance Allow.		1 2,767 1,799		Totals: 310,787 201,977		
(2) Windows		Many	X	Large	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4083 LITTLE GLEN AREA) 2.700 => TCV: 545,338					
X	Avg. X Avg. Few Small	(9) Basement Finish		(10) Floor Support			Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: 2X10X16 Unsupported Len: Cntr.Sup:																
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Chimney: Brick																

*** 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-2 (	Building Permit(s)	Date	Number	Status
7647 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST		Res. Garage Detached	08/01/2017	PB17-0412	100% FINIS
	P.R.E. 100% 08/24/2016		GARAGE	07/21/2017	LU17-20	100% FINIS
Owner's Name/Address	MAP #: 65		Electrical	05/31/2017	PE17-0260	
MARTLEW JEFFREY L & VIRGINIA L PO BOX 274 EMPIRE MI 49630	2026 Est TCV 1,273,512 TCV/TFA: 742.14		Mechanical	12/28/2016	PM16-0805	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	GROUP B 10000 50.03 360.00 1.2309 1.0071 10000 100								620,183
	50 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 620,183

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

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2026	310,100	326,700	636,800			255,523C
	2025	310,100	311,600	621,700			248,806C
	2024	239,600	306,500	546,100			241,325C
	2023	161,800	231,300	393,100			229,834C

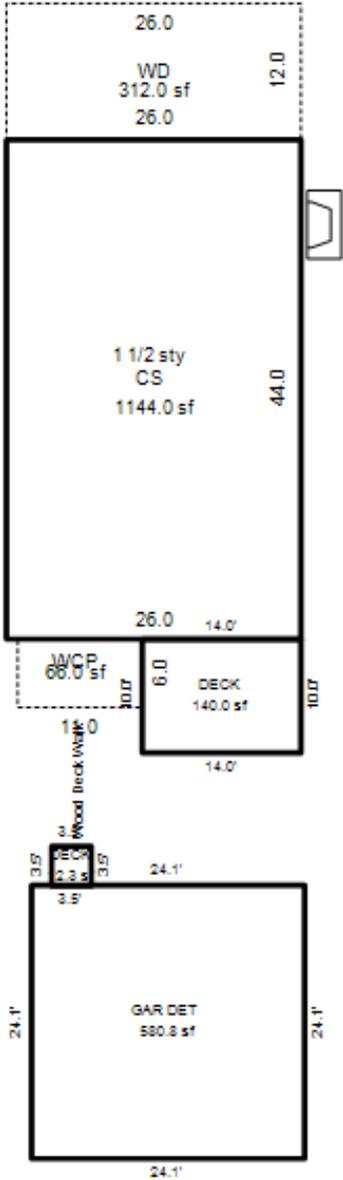


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 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: 580 % 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							66	WCP (1 Story)			
Building Style: 1.5 STORY		X	Drywall Paneled									312	Treated Wood			
Yr Built Remodeled 1940 197 2006		Trim & Decoration										140	Treated Wood			
Condition: Average			Ex Ord X Min									12	Treated Wood			
Room List			Lg Ord X Small									Class: C +10 Effec. Age: 25 Floor Area: 1,716 Total Base New : 318,942 Total Depr Cost: 239,196 Estimated T.C.V: 645,829				
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Doors Solid X H.C.													
(1) Exterior		Kitchen: Other: Carpeted Other: Tile														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Insulation	X	Tile													
(2) Windows		(7) Excavation														
X	Many Avg. X Few X Small	Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
		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)														
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Brick	Joists: 2X8X16 Unsupported Len: Cntr.Sup:														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(13) Plumbing														
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,144 Total: 253,190 189,884														
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,451 1,088 3 Fixture Bath 1 4,567 3,425 Water/Sewer 1000 Gal Septic 1 4,782 3,586 Water Well, 100 Feet 1 5,847 4,385 Porches WCP (1 Story) 66 4,058 3,043 Deck Treated Wood 312 5,448 4,086 Treated Wood 140 3,223 2,417 Treated Wood 12 548 411 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 580 24,499 18,374 Door Opener 1 537 403 Built-Ins Appliance Allow. 1 2,767 2,075 Fireplaces Exterior 2 Story 1 8,025 6,019 Totals: 318,942 239,196														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODWARD R P & OLIVE	CAWOOD WILLIAM E & JULIA	352,500	12/02/2014	WD	03-ARM'S LENGTH	1216P182	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7637 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	10/17/2019	PE19-0643	100% FINIS	
Owner's Name/Address	P.R.E. 0%	MAP #: 65	2026 Est TCV 1,008,973 TCV/TFA: 803.32			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN							
			Description	Frontage	Depth	Value				
COM AT NW COR GOVT LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 608.3 FT TH S 15 DEG 43' E 359.0 FT TH S 17 DEG 48' E 50 FT TO POB TH N 70 DEG 12' E TO SHORE GLEN LAKE TH S 22 DEG 50' E ALONG SHORE 50.03 FT TH S 70 DEG 12' W 362.45 FT TO E R/W LINE M-109 TH N 23 DEG 29' W ALONG R/W LINE 50.24 FT TH N 70 DEG 12' E TO POB SEC 31 T29N R14W 0.42 A.	X		Dirt Road	50.03	350.00	1.2309	1.0000	10000	100	615,831
	X		Gravel Road	50 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =	615,831

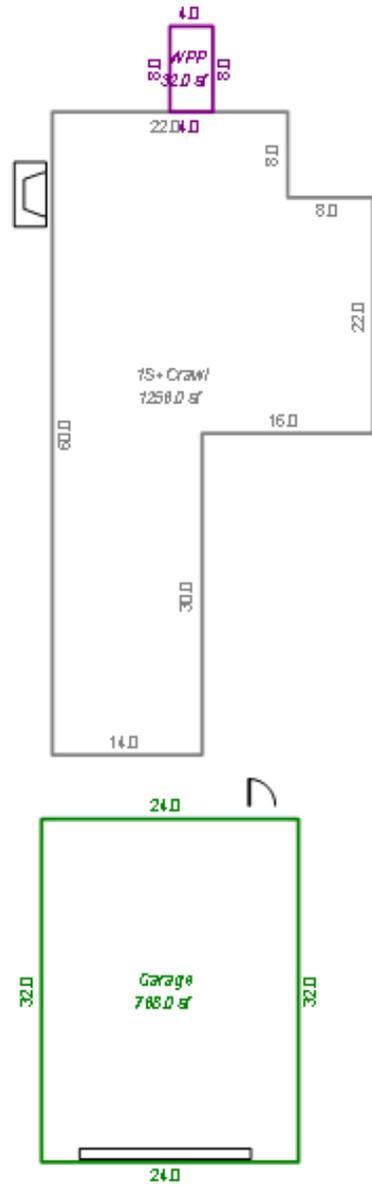
Tax Description	X	Public Improvements	* Factors *				Cash Value
			Description	Rate	Size % Good	Reason	
COM AT NW COR GOVT LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 608.3 FT TH S 15 DEG 43' E 359.0 FT TH S 17 DEG 48' E 50 FT TO POB TH N 70 DEG 12' E TO SHORE GLEN LAKE TH S 22 DEG 50' E ALONG SHORE 50.03 FT TH S 70 DEG 12' W 362.45 FT TO E R/W LINE M-109 TH N 23 DEG 29' W ALONG R/W LINE 50.24 FT TH N 70 DEG 12' E TO POB SEC 31 T29N R14W 0.42 A.	X		D/W/P: 3.5 Concrete	6.71	80	0	0
	X		Total Estimated Land Improvements True Cash Value =				0

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2026	307,900	196,600	504,500			226,482C
	X	Rolling	2025	307,900	189,500	497,400			220,528C



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	X	Landscaped	2023	160,600	140,100	300,700			203,713C
	X	Swamp							
	X	Wooded							

*** 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.
DEERING PAUL M TRUST	DEERING PAUL MARTIN & DEE	1	02/16/2024	QC	09-FAMILY/RELATED ENTITY	2024000856	DEED	0.0
DEERING PAUL M	DEERING PAUL M TRUST	1	06/12/2013	QC	09-FAMILY/RELATED ENTITY	1168P216	OTHER	0.0
DEERING PAUL M ET AL J/T	DEERING PAUL M ET AL J/T	1	12/08/1972	QC	09-FAMILY/RELATED ENTITY	L165P195	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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7545 S DUNE HWY	School: GLEN LAKE COMMUNITY SCH DIST	Res. Single Family	05/11/2004	PB04-0181		
	P.R.E. 0%	PLUMBING	04/29/2004	PP04-0131		

Owner's Name/Address	MAP #: 65	ELECTRICAL	04/29/2004	PE04-0205
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DEERING PAUL MARTIN & DEERING JACOB 209 E TWELFTH ST TRAVERSE CITY MI 49684	2026 Est TCV 826,234 TCV/TFA: 905.96	MECHANICAL	04/29/2004	PM04-0258
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X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN				
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Public Improvements	* Factors *					Value
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GA 433 COM AT NW COR GOV<T LOT 3 TH E 757.7 FT TH S 6 DEG 48' E 608.3 FT FOR PT OF BEG TH S 15 DEG 43' E 50 FT TH N 78 DEG 42' E 176.2 FT TO SHORE GLEN LAKE TH NE<LY ALONG SHORE TO PT N 79 DEG 24' E OF BEG TH S 79 DEG 24' W TO BEGINNING SEC 31 T29N R14W 0.20 A.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road	GROUP B 10000	50.00	174.24	1.2311	0.8400	10000	100		517,070	
		Paved Road	50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	517,070

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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		Water	Wood Frame	30.07	96	50	1,443
		Sewer	Residential Local Cost Land Improvements				

X	Electric	Description	Rate	Size	% Good	Cash Value
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		Gas	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
		Curb	Total Estimated Land Improvements True Cash Value =				6,443

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.
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Topography of Site	X	Level
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		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond

		Waterfront
		Ravine
		Wetland
		Flood Plain

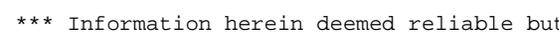
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2026	258,500	154,600	413,100			91,656C
2025	258,500	149,300	407,800			89,247C
2024	199,800	146,800	346,600			86,564C
2023	134,900	117,900	252,800			82,442C

Who	When	What
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TPC 11/07/2023	INSPECTED	
TPC 05/30/2022	INSPECTED	
TPC 01/04/2016	INSPECTED	

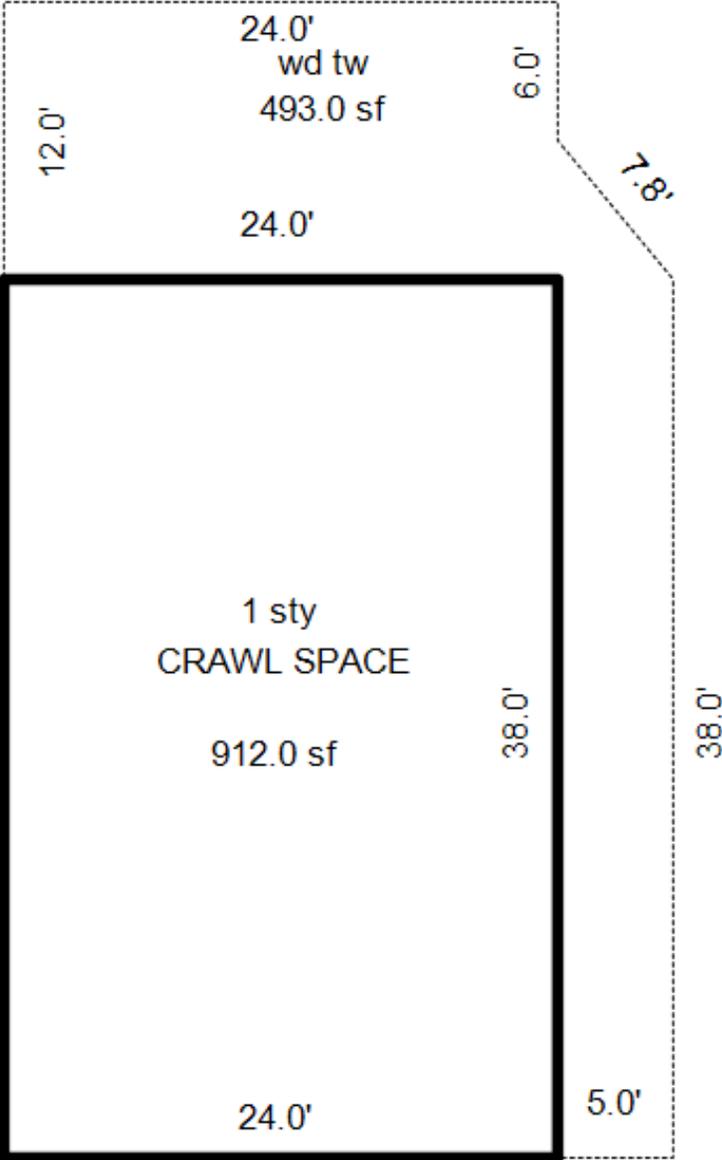
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 493	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Drywall	Plaster									
Building Style: 1 STORY		X	Paneled		Wood T&G										
Yr Built 2004		Remodeled 0	Ex	X	Ord	Min									
Condition: Average		Size of Closets			Lg	X	Ord	Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Hardwood Other: Other:										
(1) Exterior		(6) Ceilings			Drywall										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 912 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			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Many Avg. Few	X	Large Avg. Small		(10) Floor Support										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Heating/Cooling			Joists: Unsupported Len: Cntr.Sup:										
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(13) Plumbing			Lump Sum Items:										
Chimney:		(14) Water/Sewer			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										
		(15) Fireplaces			(16) Porches/Decks										
		(16) Porches/Decks			E.C.F. X 2.700										
		(17) Garage			Bsmnt Garage: Carport Area: Roof:										
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD										
		(11) Heating System: Forced Air w/ Ducts			Blt 2004										
		Ground Area = 912 SF Floor Area = 912 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
		Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost										
		1 Story Siding Crawl Space 912			Total: 115,226 92,182										
		Other Additions/Adjustments			Plumbing										
		Average Fixture(s)			1 1,209 967										
		Water/Sewer			1000 Gal Septic 1 4,473 3,578										
		Water Well, 200 Feet			1 10,124 8,099										
		Deck			Treated Wood 493 7,183 5,746										
		Built-Ins			Appliance Allow. 1 1,934 1,547										
		Totals:			140,149 112,119										
		Notes:			ECF (4083 LITTLE GLEN AREA) 2.700 => TCY: 302,721										

*** 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

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

Owner's Name/Address MAP #: 66

US GOVT NATL PARK 2026 Est TCV 0

SLEEPING BEAR DUNES NATL LAKE SHR Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

9922 W FRONT ST Public * Factors *

EMPIRE MI 49630 Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description Dirt Road EXEMPT PARK LAND 12.800 Acres 6,906 100 AC EST 88,400

L244 P959/76 L199 P151/78 THAT PRT OF Gravel Road 12.80 Total Acres Total Est. Land Value = 88,400

GOVT LOT 1 LYING NELY OF PUBLIC RD EXC Paved Road

PLAT OF FOREST GLEN NO. 2 ALSO EXC PRT Storm Sewer

GOVT LOT 1 BEG AT SE COR GOVT LOT 3 SEC Sidewalk

29 TH S 11 DEG 48' W 323.30 FT TO C/L PUB Water

RD TH N 55 DEG 57' W ON C/L 82.20 FT TH Sewer

ON CURVE CONVEX WLY & HAVING RAD OF 125 Electric

FT A DIST OF 138.7 FT TH N 9 DEG 40' E ON Gas

C/L RD 52.0 FT THN 17 DEG 54' E ON C/L Curb

102.20 FT TO N LN G.L. 1 TH E ON SD N LN Street Lights

143.5 FT TO POB ALSO PRT GOVT LOT 1 BEG Standard Utilities

AT SW COR SE 1/4SE 1/4 SEC 29 TH S 11 DEG Underground Utils.

48' W 323.30 FT TO C/L PUB RD TH N 55 DEG Topography of

57' W ON C/L 82.20 FT TH TO RT & ON CURVE Site

CONVEX WLY & HAVING RAD OF 125 FT A DIST 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

WAS 07/01/2007 INSPECTED 2024 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.
MOLNAR JENNIFER Y TRUST	MV LEGACY PROPERTIES LLC	2,150,000	09/01/2022	WD	03-ARM'S LENGTH	2022005009	PROPERTY TRANSFER	100.0
MOLNAR ET AL	MOLNER JENNIFER Y TRUST	1	03/16/2013	QC	09-FAMILY/RELATED ENTITY	1158P835,837,8	PROPERTY TRANSFER	0.0
MOLNAR JENNIFER Y & JAMES	MOLNAR JENNIFER Y & JAMES	0	03/04/2009	QC	09-FAMILY/RELATED ENTITY	2009 1005-261Q	DEED	0.0
MOLNAR JENNIFER Y & JAMES	MOLNAR JENNIFER Y & JAMES	0	03/04/2009	QC	09-FAMILY/RELATED ENTITY	2009 1005-285Q	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
8257 W DAY FOREST RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/17/2008	PB08-0346	100% FINIS
	P.R.E. 0%		Plumbing	07/15/2005	PP05-0249	
Owner's Name/Address	MAP #: 66		Mechanical	04/19/2005	PM05-0235	
MV LEGACY PROPERTIES LLC 5400 SUNNYCREST WEST BLOOMFIELD MI 48323	2026 Est TCY 2,057,335 TCY/TFA: 1139.1		Electrical	03/25/2005	PE05-0132	

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 LITTLE GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 14500	100.00	250.00	1.0000	0.9036	14500	100		1,310,223	
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								1,310,223	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
Fencing: Wd, Split, 2 Rail	20.81	180	50	1,873				
Dock: Light posts	53.05	270	50	7,162				
D/W/P: Asphalt Paving	3.68	2386	0	0				
D/W/P: Patio Blocks	19.22	360	0	0				
Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value		
LAND IMPROVEMENTS 10			10,000.00	1	100	10,000		
Total Estimated Land Improvements True Cash Value = 19,035								



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

Who	When	What	2026	2025	2024	2023
TPC 12/30/2025	INSPECTED		655,100	655,100	652,900	315,200
TPC 05/17/2023	INSPECTED			655,100	652,900	315,200
TPC 07/14/2022	INSPECTED				652,900	315,200

*** 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 481 56 81	Type WPP WPP Treated Wood	Year Built: 2004 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 797 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 30 Floor Area: 1,806 Total Base New : 385,226 Total Depr Cost: 269,658 Estimated T.C.V: 728,077			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1208 SF Floor Area = 1806 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas		Cls BC Blt 1926		
Yr Built 1926 197	Remodeled 2008	Ex	X	Ord	Min	No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		Lg X Ord Small			(12) Electric 100 Amps Service			1 Story Siding Crawl Space 1,208 1 Story Siding Overhang 598			Total: 275,583 192,909			
Room List		Doors Solid X H.C.		(5) Floors			(13) Plumbing			Other Additions/Adjustments						
5	Basement	(6) Ceilings		Kitchen: Hardwood Other: Tile Other: Carpeted			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 2,136 1,495 3 Fixture Bath 3 20,147 14,103 Separate Shower 1 2,720 1,904						
4	1st Floor	(7) Excavation		Basement: 0 S.F. Crawl: 1208 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer 1000 Gal Septic 1 5,541 3,879 Water Well, 100 Feet 1 6,514 4,560						
4	2nd Floor	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Porches						
4	Bedrooms	(9) Basement Finish		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			WPP 481 11,222 7,855 WPP 56 3,000 2,100						
(1) Exterior		(10) Floor Support		Joists: 2X8X16 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Deck Treated Wood 81 2,375 1,662						
X	Wood/Shingle Aluminum/Vinyl Brick	(11) Heating/Cooling		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			Garages						
X	Insulation	(12) Electric		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			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 797 46,816 32,771 Common Wall: 1 Wall 1 -3,064 -2,145 Door Opener 2 1,343 940						
(2) Windows		(13) Plumbing		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			Built-Ins						
X	Many Avg. X Few	(14) Water/Sewer		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			Appliance Allow. 1 3,976 2,783						
X	Wood Sash Metal Sash Vinyl Sash	(15) Fireplaces		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			Fireplaces						
X	Double Hung Horiz. Slide Casement	(16) Porches/Decks		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			Area Type						
X	Double Glass Patio Doors Storms & Screens	(17) Garage		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			481 WPP 56 WPP 81 Treated Wood						
(3) Roof		Chimney: Metal		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			E.C.F. X 2.700						

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

<<<< 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: S DUNNS FARM RD
 Class: COMMERCIAL-VACANT Zoning: N\A (Building Permit(s) Date Number Status

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

Owner's Name/Address: COUNTY OF LEEELANAU
 ROAD COMMISSION
 10550 E ECKERLE RD
 SUTTONS BAY MI 49682

2026 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

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

2000 COMM \$0/SQFT ROW 2178 SqFt 0.00000 100 0
 0.05 Total Acres Total Est. Land Value = 0

Tax Description: PRT GOVT LOT 3 SEC 29 & PRT LOT 1 SEC 32
 COM AT NE COR LOT 1 TH W 458.20 FT TO POB
 ON NELY LN UNREC PLAT FOREST MANOR TH S
 42 DEG 42' E 27.21 FT TH W 27.21 FT TH N
 42 DEG 42' W 41.44 FT TH N 65 DEG 40' E
 21.70 FT TO NELY LN PLAT THS 42 DEG 42' E
 26.40 FT TO POB SEC 29 & 32 T29N R14W.

Comments/Influences

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

Topography of Site

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

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 04/30/2021 INSPECTED
 TPC 11/05/2020 INSPECTED

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2026 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

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

2000 COMM \$0/SQFT ROW 2178 SqFt 0.00000 100 0
 0.05 Total Acres Total Est. Land Value = 0

Tax Description: PRT GOVT LOT 3 SEC 29 & PRT LOT 1 SEC 32
 COM AT NE COR LOT 1 TH W 458.20 FT TO POB
 ON NELY LN UNREC PLAT FOREST MANOR TH S
 42 DEG 42' E 27.21 FT TH W 27.21 FT TH N
 42 DEG 42' W 41.44 FT TH N 65 DEG 40' E
 21.70 FT TO NELY LN PLAT THS 42 DEG 42' E
 26.40 FT TO POB SEC 29 & 32 T29N R14W.

Comments/Influences

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

Topography of Site

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

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 04/30/2021 INSPECTED
 TPC 11/05/2020 INSPECTED

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 County of Leelanau, Michigan

2026 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

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

2000 COMM \$0/SQFT ROW 2178 SqFt 0.00000 100 0
 0.05 Total Acres Total Est. Land Value = 0

Tax Description: PRT GOVT LOT 3 SEC 29 & PRT LOT 1 SEC 32
 COM AT NE COR LOT 1 TH W 458.20 FT TO POB
 ON NELY LN UNREC PLAT FOREST MANOR TH S
 42 DEG 42' E 27.21 FT TH W 27.21 FT TH N
 42 DEG 42' W 41.44 FT TH N 65 DEG 40' E
 21.70 FT TO NELY LN PLAT THS 42 DEG 42' E
 26.40 FT TO POB SEC 29 & 32 T29N R14W.

Comments/Influences

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

Topography of Site

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

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 04/30/2021 INSPECTED
 TPC 11/05/2020 INSPECTED

*** 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: W DAY FOREST RD
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 67
 2026 Est TCV 0

Owner's Name/Address: US GOVT NATL PARK
 SLEEPING BEAR DUNES NATL LAKE SHR
 9922 W FRONT ST
 EMPIRE MI 49630

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 EXEMPT PARK LAND 407.050 Acres 10,000 100 4,070,500
 407.05 Total Acres Total Est. Land Value = 4,070,500

Tax Description: L244 P959/76 L239 P575/83 L197 P953/78
 ENTIRE SECTION 33 EXC PLAT OF FOREST GLEN & FOREST GLEN NO. 2 AND ALSO EXC THOROGOOD'S PLAT NO. 2. SEC 33 T29N R14W 407.05 A M/L.
 Comments/Influences:

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

Topography of Site

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEBRIGHT	HILGARD	315,000	11/21/1996	WD	03-ARM'S LENGTH	436:345	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7058 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
HILGARD JAMES H & JENNIFER F REVOCABLE LIVING TRUSTS 24 FRONTENAC PL GODFREY IL 62035	MAP #: 69					
	2026 Est TCV 2,009,428 TCV/TFA: 1144.3					

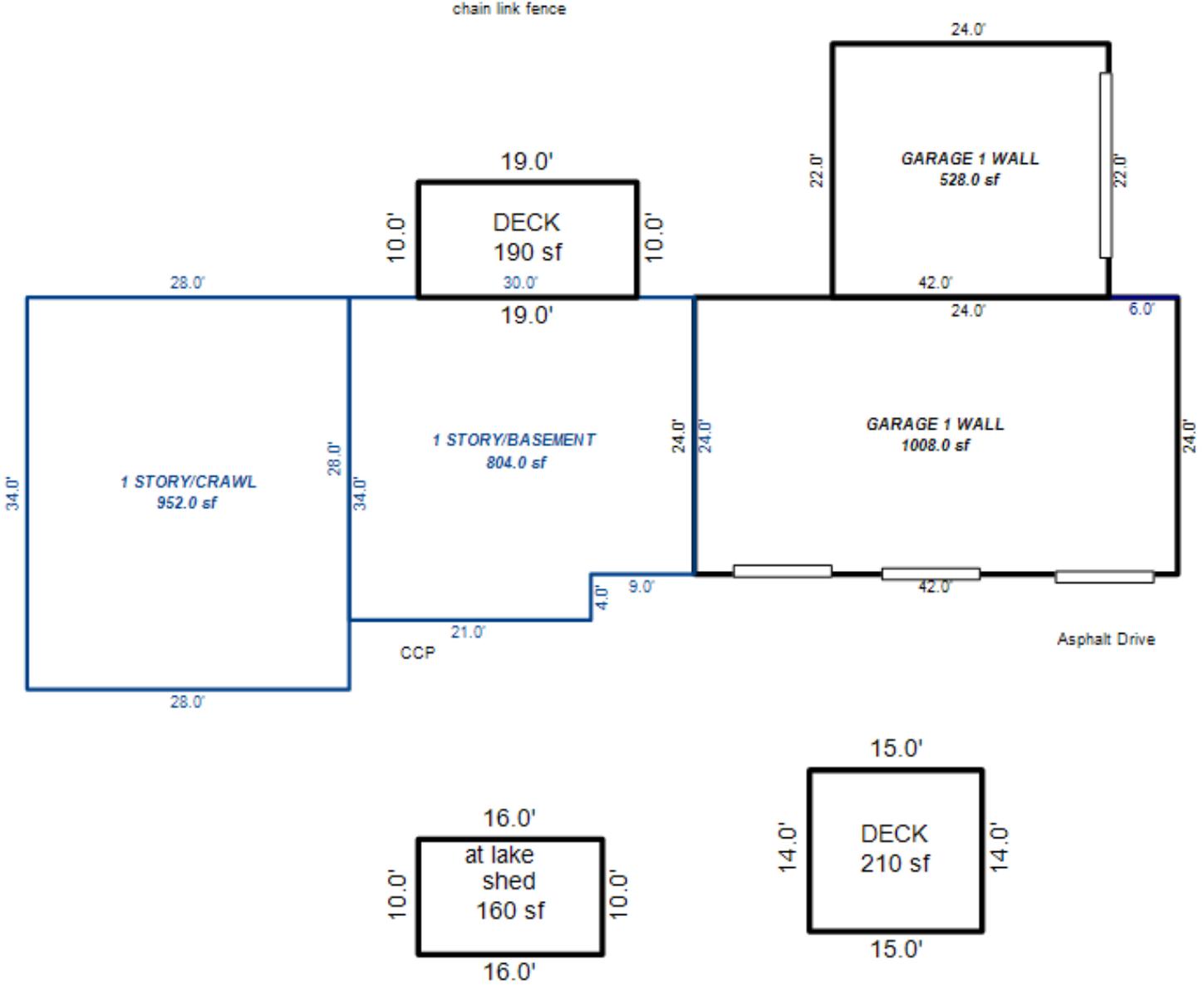
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L440 P427/97 L557 P204/00 L562 P108/00 PRT GOVT LOT 1 COM AT NE COR TH S 34 DEG33' E 243.30 FT FOR POB TH W 691.71 FT M/L TH S 250 FT M/L TH E 602.22 FT TO SHR OF GLEN LAKE TH N ALG SHR TO POB EXC S 100 FT THEREOF UND 1/2 INT JAMES H HILGARD REVOCABLE LIVING TRUST AND UND 1/2 INT JENNIFER F HILGARD REVOCABLE LIVING TRUST SEC 34 T29N R14W.	X		Dirt Road								
			Gravel Road								
	X		Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Description Frontage Depth Front Depth Rate %Adj. Reason Value INFERIOR 8000/ 100.00 650.00 0.8503 1.6703 8000 100 1,136,167 INFERIOR 8000/ 50.00 650.00 0.8503 1.6703 8000 50 SURPLUS: ZONING 100 ft 28 150 Actual Front Feet, 2.24 Total Acres Total Est. Land Value = 1,420,209								
			Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.16 275 0 0 Wood Frame 26.81 160 50 2,145 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVEMENTS 25 2,500.00 1 100 2,500 Total Estimated Land Improvements True Cash Value = 4,645								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2026	710,100	294,600	1,004,700			353,551C
Rolling	2025	621,300	283,700	905,000			344,257C
Low	2024	436,800	296,400	733,200			333,906C
High	2023	230,900	223,200	454,100			318,006C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/10/2024 INSPECTED							
TPC 06/02/2016 INSPECTED							
WAS 10/19/2007 INSPECTED							

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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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning: NTL P	Building Permit(s)	Date	Number	Status
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	School: GLEN LAKE COMMUNITY SCH DIST					
--	--------------------------------------	--	--	--	--	--

	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 69					
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US GOVT NATL PARK		2026 Est TCV 0				
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SLEEPING BEAR DUNES NATL LAKE SHR			Land Value Estimates for Land Table 4120.4120 RESI			
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9922 W FRONT ST	Improved	X	Vacant	* Factors *			
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EMPIRE MI 49630	Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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Tax Description	Dirt Road			EXEMPT PARK LAND			60.637 Acres	10,000	100		606,370
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L187 P257 L244 P959 L356 P320-322/93 L198	Gravel Road						60.64 Total Acres			Total Est. Land Value =	606,370
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P986/78 PRT N 1/2 SEC 34 COM AT NW COR N	Paved Road										
--	------------	--	--	--	--	--	--	--	--	--	--

1/2 SEC 34 TH S 0 DEG 20' W 1323.10 FT	Storm Sewer										
--	-------------	--	--	--	--	--	--	--	--	--	--

M/L TH N 89 DEG 38' E 792.3 FT TH CONT N	Sidewalk										
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89 DEG 54' 40" E 228.44 FT TH N 31 DEG	Water										
--	-------	--	--	--	--	--	--	--	--	--	--

06' 05" E 148.75 FT TH N 9 DEG 33' 45" E	Sewer										
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177.54 FT TH S 89 DEG 29' 30" E 194.91 FT	Electric										
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TH N 299.62 FT TH E 500 FT TH N 305 FT TH	Gas										
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W 28.69 FT M/L TH N 0 DEG 05' 20" E 500	Curb										
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FT TH E 430 FT TH N 200 FT TO N LN SD SEC	Street Lights										
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TH W TO POB SEC 34 T29N R14W 60.637 A	Standard Utilities										
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M/L.	Underground Utils.										
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Comments/Influences	Topography of Site										
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	Level										
--	-------	--	--	--	--	--	--	--	--	--	--

	Rolling										
--	---------	--	--	--	--	--	--	--	--	--	--

	Low										
--	-----	--	--	--	--	--	--	--	--	--	--

	High										
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	Landscaped										
--	------------	--	--	--	--	--	--	--	--	--	--

	Swamp										
--	-------	--	--	--	--	--	--	--	--	--	--

	Wooded										
--	--------	--	--	--	--	--	--	--	--	--	--

	Pond										
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	Waterfront										
--	------------	--	--	--	--	--	--	--	--	--	--

	Ravine										
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	Wetland										
--	---------	--	--	--	--	--	--	--	--	--	--

	Flood Plain										
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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PSC 03/12/2025 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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TPC 04/28/2017 INSPECTED			2024	0	0	0	0
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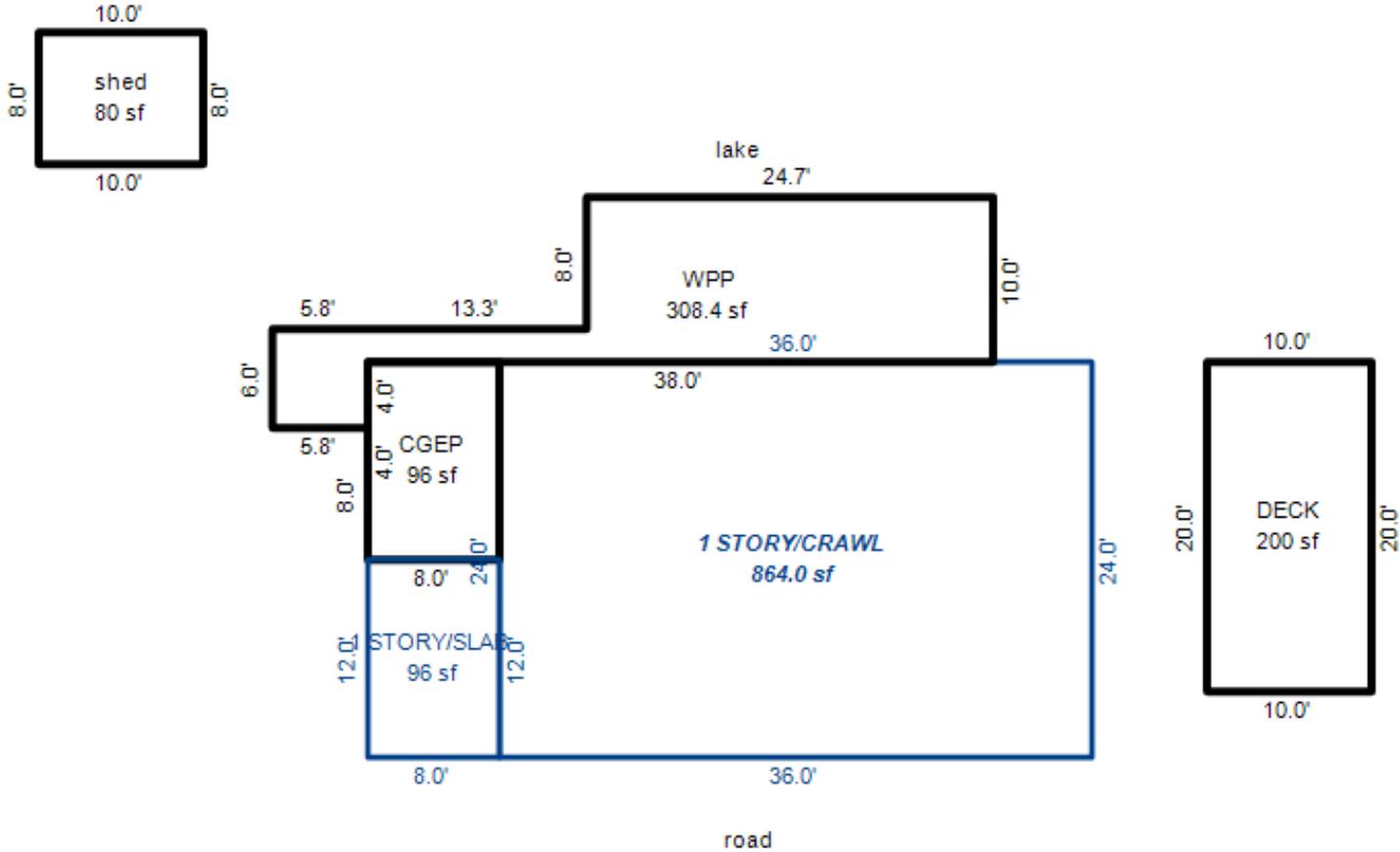
			2023	0	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
7061 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST	BOAT HOUSE		11/30/2023	LU23-39	0%					
Owner's Name/Address		P.R.E. 0%	ADDITION/ALTERATION		03/06/2000	2000-0040	100% FINIS					
DEVIRGILIO MARK J & SUSAN J 6371 SCARBOROUGH DR ADA MI 49301		MAP #: 69	2026 Est TCV 1,607,439 TCV/TFA: 1674.4									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
L309 P207/90 L328 P270/91 S 100 FT OF FOLLOWING DESCRIBED PARCEL: PRT GOVT LOT 1 COM AT NE COR TH S 34 DEG 33' E 243.30 FT FOR POB TH W 691.71 FT M/L TH S 250 FT M/L TH E 602.22 FT TO SHR OF GLEN LAKE TH N ALG SHR TO POB SEC 34 T29N R14W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	INFERIOR 8000/ 100 Actual Front Feet, 1.44 Total Acres	100.00	625.00	1.0000	1.6572	8000	100	1,325,782	
Comments/Influences		X	Topography of Site	Land Improvement Cost Estimates								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond	Description	Rate	Size	% Good	Cash Value				
		X	Waterfront Ravine Wetland Flood Plain	Dock: Light posts	45.58	340	50	7,748				
		X		Wood Frame	29.26	80	50	1,170				
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	Size	% Good	Cash Value				
		X		LAND IMPROVEMENTS 15	1,500.00	1	100	1,500				
		X		Total Estimated Land Improvements True Cash Value =					10,418			
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		X	Who When What	2026	662,900	140,800	803,700			220,794C		
		X	TPC 04/10/2024 INSPECTED	2025	580,000	135,000	715,000			214,990C		
		X	TPC 03/01/2008 INSPECTED	2024	547,400	132,700	680,100			208,526C		
		X		2023	328,500	100,600	429,100			198,597C		

*** 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.
HEINLE ROBERT L & CHRISTI	WYMER ERIC L & MELISSA D	809,500	12/11/2020	WD	03-ARM'S LENGTH	2020008672	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7088 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	02/20/2024	PB24-0038	100% FINIS
Owner's Name/Address	P.R.E. 0%		Mechanical	02/09/2024	PM24-0113	100% FINIS
WYMER ERIC L & MELISSA D 8262 N DANCING LEAF DR MOORESVILLE IN 46158	MAP #: 69		Plumbing	02/09/2024	PP24-0044	100% FINIS
	2026 Est TCV 1,950,122 TCV/TFA: 1091.8		Electrical	02/06/2024	PE24-0065	100% FINIS

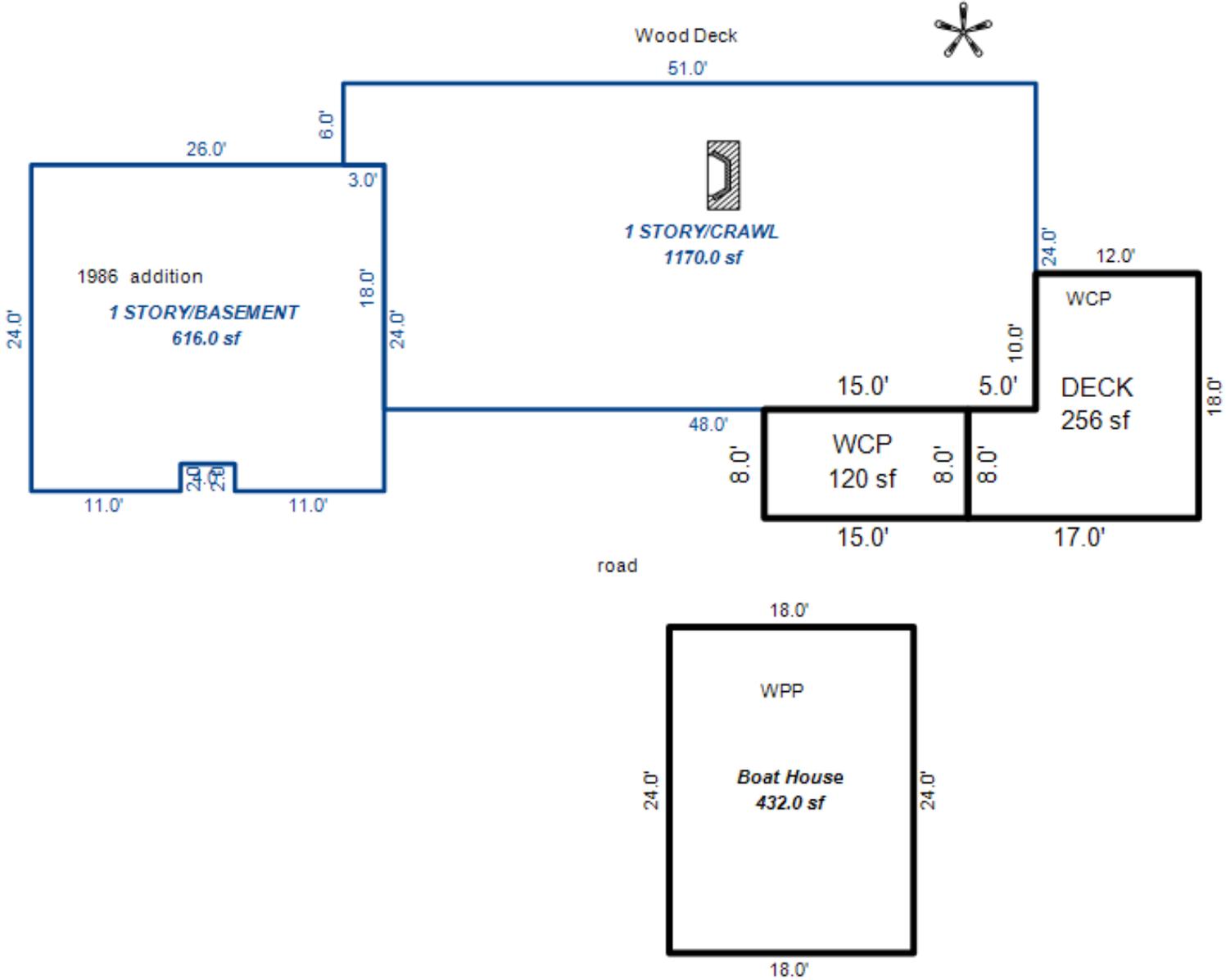
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L258 P77 PRT OF GOVT LOT 1 BEG AT PT ON SHORE GLEN LAKE 450 FT S OF & 249.04 FT W OF NE COR SEC 34 TH S 16 DEG 54' W ON SHORE 104.51 FT TH W 104.34 FT TO C/L ST HWY M-22 IN ARC OF 1 DEG CURVE TH S 19 DEG 53' 10" W ALONG CHORD 106.34 FT TH S 19 DEG 08' 50" W ON SUCCESSIVE CHORD CURVE 52.93 FT TH W 414.69 FT TH N 0 DEG 05' 20" E 250 FT TH E 602.22 FT TO POB EXC S 100 FT THEREOF SEC 34 T29N R14W.	X		Dirt Road								
			Gravel Road								
	X		Paved Road	100.00	600.00	0.9844	1.6438	8000	100		1,294,532
	X		Storm Sewer	4.00	600.00	0.9844	1.6438	8000	50	SURPLUS: ZONING	100 ft 2
	X		Sidewalk	104 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 1,320,423							
	X		Water	Land Improvement Cost Estimates							
	X		Sewer	Description Rate Size % Good Cash Value							
	X		Electric	Residential Local Cost Land Improvements							
	X		Gas	Description Rate Size % Good Cash Value							
	X		Curb	LAND IMPROVEMENTS 5 5,000.00 1 100 5,000							
	X		Street Lights	Total Estimated Land Improvements True Cash Value = 5,000							
	X		Standard Utilities								
	X		Underground Utils.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2026	660,200	314,900	975,100			396,253C
Rolling	2025	577,700	301,300	879,000			385,836C
Low	2024	382,900	290,700	673,600			374,235C
High	2023	202,400	219,200	421,600			356,415C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PFEIFER FRANK W & MARIE L	PFEIFER FRANK W & MARIE L	0	11/22/2010	QC	03-ARM'S LENGTH	2010 1070-85TR	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7097 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Mechanical	04/20/2023	PM23-0259	100% FINIS	
Owner's Name/Address	P.R.E. 100% 05/10/1994	WELL/SEPTIC	06/14/1990	1990-0497	100% FINIS	
PFEIFER FRANK W & MARIE L TR 7097 S GLEN LAKE RD GLEN ARBOR MI 49636	MAP #: 69	2026 Est TCV 2,335,504 TCV/TFA: 768.26				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
L302 P829 L527 P82 L656 P907&909/02 PRT GOVT LOT 1 BEG AT POINT ON SHR OF GLEN LAKE WHICH IS 550 FT S & 279.42 FT W OF NE MEANDER COR OF SEC 34 TH S 18 DEG 14' 30" W ALG SD SHR 105.29 FT TH W 107.33 FT TO C/L ST HWY M-22 ON ARC OF 1 DEG 00' CURVE TH S 10 DEG 08' 50" W ONCHORD 52.93 FT TH W 414.69 FT TH N 0 DEG 05' 20" E 100 FT TH E 444.29 FT M/L TO C/L ST HWY M-22 TH N 19 DEG 53' 10" E ALG CHORD TO SAID CURVE TO POINT WHICH IS W 104.34 FT OF POB TH E 104.34 FT TO POB SEC 34 T29N R14W	X		* Factors *						

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	100.00	80.00	0.7432	1.0986	8000	100		653,170	
X	Gravel Road	5.00	80.00	0.8819	0.5814	21000	50	SURPLUS: ZONING	100 ft 2	
X	Paved Road	105.00	420.00	0.7432	1.5306	8000	100		955,537	
X	Storm Sewer	210 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	1,635,626

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Electric	36.43	60	50	1,093
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				
	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
	Total Estimated Land Improvements True Cash Value =				6,093

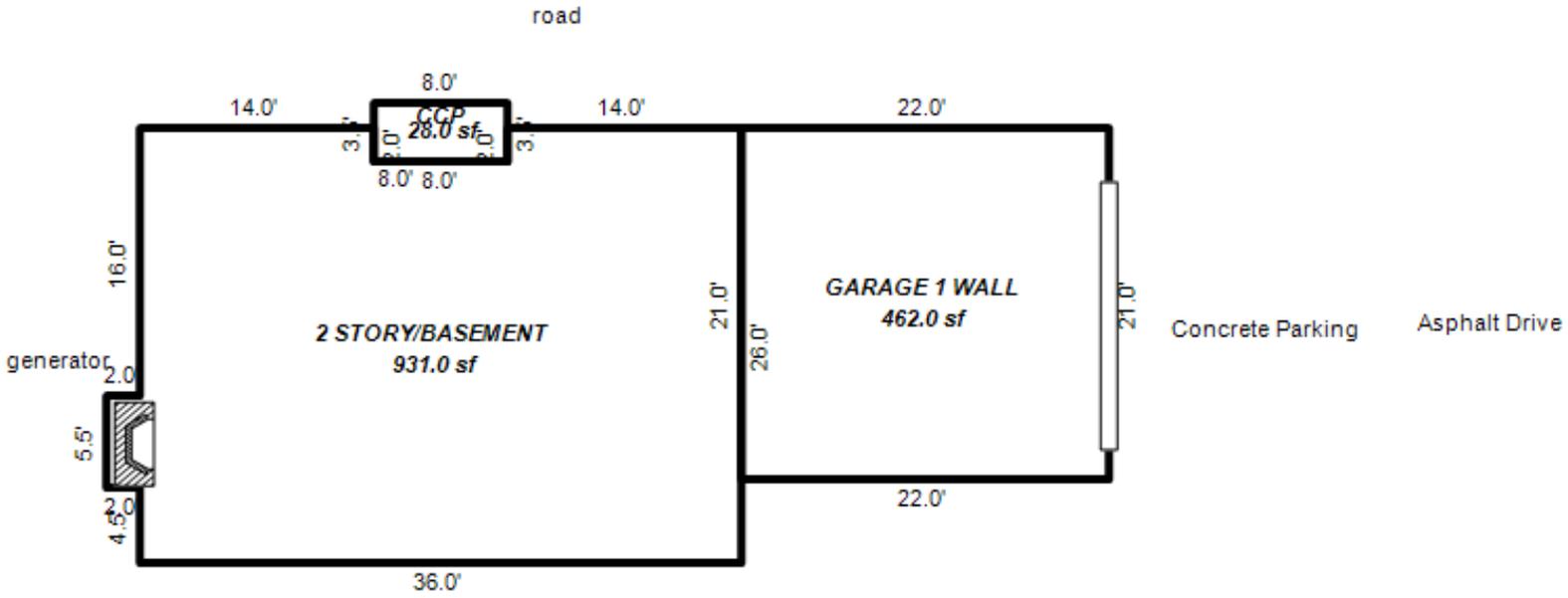
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2026	817,800	350,000	1,167,800			301,598C
X Rolling	2025	716,600	332,600	1,049,200			293,669C
X Low	2024	581,200	320,900	902,100			284,839C
X High	2023	327,100	241,800	568,900			271,276C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



Who	When	What	2026	2025	2024	2023
TPC	07/31/2023	INSPECTED	817,800	716,600	581,200	327,100
TPC	12/19/2019	INSPECTED				
TPC	12/05/2015	INSPECTED				

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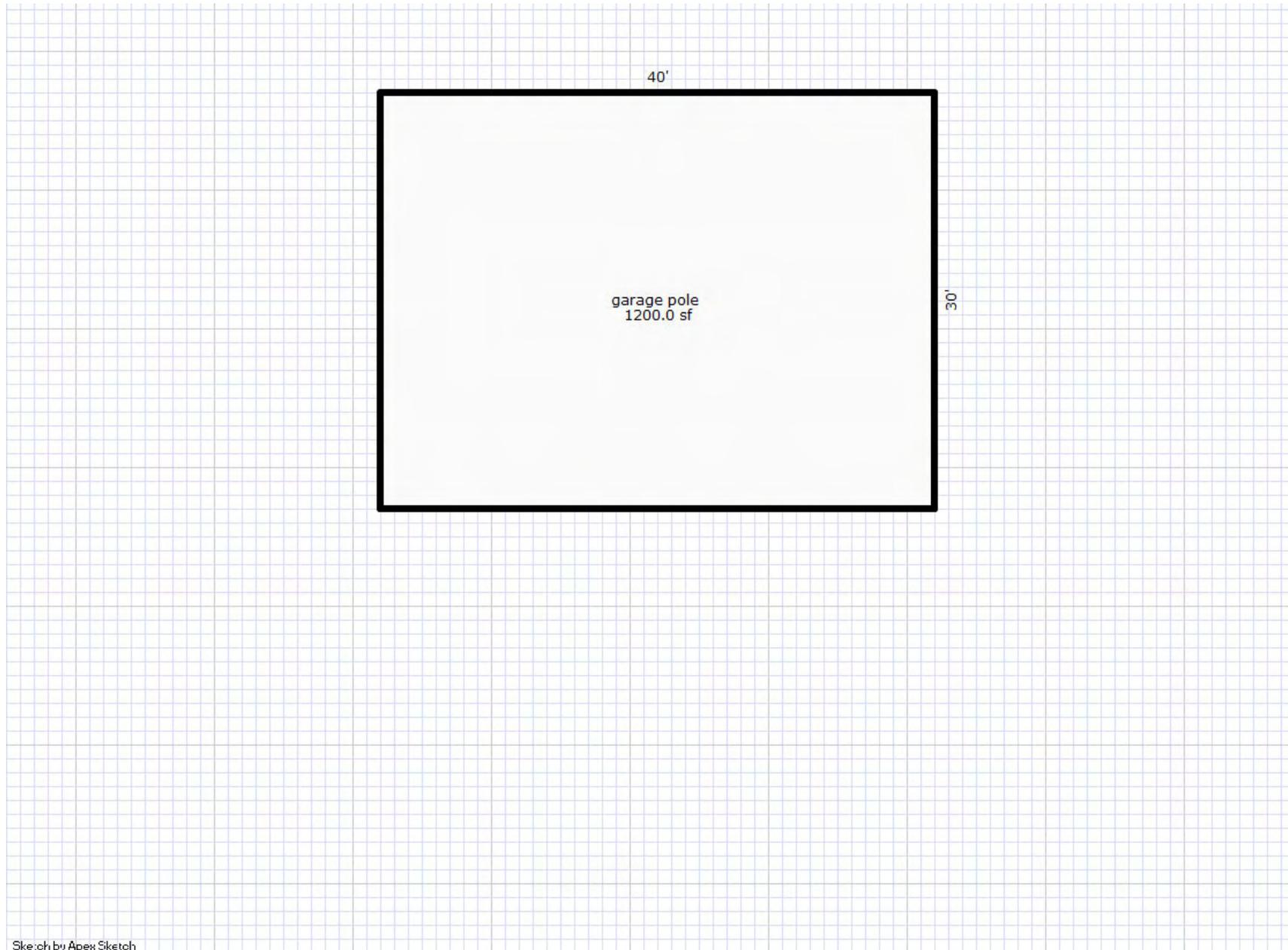


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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole		Construction Cost		Class: D,Pole Quality: Average		Stories: 1 Story Height: 12 Perimeter: 140	
Floor Area: 1,200 Gross Bldg Area: 1,200 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 32.12
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **		Quality: Average		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 32.12	
1990 Year Built Remodeled		*** Basement Info ***		Heat#1: No Heating or Cooling 100 Heat#2: No Heating or Cooling 0%		Total Floor Area: 1,200 Base Cost New of Upper Floors = 38,544	
Overall Bldg Height		* Mezzanine Info *		Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:		Reproduction/Replacement Cost = 38,544 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 16,959	
Comments:		* Sprinkler Info *		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>>	
		Area #1: Type #1: Area #2: Type #2:		Heat: Hot Water, Radiant Floor		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
		Area: Type: Average		* Mezzanine Info *		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost	
				* Sprinkler Info *		Total Cost New = 0	
						Architectural Multiplier: 0.00	
						Reproduction/Replacement Cost = 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							
(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:															

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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.
CREIGHTON NANCY M F/K/A S	CREIGHTON NANCY M REV TRU	0	12/02/2003	QC	09-FAMILY/RELATED ENTITY	783P695	DEED	0.0
HOHNSON HARVEY C TRUST	CREIGHTON NANCY M FKA SIE	0	11/21/2001	QC	09-FAMILY/RELATED ENTITY	619P832	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7107 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
CREIGHTON NANCY M REV TRUST 1111 N GULFSTREAM AVE 2E SARASOTA FL 34236	MAP #: 69					
	2026 Est TCV 860,358 TCV/TFA: 1203.30					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
			* Factors *				
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value
			INFERIOR 8000/	56.37	108.19	1.2577 1.1669 8000 100	661,848
			56 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value = 661,848

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
L420 P387/96 L619 P832/01 SURV L7 P495 L783 P695/04 PRT GOVT LOT 1 SEC 34 COM AT PT ON SHR GLEN LAKE WHICH IS S 450 FT & W 249.04 FT FROM NE COR GOVT LOT 1 TH S 16 DEG 54' W ALG SD SHR 104.51 FT TH S 18 DEG 14'30" W ALG SD SHR 105.29 FT TO POB TH S 13 DEG 30'52" W ALG SD SHR 63.25 FT TH N 84 DEG 01'31" W 110.39 FT TO PT ON C/L ST HWY M-22 TH N 19 DEG 10'20" E ALG SD C/L 52.93 FT TH N 89 DEG 59'36" E 107.19 FT TO POB SEC 34 T29N R14W. .14 A M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Rate	Size % Good	Cash Value
	X	Electric		Residential Local Cost Land Improvements			
	X	Gas		Description	Rate	Size % Good	Cash Value
		Curb		LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,500			
		Standard Utilities					
		Underground Utils.					

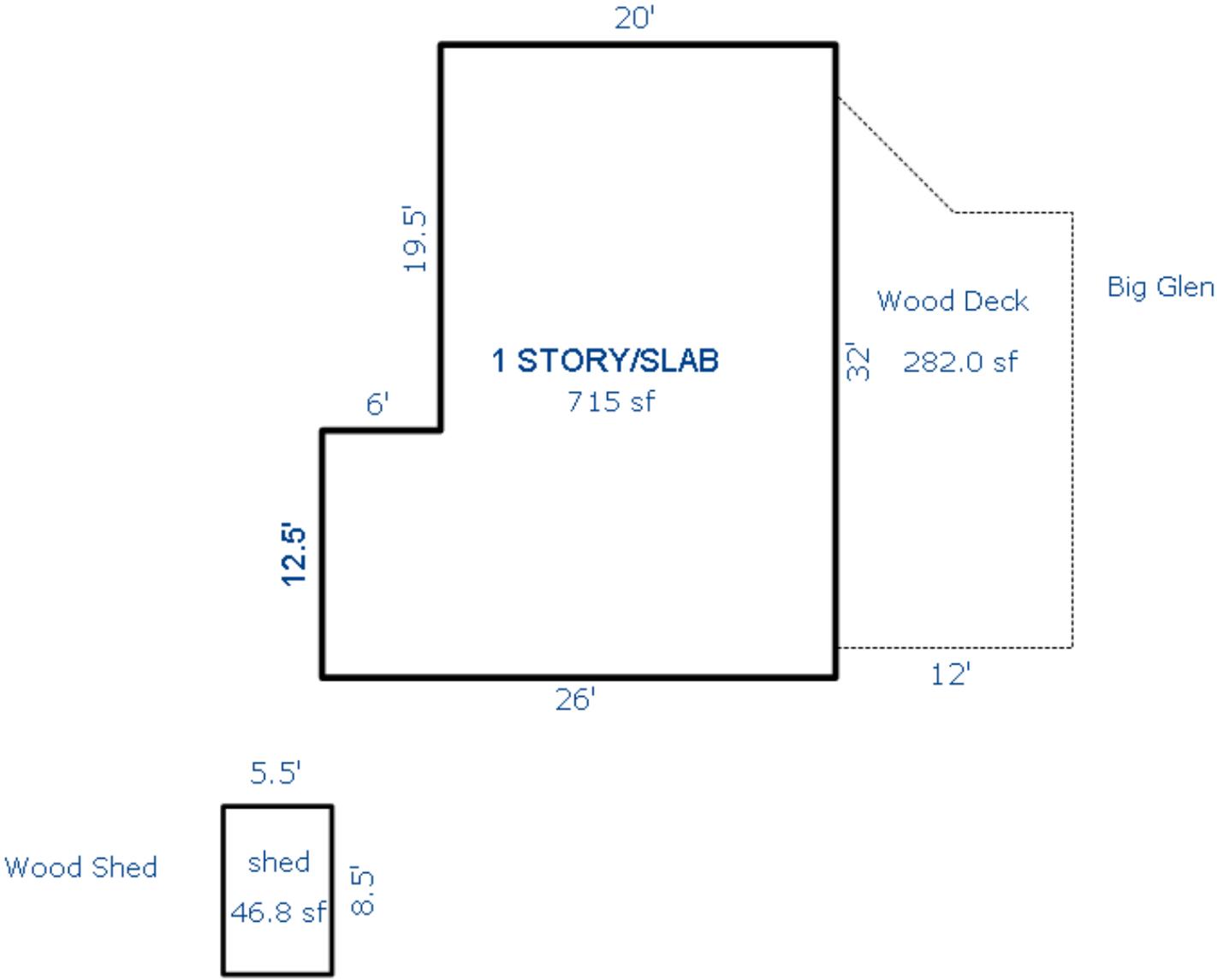


Comments/Influences	X	Topography of Site
	X	Level Rolling Low High Landscaped Swamp Wooded Pond
	X	Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	330,900	99,300	430,200			96,441C
2025	289,600	97,100	386,700			93,906C
2024	229,700	94,200	323,900			91,083C
2023	137,800	70,600	208,400			86,746C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WHITESIDE CHARLES	WHITESIDE FAMILY SECURITY	0	12/20/2024	QC	14-INTO/OUT OF TRUST	2025000013	PROPERTY TRANSFER	0.0				
WHITESIDE MARY H TRUST	WHITESIDE CHARLES	1	05/15/2020	QC	09-FAMILY/RELATED ENTITY	2020003717	PROPERTY TRANSFER	0.0				
WHITESIDE NATHANIEL H III	WHITESIDE MARY H TRUST	0	06/21/2019	QC	09-FAMILY/RELATED ENTITY	1364P889	PROPERTY TRANSFER	0.0				
WHITESIDE NATHANIEL H III	WHITESIDE NATHANIEL H III	0	10/24/2007	QC	09-FAMILY/RELATED ENTITY	959:221	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
7016 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		09/09/2015	L15 -204	100% FINIS				
Owner's Name/Address		P.R.E. 0%		WELL/SEPTIC		05/31/2012	HL12-072	100% FINIS				
WHITESIDE FAMILY SECURITY TRUST 1485 TIMBER VALEY RD COLORADO SPRINGS CO 80919		MAP #: 69		PLUMBING		06/17/2004	PP04-0196					
		2026 Est TCV 3,632,937 TCV/TFA: 715.99		MECHANICAL		06/17/2004	PM04-0368					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 8000/	100.00	373.17	0.7370	1.4948	8000	100		881,346
		Paved Road		GROUP A 21000	114.45	373.17	0.8772	0.8545	21000	50	SURPLUS: ZONING 100 ft	90
		Storm Sewer		214 Actual Front Feet, 1.84 Total Acres Total Est. Land Value = 1,782,142								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description			Rate	Size	% Good	Cash Value		
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description			Rate	Size	% Good	Cash Value		
		Gas		LAND IMPROVEMENTS 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										
		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	891,100	925,400	1,816,500			642,332C	
		TPC 05/07/2017	INSPECTED		2025	814,500	885,400	1,699,900			625,445C	
		TPC 06/02/2016	INSPECTED		2024	556,800	870,800	1,427,600			606,640C	
		TPC 11/29/2012	INSPECTED		2023	364,100	655,700	1,019,800			577,753C	



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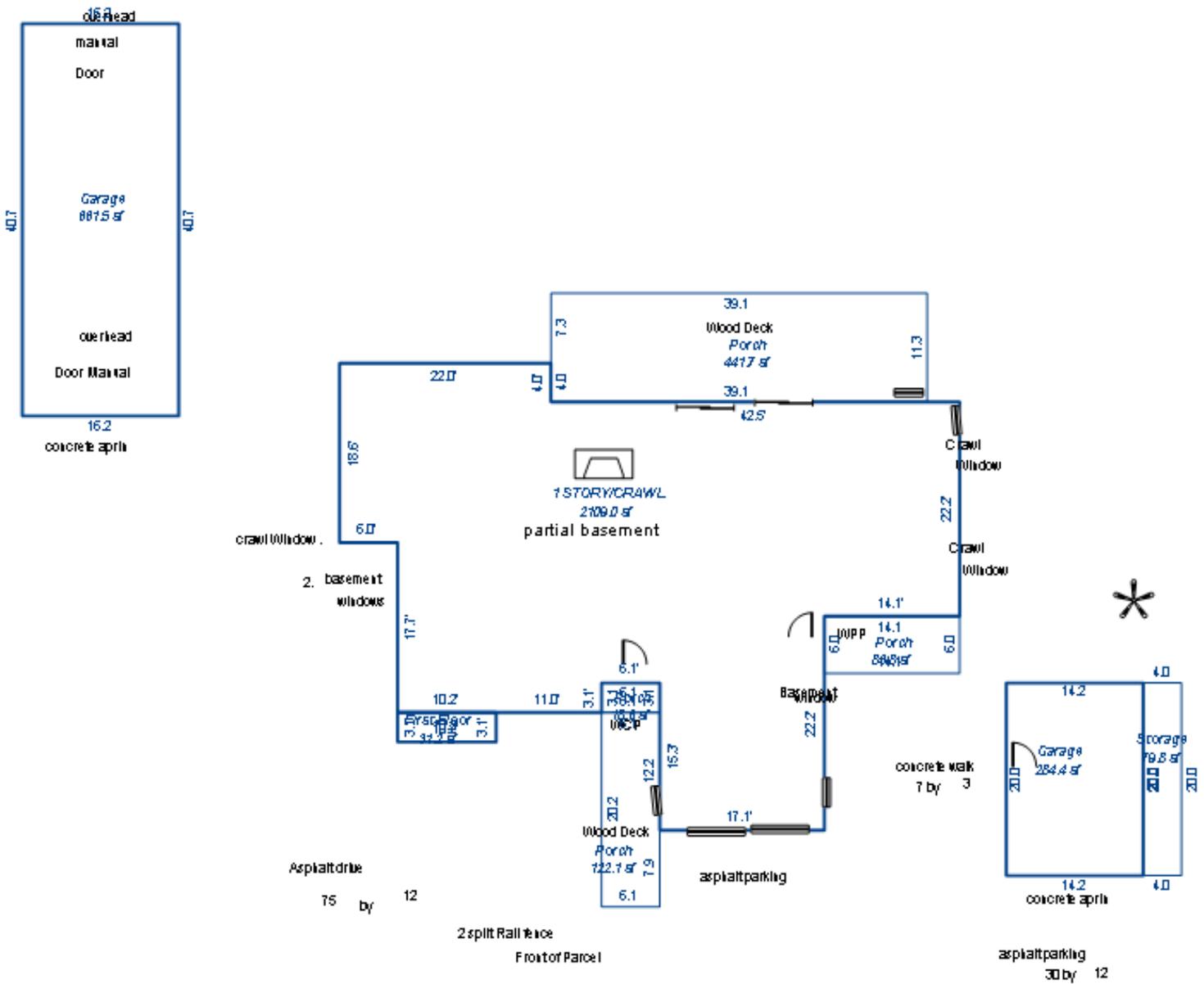
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 738 510 48	WPP WPP Treated Wood	Year Built: BH Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 576
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		X Central Air Wood Furnace		1 Class: BC Effec. Age: 35 Floor Area: 1,783 Total Base New : 457,127 Total Depr Cost: 292,669 Estimated T.C.V: 790,206		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Ex X Ord Min		X No./Qual. of Fixtures Ex. X Ord. Min		X No. of Elec. Outlets Many X Ave. Few		X Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1783 SF Floor Area = 1783 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls BC		Blt 1930	
Yr Built 1930	Remodeled 1989	Size of Closets Lg X Ord Small		X Kitchen: Other: Carpeted Other:		X (12) Electric 150 Amps Service		X Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,140 1 Story Siding Crawl Space 643 Total: 338,632 220,110		X		X	
Condition: Average		Doors Solid X H.C.		X (6) Ceilings Drywall		X (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X Other Additions/Adjustments Recreation Room 1088 29,746 14,873 Basement, Outside Entrance, Above Grade 1 2,575 1,674 Plumbing Average Fixture(s) 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 510 11,888 7,727 WPP 738 15,122 9,829 Deck Treated Wood 48 1,801 1,171 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 28,950 18,817 No Concrete Floor 576 -4,637 -3,014 Built-Ins Appliance Allow. 1 3,976 2,584		X		X	
Room List		(5) Floors		X (7) Excavation Basement: 1140 S.F. Crawl: 643 S.F. Slab: 0 S.F. Height to Joists: 0.0		X (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X (9) Basement Finish 1088 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		X		X	
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(2) Windows		X (10) Floor Support Joists: 2X10X16 Unsupported Len: 12 Cntr.Sup:		X (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		X Deck Treated Wood Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 28,950 18,817 No Concrete Floor 576 -4,637 -3,014 Built-Ins Appliance Allow. 1 3,976 2,584		X		X	
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Asphalt Shingle		X Chimney: Brick		X Gable Hip Flat Gambrel Mansard Shed		X		X	
X Insulation		X Many Avg. X Avg. Large Few Small		X X X		X X X		X X X		X		X	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 83 448 121	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 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				1	Class: C +5 Effec. Age: 35 Floor Area: 2,109 Total Base New : 400,315 Total Depr Cost: 260,239 Estimated T.C.V: 702,645			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled			Plaster Wood T&G							E.C.F. X 2.700		
Yr Built 1930	Remodeled 1986		Trim & Decoration												
Condition: Average		Ex	X	Ord		Min									
Room List		Lg	X	Ord		Small									
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors		(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Carpeted Other:		150	Amps Service										
X	Insulation	No./Qual. of Fixtures		No. of Elec. Outlets											
(2) Windows		Ex.	X	Ord.		Min									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1700 S.F. Crawl: 409 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)	Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2109 SF Floor Area = 2109 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(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	Building Areas							
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer				Stories Exterior Foundation Size Cost New Depr. Cost							
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 1 1000 Gal Septic 1 2000 Gal Septic		1 Story Siding 409 1 Story Siding 1,700								
X	Chimney: Metal	(10) Floor Support		Lump Sum Items:				Other Additions/Adjustments							
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:						Plumbing							
								Average Fixture(s)							
								3 Fixture Bath							
								Water/Sewer							
								1000 Gal Septic							
								Water Well, 100 Feet							
								Porches							
								WPP							
								Deck							
								Treated Wood							
								Treated Wood							
								Garages							
								Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)							
								Base Cost							
								Door Opener							
								Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
								Base Cost							
								Built-Ins							
								Appliance Allow.							
								Fireplaces							
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

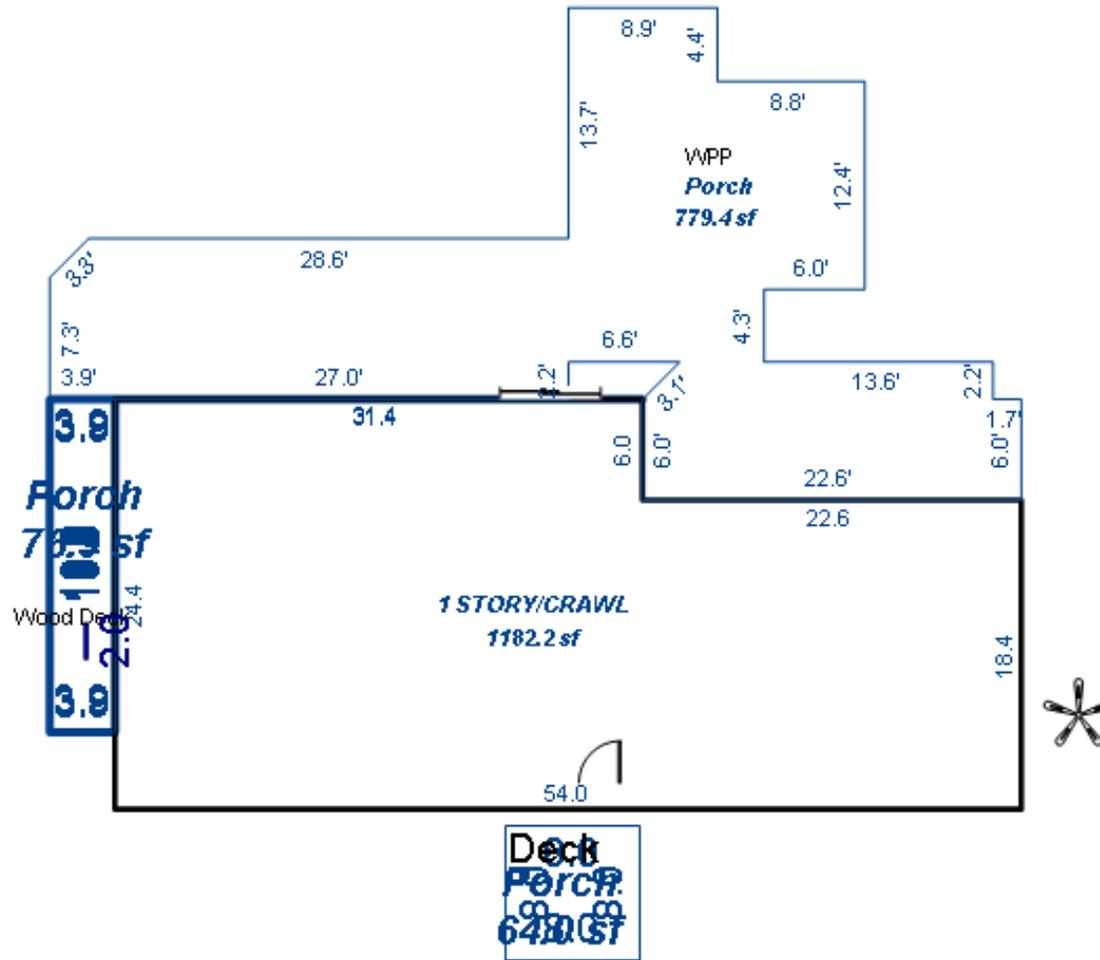
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 779 76 64	Type WPP 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:	779	WPP	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:							
	Mobile Home															0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 1,182 Total Base New : 199,682 Total Depr Cost: 129,794 Estimated T.C.V: 350,444	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:	
	Town Home	0																				
	Duplex	0																				
	A-Frame																					
	Wood Frame	(4) Interior		X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1182 SF Floor Area = 1182 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65	Building Areas	Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,182	Cost New	Depr. Cost	Cls C	Blt 0							
	Drywall Paneled	Plaster Wood T&G	Kitchen: Other: Other:													Ex. Ord. Min	Many Ave. Few	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing	Other Additions/Adjustments	Plumbing	Average Fixture(s) 3 Fixture Bath	1 1,451 943 1 4,567 2,969	Water/Sewer	1000 Gal Septic Water Well, 50 Feet	1 4,782 3,108 1 3,410 2,216	Deck	Treated Wood Treated Wood	76 2,155 1,401 64 1,991 1,294	Porches	WPP	779 12,347 8,026	Totals:	199,682 129,794
	Building Style: 1 STORY	Trim & Decoration	Size of Closets																			
	Yr Built 0	Ex	Ord	Min																		
	Remodeled 0	Lg	Ord	Small																		
	Condition: Average	Doors	Solid	H.C.																		
	Room List	(5) Floors	(6) Ceilings		(13) Plumbing	(14) Water/Sewer	Notes: 7021 S'LY HOUSE ON WATER. ECF (4080 BIG GLEN) 2.700 => TCV: 350,444															
	Basement	Kitchen: Other: Other:		No. of Elec. Outlets	1 Average Fixture(s)	Public Water																
	1st Floor	Other:		Many Ave. Few	2 3 Fixture Bath	Public Sewer																
	2nd Floor	Height to Joists: 0.0			2 Fixture Bath	Water Well																
	2 Bedrooms				Softener, Auto	1000 Gal Septic																
	(1) Exterior				Softener, Manual	2000 Gal Septic																
	Wood/Shingle				Solar Water Heat	Lump Sum Items:																
	Aluminum/Vinyl				No Plumbing																	
	Brick				Extra Toilet																	
	Insulation				Extra Sink																	
	(2) Windows				Separate Shower																	
	Many Avg. Few				Ceramic Tile Floor																	
	Large Avg. Small				Ceramic Tile Wains																	
	Wood Sash				Ceramic Tub Alcove																	
	Metal Sash				Vent Fan																	
	Vinyl Sash																					
	Double Hung																					
	Horiz. Slide																					
	Casement																					
	Double Glass																					
	Patio Doors																					
	Storms & Screens																					
	(3) Roof																					
	Gable																					
	Hip																					
	Gambrel																					
	Mansard																					
	Flat																					
	Shed																					
	Asphalt Shingle																					
	Chimney:																					

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



7021 concrete
4 by 4
Privacy wood fence along property

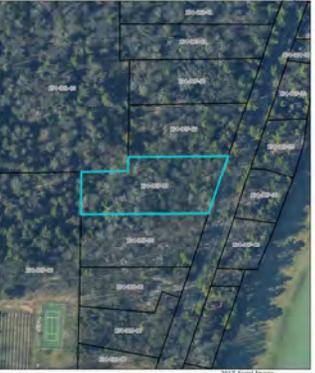
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAILY YVONNE JTFWS	DAILY SUSAN & DALY BROOKE	0	09/01/2011	CD	07-DEATH CERTIFICATE	1096-593	DEED	100.0
DALY& BROOK JT, BAAD, ZIE	KNIGHT CHARLES F & JOANNE	300,000	05/18/2011	WD	32-SPLIT VACANT	1086/216	PROPERTY TRANSFER	0.0
JOHNSON TRUST & BAAD TRUS	DALY YVONNE SUSAN BROOK A	1	05/18/2011	WD	03-ARM'S LENGTH	1086/226	DEED	0.0
DALY YVONNE	DALY YVONNE SUSAN BROOK A	1	08/15/2010	QC	09-FAMILY/RELATED ENTITY	2010 1601-3 QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 69					
DALY SUSAN & DALY BROOKE J/T 8210 DEADSTREAM RD HONOR MI 49640	2026 Est TCV 188,502					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI																																									
LI086P226 PRT GOV LOT 1 SEC 34 T29N R14W COMM N1/4 CNR OF SEC 34 TH N89.4814W 437.92 ALONG N LINE SEC 34 THROUGH NPS MONUMENT A-39 TH 00.0351W 700.03 TO C/N M-22 TH S17.4400W 283.46 ALONG C/L TO POB TH S17.4400W 151.71 ALONG C/L TH N89.5435W 365.07 TH N00.0815E 109.03 TH S89.5920E 122.09 TH N00.3850E 34.98 TH S89.5920E 288.53 TO POB FORMERLY: L246 P586/84 L350 P132/92 PRT GOVT LOT 1 COM N 1/4 SEC COR TH ALG N SEC LN W 437.92 FT TH S 700 FT TO PT ON C/L ST HWY M-22 TH S 17 DEG 44' 0" W 283.46 FT TO POE FT ALG C/ FT TH S (C DEG 33' 1 140.21 FT TH N 0 DE DEG 53' 1 ***BALANC	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>C 100' @ 2000/</td> <td>100.00</td> <td>359.01</td> <td>0.9129</td> <td>0.9531</td> <td>2000</td> <td>100</td> <td></td> <td>174,015</td> </tr> <tr> <td>E 100' @ 800/</td> <td>44.01</td> <td>359.01</td> <td>0.8802</td> <td>0.9350</td> <td>800</td> <td>50</td> <td>SURPLUS: ZONING 100 ft</td> <td>1</td> </tr> <tr> <td colspan="8">144 Actual Front Feet, 1.19 Total Acres</td> <td>Total Est. Land Value = 188,502</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 100' @ 2000/	100.00	359.01	0.9129	0.9531	2000	100		174,015	E 100' @ 800/	44.01	359.01	0.8802	0.9350	800	50	SURPLUS: ZONING 100 ft	1	144 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 188,502
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																					
C 100' @ 2000/	100.00	359.01	0.9129	0.9531	2000	100		174,015																																					
E 100' @ 800/	44.01	359.01	0.8802	0.9350	800	50	SURPLUS: ZONING 100 ft	1																																					
144 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 188,502																																					

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



Comments/
 2011 LOT
 NEIGHBOR
 DIVISION
 SHAPES AN
 FERS TO
 AND
 ORM LOT
 T.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	94,300	0	94,300			51,596C
2025	96,100	0	96,100			50,240C
2024	63,100	0	63,100			48,730C
2023	50,500	0	50,500			46,410C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON HARVEY C TRUST	JOHNSON HARVEY C & AMELIA	0	01/06/2012	WD	09-FAMILY/RELATED ENTITY	1109P512	PROPERTY TRANSFER	0.0
JOHNSON HARVEY C & AMELIA	JOHNSON HARVEY C & AMELIA	0	01/06/2012	WD	09-FAMILY/RELATED ENTITY	1109P514	PROPERTY TRANSFER	0.0
JOHNSON HARVEY C & AMELIA	JOHNSON HARVEY C TRUST	0	12/17/1999	WD	09-FAMILY/RELATED ENTITY		DEED	0.0
JOHNSON HARVEY C & JOHNSO	JOHNSON HARVEY & JOHNSON	0	09/29/1998	QC	09-FAMILY/RELATED ENTITY	493P457	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7115 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	01/20/1995	1995-2748	100% FINIS
	P.R.E. 0%					
Owner's Name/Address	MAP #: 69					
	2026 Est TCV 2,246,683 TCV/TFA: 917.76					

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

			INFERIOR 8000/	100.00	100.00	0.8766	1.1487	8000	100		805,545
			GROUP A 21000	39.00	100.00	0.9777	0.6148	21000	50	SURPLUS: ZONING 100 ft	24
			139 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 1,051,682								

Tax Description			Land Improvement Cost Estimates							
L308 P141 L493 P457 L532 P600/99 SURV L7 P495/01 L723 P408&428/03 PRT GOVT LOT 1 SEC 34 COM AT PT ON MEANDER LN ALG SHR GLEN LAKE WHICH IS S 450 FT & W 249.04 FT FROM NE COR SD GOVT LOT 1 TH S 16 DEG 54' W ALG SD LN 104.51 FT TH S 18 DEG 14'30" W ALG SD LN 105.29 FT TH S 13 DEG 30'52" W 63.25 FT TO POB TH S 06 DEG 43'11" W ALG SD LN 49.07 FT TH S 07 DEG 02'27" W ALG SD LN 89.99 FT TH S 86 DEG 57'24" W 143.48 FT TO PT ON C/L ST HWY M-22 TH N 17 DEG 44'03" E ALG SD C/L 164.98 FT TH S 84 DEG 01'31" E 110.39 FT TO POR SEC 34	X	Dirt Road								
		Gravel Road								
	X	Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
	X	Electric	Description	Rate	Size	% Good	Cash Value			
		Gas	D/W/P: Asphalt Paving	3.68	500	0	0			
		Curb	Residential Local Cost Land Improvements							
		Street Lights	Description	Rate	Size	% Good	Cash Value			
		Standard Utilities	LAND IMPROVEMENTS 25	2,500.00	1	100	2,500			
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 2,500							



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

Who	When	What	2026	2025	2024	2023
			525,800	469,600	362,400	214,300
		TPC 12/19/2019 INSPECTED		576,000	1,045,600	
		TPC 12/05/2015 INSPECTED		566,300	928,700	
		TPC 04/28/2011 INSPECTED		426,200	640,500	

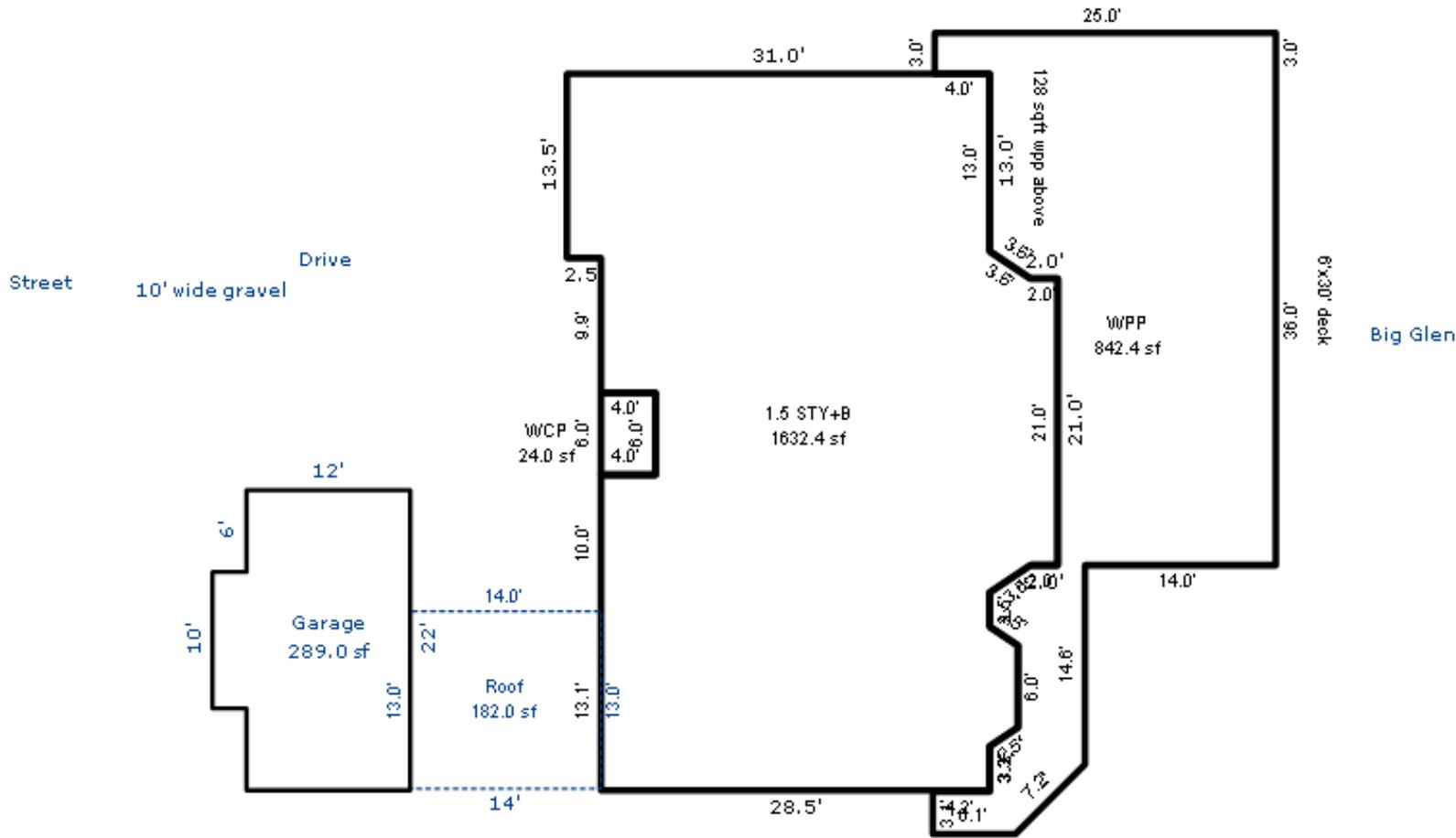
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** 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	1	Interior 1 Story Interior 2 Story 2nd/Same 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: 1995 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: 294 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	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							842 WPP 128 WPP 24 WCP (1 Story) 182 Roof Cover Onl 180 Treated Wood				
Building Style: 1.5 STORY		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 2,448 Total Base New : 588,893 Total Depr Cost: 441,667 Estimated T.C.V: 1,192,501			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1995	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Hot Water Ground Area = 1632 SF Floor Area = 2448 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas							
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		X	Lg	Ord	Small	(13) Plumbing			1.5 Story Siding Basement 1,632 Total: 399,858 299,892							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other: Carpeted		100 Amps Service			3 Fixture Bath			Basement Living Area 1632 87,459 65,594 Basement, Outside Entrance, Below Grade 2 7,777 5,833						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Plumbing						
X	Insulation	X	Drywall	Many			X	Ave.	Few	Solar Water Heat			Average Fixture(s)			
(2) Windows		(7) Excavation		3			No Plumbing			3 Fixture Bath						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone			Extra Sink			1000 Gal Septic						
X	Double Hung Horiz. Slide Casement			Treated Wood			Separate Shower			Water Well, 100 Feet						
X	Double Glass Patio Doors Storms & Screens	X	Concrete Floor	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WPP 128 4,667 3,500 WPP 842 17,253 12,940 WCP (1 Story) 24 2,119 1,589						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck			Treated Wood 180 4,028 3,021 w/Roof (Roof portion) 182 4,197 3,148						
X	Gable Hip Flat	Gambrel Mansard Shed	1632 2	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well			Garages						
X	Asphalt Shingle Wood Shingle	(10) Floor Support		1 1000 Gal Septic 1 2000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 294 20,098 15,073 Door Opener 2 1,343 1,007						
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow. 1 3,976 2,982						

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAAD TRUST	BAAD JOHN E ET AL	0	11/30/2015	QC	09-FAMILY/RELATED ENTITY	1248P341	PROPERTY TRANSFER	0.0
BAAD JOHN E ET AL	BAAD FAMILY COTTAGE LLC	0	11/30/2015	QC	09-FAMILY/RELATED ENTITY	1248P343	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7147 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	01/10/2023	PE23-0014	100% FINIS	
	P.R.E. 100% 09/17/2008					

Owner's Name/Address	MAP #: 69	2026 Est TCV 1,320,969 TCV/TFA: 1572.5
BAAD TRUST & BAAD FAMILY COTTAGE LLC 7147 S GLEN LAKE RD GLEN ARBOR MI 49636		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																																										
L308 P144-146 L396 P540-542 L548 P675 L779 P776&786/03 PARCEL B- PRT OF GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH ALG N SEC LN W 322 FT TH S 700 FT TO PT ON SHR GLEN LAKE TH ALG SHR S 07 DEG 05'35" W 8.91 FT TH S 03 DEG 47'55" W 128.28 FT ALG SD SHR TH S 08 DEG 10'10" W 9.60 FT ALG SD SHR TO POB TH CONT ALG SD SHR S 08 DEG 10'10" W 74.91 FT TH S 17 DEG 42'15" W ALG SD SHR 91.79 FT TH N 74 DEG 13'24" W 77.54 FT TH N 88 DEG 18'08" W 81.11 FT TO C/L ST HWY M-22 TH ALG SD C/L N 17 DEG 44'00" E 133.36 FT TH N 86 DEG 59'45" E	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>INFERIOR 8000/</td> <td>100.00</td> <td>116.93</td> <td>0.8684</td> <td>1.1852</td> <td>8000</td> <td>100</td> <td></td> <td>823,362</td> </tr> <tr> <td>GROUP A 21000</td> <td>42.31</td> <td>116.93</td> <td>0.9720</td> <td>0.6393</td> <td>21000</td> <td>50</td> <td>SURPLUS: ZONING 100 ft</td> <td>27</td> </tr> <tr> <td colspan="8">142 Actual Front Feet, 0.38 Total Acres</td> <td>Total Est. Land Value = 1,099,390</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFERIOR 8000/	100.00	116.93	0.8684	1.1852	8000	100		823,362	GROUP A 21000	42.31	116.93	0.9720	0.6393	21000	50	SURPLUS: ZONING 100 ft	27	142 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 1,099,390
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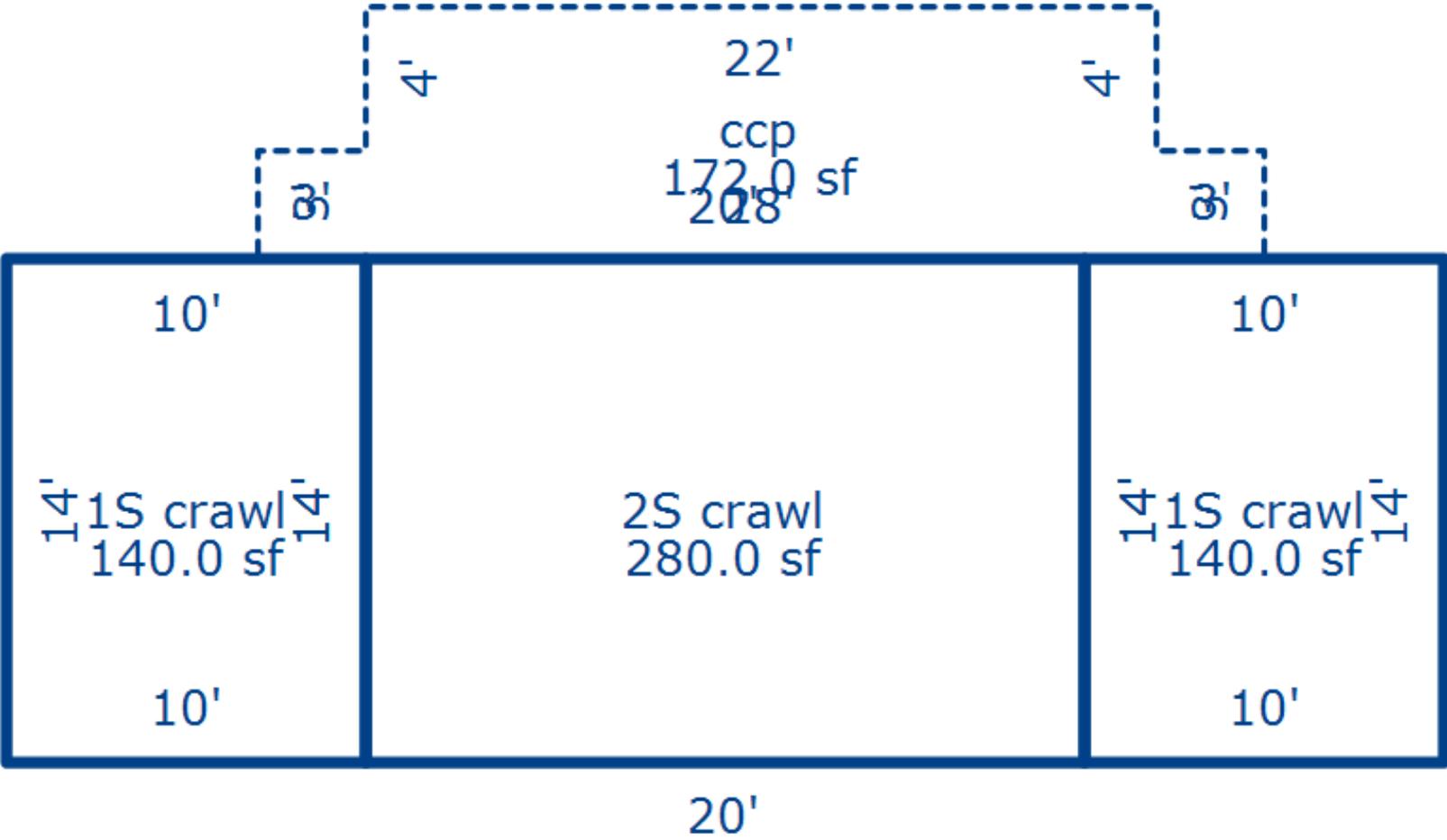
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2026	549,700	110,800	660,500			168,331C
Rolling	2025	491,700	106,800	598,500			163,906C
Low	2024	399,400	105,000	504,400			158,978C
High	2023	239,600	79,400	319,000			151,408C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 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 169 80	Type WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 840 Total Base New : 134,515 Total Depr Cost: 80,707 Estimated T.C.V: 217,909		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5 STORY		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls CD		Blt 1927			
Yr Built 1927	Remodeled 0	Ex	Ord	X	Min	60 Amps Service			Ground Area = 560 SF Floor Area = 840 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas							
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
Basement 6 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Tile Other:			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 140 1 Story Siding Crawl Space 140		Total: 103,560		62,135				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Many Ave. X Few			Average Fixture(s) Water/Sewer			Average Fixture(s) 1 1,209 725							
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 100 Feet			1000 Gal Septic 1 4,473 2,684 Water Well, 100 Feet 1 5,522 3,313							
(2) Windows		Many Avg.	Large Avg.	Basement			Porches			WSEP (1 Story) 169 8,592 5,155							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X	Few	X	Small	(8) Basement			Deck		Treated Wood 80 2,174 1,304						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Built-Ins		Appliance Allow. 1 1,934 1,160					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Fireplaces			Exterior 2 Story 1 7,051 4,231					
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Totals: 134,515 80,707				ECF (4080 BIG GLEN) 2.700 => TCv: 217,909			

*** 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.
DALY YVONNE	DALY SUSAN & DALY BROOKE	0	09/01/2011	CD	07-DEATH CERTIFICATE	1096-593	DEED	0.0
DALY YVONNE C	DALY YVONNE SUSAN BROOKE	1	09/15/2010	QC	09-FAMILY/RELATED ENTITY	2010 1601-1 QC	PROPERTY TRANSFER	0.0
BAAD FRANCES R	DALY YVONE C	0	07/13/1989	QC	09-FAMILY/RELATED ENTITY	L308P135	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7155 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	09/30/1993	93001768	100% FINIS
	P.R.E. 0%		ADDITION/ALTERATION	09/03/1992	92001003	
Owner's Name/Address	MAP #: 69					
DALY SUSAN & DALY BROOKE J/T 8210 DEADSTREAM RD HONOR MI 49640	2026 Est TCY 1,555,190 TCY/TFA: 996.92					

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

Tax Description
 L308 P135-137/90 PARCEL C PRT GOVT LOT 1 COM N 1/4 COR SD SEC TH ALG N SEC LN W 322 FT TH S 700 FT TO POINT ON SHR GLEN LAKE TH ALG SD SHR S 07 DEG 05' 35" W 8.91 FT TH S 03 DEG 47'55" W ALG SD SHR 128.28 FT TH S 08 DEG 10' 10" W ALG SD SHR 84.51 FT TH S 17 DEG 42' 15" W ALG SD SHR 91.79 FT TO POBTH CONT S 17 DEG 42' 15" W ALG SD SHR 18.06 FT TH S 23 DEG 28' 55" W ALG SD SHR 108.81 FT TH N 84 DEG 51' 30" W 149.56 FT TO C/L STATE HWY M-22 TH ALG SD C/L N 17 DEG 44' 00" E 133.50 FT TH S 88 DEG 20' 25" E 81 11 FT TH S 74

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

INFERIOR 8000/	100.00	125.00	0.9697	1.2011	8000	100			931,769
GROUP A 21000	8.00	125.00	1.0000	0.6501	21000	50	SURPLUS: ZONING	100 ft	5
108 Actual Front Feet, 0.31 Total Acres									Total Est. Land Value = 986,374

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

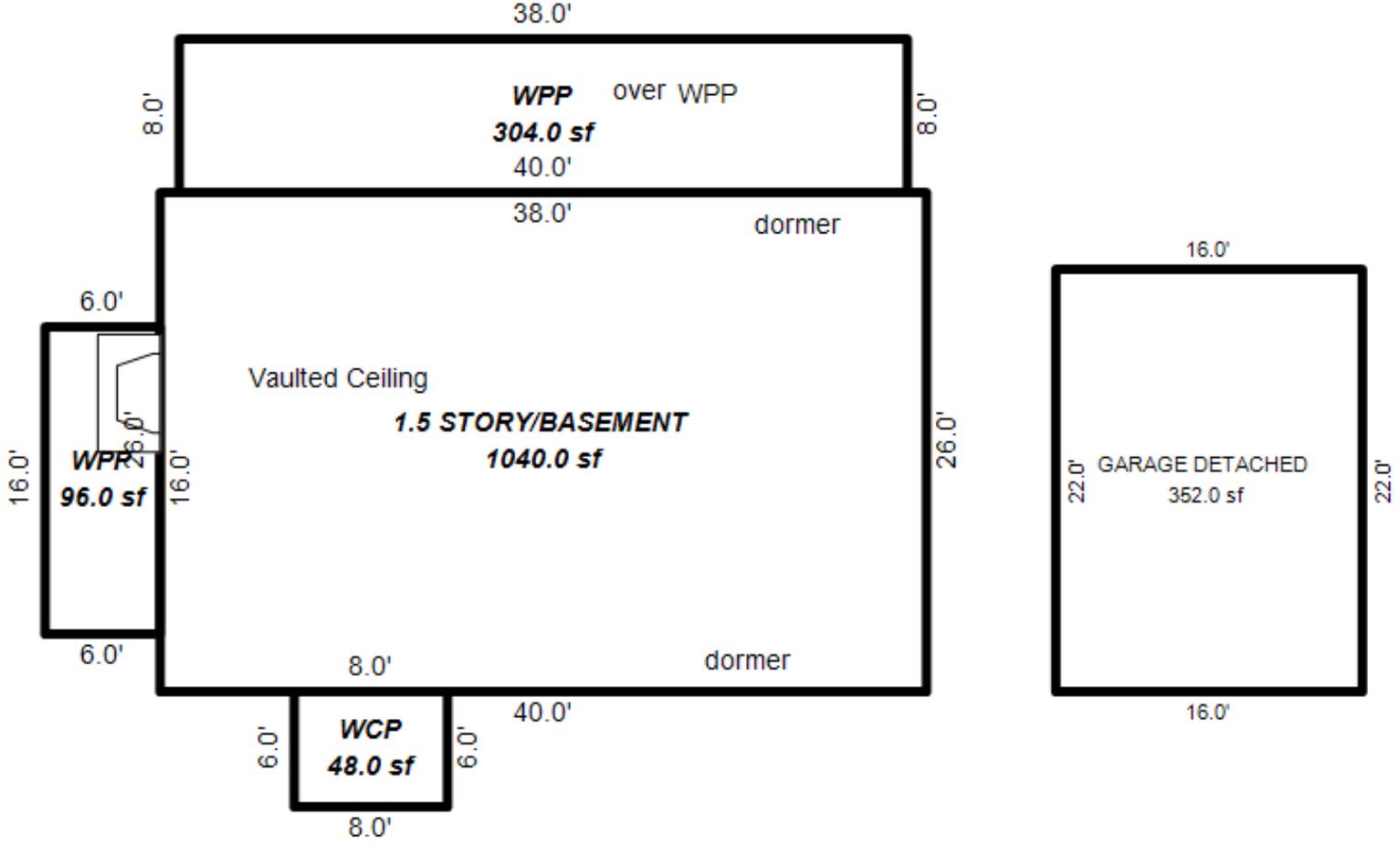
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	493,200	284,400	777,600			355,321C
2025	433,700	273,200	706,900			345,980C
2024	373,500	268,700	642,200			335,578C
2023	224,100	202,200	426,300			319,599C

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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	Type	Year Built: 1993 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: 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		1		Class: C +5 Effec. Age: 25 Floor Area: 1,560 Total Base New : 280,120 Total Depr Cost: 210,117 Estimated T.C.V: 567,316		48	WCP (1 Story)	Bsmnt Garage:						
Building Style: LOG		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration		Central Air Wood Furnace		E.C.F. X 2.700		96	WPP	Carpport Area:						
Yr Built 1991	Remodeled 0	Ex	X Ord	Min	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family LOG		E.C.F.		Cls C 5 Blt 1991							
Condition: Average		Size of Closets		200 Amps Service		No./Qual. of Fixtures		Building Areas		X 2.700		Roof:						
Room List		Lg	X Ord	Small	No. of Elec. Outlets		Stories Exterior Foundation		Size		Cost New		Depr. Cost					
Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:		200		1.5 Story Pine Logs Basement		1,040		220,999		165,779					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Plumbing		Other Additions/Adjustments		Total:		2		5,562 4,171				
Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation	X Suspended X Wood		No. of Elec. Outlets		Many X Ave. Few		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		1		1,451 1,088					
(2) Windows		(7) Excavation		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath		Water/Sewer		1		4,782 3,586		1		5,847 4,385		
Many Avg. X Few	Large Avg. X Small	Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic		Porches		48		3,256 2,442		96		3,069 2,302		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	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		WCP (1 Story)		304		5,542 4,156		304		5,542 4,156	
(3) Roof		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		352		17,596 13,197		
X Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		Notes:		Door Opener		1		537		403		Built-Ins		
Asphalt Shingle		1000 Gal Septic 2000 Gal Septic		Appliance Allow.		1		2,767		2,075		Fireplaces		1		3,170 2,377		
Totals:		280,120		210,117		ECF (4080 BIG GLEN) 2.700 => TC		567,316										

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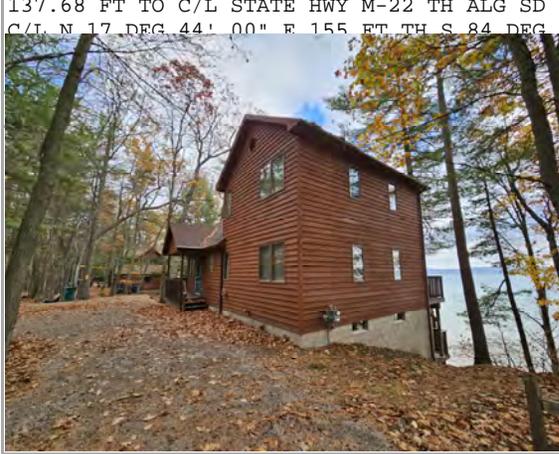


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIERK NORMAN P	ZIERK NORMAN TRUST	0	12/19/2011	AFF	07-DEATH CERTIFICATE	1207P258	PROPERTY TRANSFER	100.0
ZIERK NORMAN P & HILDA M	ZIERK NORMAN P REVOCABLE	0	12/09/2005	QC	09-FAMILY/RELATED ENTITY	887:717	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7169 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	09/06/2024	PB24-0430	100% FINIS
Owner's Name/Address	P.R.E. 0%		REPAIR	05/09/2024	LU24-11	100% FINIS
ZIERK NORMAN TRUST 1111 N GULFSTREAM AVE 2E SARASOTA FL 34236	MAP #: 69					
	2026 Est TCV 1,606,028 TCV/TFA: 1262.6					

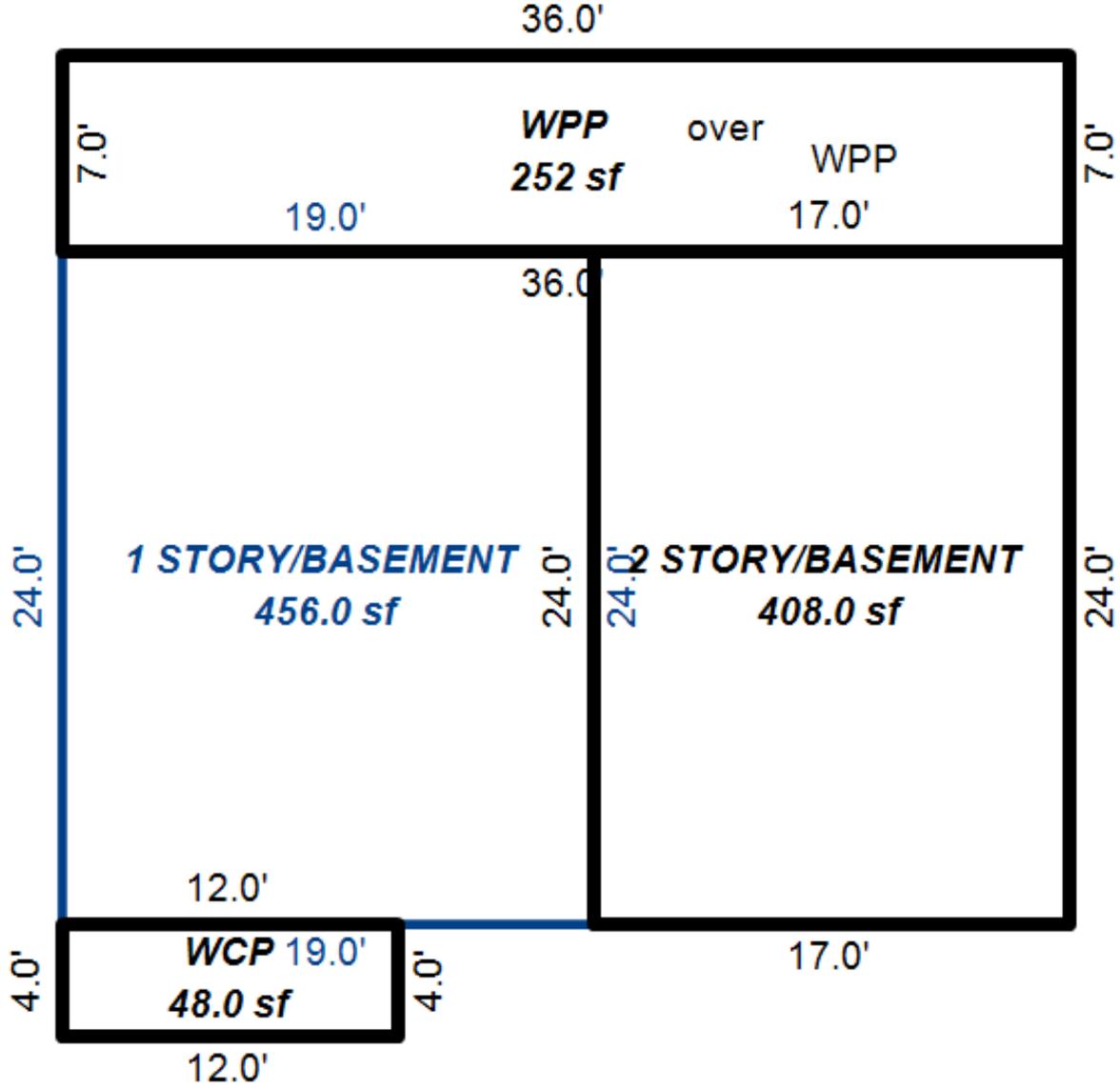
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L308 P138-140 L344 P842/92 L887 P717/06 PARCEL D - PRT GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH ALG N SEC LN W 322 FT TH S 700 FT TO POINT ON SHR GLEN LAKE TH ALG SD SHR S 07 DEG 05' 35" W 8.91 FT TH S 03 DEG 47'55" W ALG SD SHR 128.28 FT TH S 08 DEG 10' 10" W ALG SD SHR 84.51 FT TH S 17 DEG 42' 15" W ALG SD SHR 109.85 FT TH S 23 DEG 28' 55" W ALG SD SHR 108.81 FT TO POB TH CONT ON SHR LN S 23 DEG 28' 55" W 146.79 FT TH N 89 DEG 51' 35" W 137.68 FT TO C/L STATE HWY M-22 TH ALG SD C/L N 17 DEG 44' 00" E 155 FT TH S 84 DEG	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		INFERIOR 8000/	100.00	110.00	0.8595	1.1708	8000	100		805,070
	X	Electric		GROUP A 21000	46.00	110.00	0.9657	0.6296	21000	50	SURPLUS: ZONING	100 ft 29
	X	Gas		146 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 1,098,756								
	X	Curb		Land Improvement Cost Estimates								
	X	Street Lights		Description				Rate	Size	% Good	Cash Value	
	X	Standard Utilities		Fencing: Wd, Split, 2 Rail				18.44	40	0	0	
	X	Underground Utils.		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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2026	549,400	253,600	803,000			337,225C
	Rolling		2025	492,100	241,800	733,900			328,360C
	Low		2024	396,700	244,500	641,200			318,487C
	High		2023	238,000	184,100	422,100			303,321C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC 11/07/2024	INSPECTED							
	TPC 12/05/2015	INSPECTED							
	TPC 08/31/2012	INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JOHNSON HARVEY C & AMELIA	JOHNSON HARVEY C & AMELIA	0	01/06/2013	WD	09-FAMILY/RELATED ENTITY	1109P514	PROPERTY TRANSFER	0.0		
JOHNSON HARVEY C TRUST	JOHNSON HARVEY C & AMELIA	0	01/06/2012	WD	09-FAMILY/RELATED ENTITY	1109P512	PROPERTY TRANSFER	0.0		
JOHNSON HARVEY C TRUST	BAAD TRUST	1	05/18/2011	WD	03-ARM'S LENGTH	1086/223	DEED	0.0		
JOHNSON HARVEY C TRUST &	DALY YVONNE & SUSANM & BR	1	05/18/2011	WD	03-ARM'S LENGTH	1086/226	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		P.R.E. 0%		MAP #: 69				
Owner's Name/Address		2026 Est TCV 162,238		Improved X Vacant		Land Value Estimates for Land Table 4120.4120 RESI				
JOHNSON HARVEY C & AMELIA D & JOHNSON HC JR & JOHNSON TRICIA N 1233 RIVERWOOD TER ST JOSEPH MI 49085		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		Dirt Road		C 100' @ 2000/		100.00 200.00 0.9193 0.8234 2000 100 151,403				
L1086P216 L1086P223 L1086226 EXCLUDED		Gravel Road		E 100' @ 800/		40.00 200.00 0.8889 0.7619 800 50 SURPLUS: ZONING 100 ft 1				
TRANSFERED LAND RESULTING IN DESCRIPTION		Paved Road		140 Actual Front Feet, 0.64 Total Acres		Total Est. Land Value = 162,238				
OF REMAINDER AS: PRT GOV LOT 1 SEC34 T29N		Storm Sewer								
R14W COM N1/4 CNR SEC 34 TH N89.4814W		Sidewalk								
437.92 ALONG N LINE OF SEC 34 THROUGH NPS		Water								
MONUMENT A-39 TH S00.0351W 700.03 TO C/L		Sewer								
M-22 TO POB TH s17.4400w 141.73 ALONG C/L		Electric								
TH n89.5920w 330.17 TH n00.3850e 135.01		Gas								
TH s89.5920e 371.82 TO POB 1.0878 A M/L		Curb								
FORMERLY: L347 P559-564 L532 P598/99 PRT		Street Lights								
GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH		Standard Utilities								
ALG N SEC 34 TH N 89 DEG 59' 21" W 175		Underground Utils.								
POINT IN ALG SD		Topography of Site								
C/L S 17		Level								
DEG 59' 21" W 175		Rolling								
FT TH S (		Low						
DEG 53' 1		High								
16.50 FT		Landscaped								
N 0 DEG 3		Swamp								
***BALANC		Wooded								
Comments/		Pond								
5/18/11SE		Waterfront								
TRANSFER		Ravine								
RE ASSIGN		Wetland								
SPLIT PEF		Flood Plain								
3 TRANSFE		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
PARCEL SP		Who		When	What	2026	81,100	0	81,100	48,028C
The Equalizer. Copyright (c) 1999 - 2009.		PSC 10/11/2015 INSPECTED		2025	82,900	0	82,900		46,766C	
Licensed To: Township of Glen Arbor,		WAS 02/04/2009 INSPECTED		2024	54,000	0	54,000		45,360C	
County of Leelanau, Michigan		TPC 12/11/2011 INSPECTED		2023	43,200	0	43,200		43,200S	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAAD TRUST	KNIGHT CHARLES F & JOANNE	300,000	05/18/2011	WD	03-ARM'S LENGTH	1086-216	DEED	0.0
JOHNSON TRUST	BAAD TRUST	1	05/18/2011	WD	03-ARM'S LENGTH	1086/223	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 100% 09/17/2008					
BAAD TRUST 1667 BROOKHOUSE CIR BR127 SARASOTA FL 34231	MAP #: 69					
	2026 Est TCV 200,210					

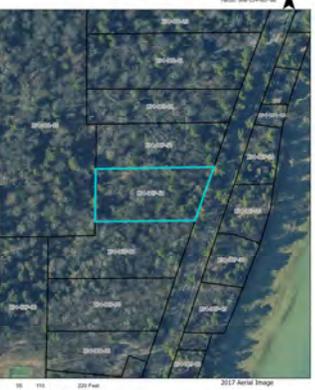
Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			C 100' @ 2000/	100.00	309.35	0.9277	0.9183	2000	100		170,384
			C 100' @ 2000/	35.01	309.35	0.9277	0.9183	2000	50	SURPLUS: ZONING 100 ft	2
			135 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								200,210

Tax Description
 L1086P225 PRT GOV LOT 1 S34T29N R14 W COMM N 1/4 CNR OF SEC 34 TH N89.4814W 437.92, ALONG N LINE OF SAID SEC 34, THROUGH NPS MONUMNET A-39 TH S00.0351W 700.03 TH TO C/L M-22 TH S17.4400W 141.73 ALONG C/L TO POB TH S17.4400W 141.73 ALONG C/L TH N89.5920W 288.53 TH N00.3850E 135.01 TH S89.5920E 330.18 TO POB. .9588 A M/L
 FORMERLY L348 P400-405 L548 P675/00 PRT GOVT LOT 1 SEC 34 COM N 1/4 COR SD SEC TH ALG N SEC LN W 437.92 FT TH S 700 FT TO POINT IN C/L ST HWY M-22 TH ALG SD C/L S 17 DEG 44' 30" W 54.18 FT TH S (C/L) 17 DEG 54' 30" W 41.48 FT TO POB. ***BALANCE

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

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



Comments/
 LAND DIVISION TRANSFER PARCELS, PARCEL IS L1068P223
 VARRANTY
 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
2026	100,100	0	100,100			49,728C
2025	100,100	0	100,100			48,421C
2024	70,100	0	70,100			46,966C
2023	55,100	0	55,100			44,730C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTON WILFRID C ESTATE	BARTON JAMES ET AL	0	10/18/2007	QC	09-FAMILY/RELATED ENTITY		OTHER	100.0
BARTON WILFRID C & URSULA	BARTON WILFRID & BARTON U	0	02/14/1986	QC	09-FAMILY/RELATED ENTITY	261P31	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7216 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BARTON JAMES & BARTON SUSAN D CLARK JENNIFER B 559 LAUREL AVE ST PAUL MN 55102	MAP #: 69					
	2026 Est TCV 1,321,945 TCV/TFA: 1099.7					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			INFERIOR 8000/	67.19	486.26	1.1724 1.5761 8000 100	993,207
			67 Actual Front Feet, 0.75 Total Acres				Total Est. Land Value = 993,207

Tax Description
L261 P31 DC L779 P516&L779 P774/03 LAND IN GOVT LOT 1 & 2 SEC 34 COM AT SW COR GOVT LOT 1 TH S 89 DEG 55' E 381.51 FT TO POB TH S 2 DEG 08' W 54.39 FT TH S 85 DEG 43' 50" E 198 FT TH N 17 DEG 46' E 53.72 FT TH S 72 DEG 14' E 83 FT TO C/L ST HWY TH N 17 DEG 46' E ALG C/L 43.95 FT TH S 89 DEG 55' E 120.31 FT TO SHR GLEN LAKE TH N 17 DEG E ALG SHR 50 FT TH N 89 DEG 55' W 439.14 FT TH S 0 DEG 05' W 47.82 FT TO POB SUBJECT TO A LIFE ESTATE FOR WILFRID C BARTON SEC 34 T28N R14W .75 A M/L

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	32.90	80 50	1,316
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1 100	1,500
Total Estimated Land Improvements True Cash Value =			2,816

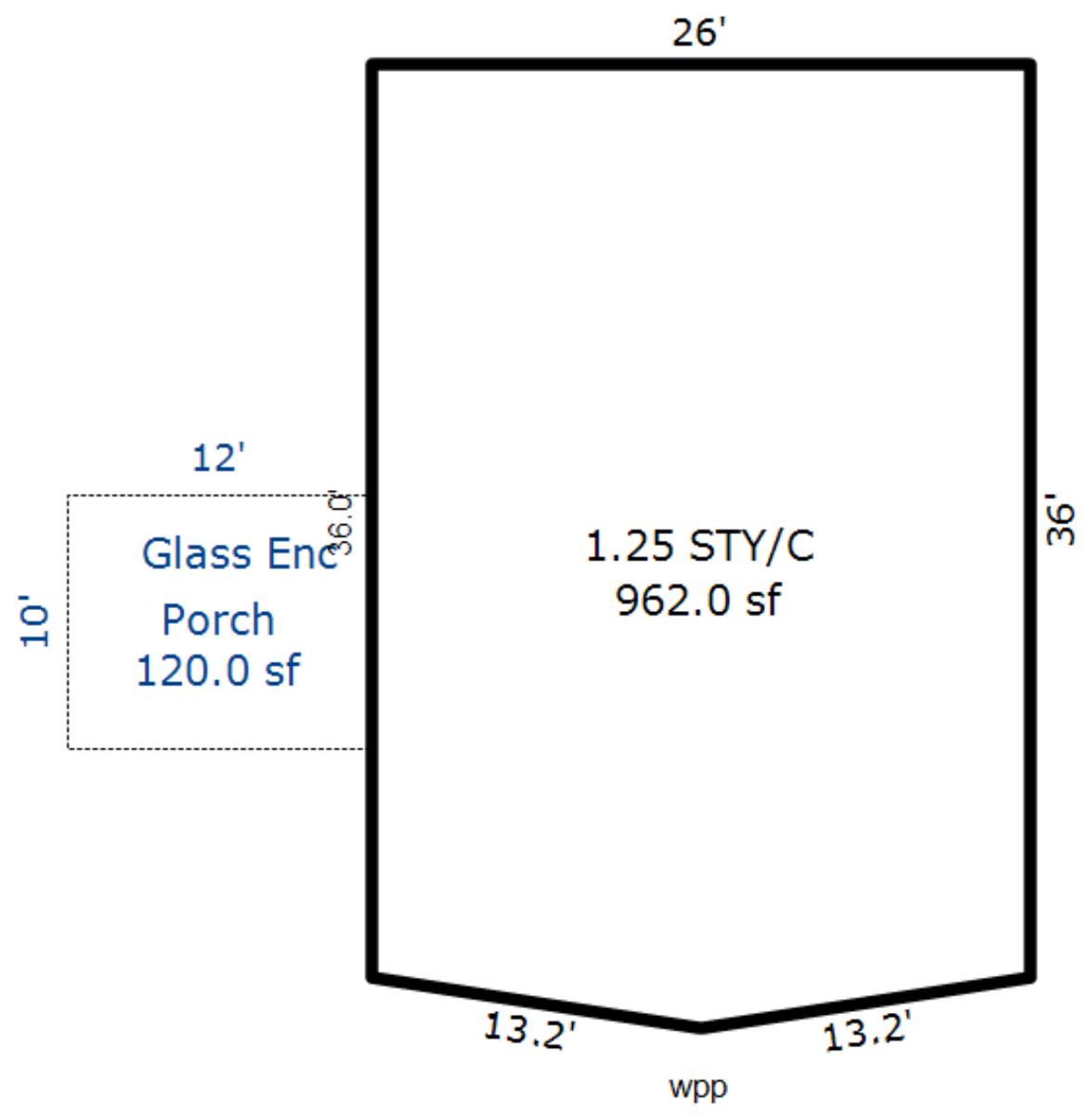


- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	496,600	164,400	661,000			122,528C
2025	434,500	157,000	591,500			119,307C
2024	266,900	154,400	421,300			115,720C
2023	141,100	116,400	257,500			110,210C

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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.
DOUGAL CYNTHIA B REV TRUS	SCHMIDT NANCY L TRUST	753,200	08/28/2018	WD	03-ARM'S LENGTH	1339P205	PROPERTY TRANSFER	100.0
DOUGAL CYNTHIA BARTON	DOUGAL CYNTHIA B REV TRUS	0	11/12/2012	QC	09-FAMILY/RELATED ENTITY	1144P541	PROPERTY TRANSFER	0.0
BARTON EVAN M ESTATE	DOUGAL CYNTHIA BARTON	0	05/14/1999	QC	08-ESTATE	512P973	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7213 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	11/27/2020	PE20-0650	EXPIRED
	P.R.E. 0% Cond. 2nd		ZONING	07/31/2018	ZB18-02	REVIEWED
Owner's Name/Address	MAP #: 69		GARAGE	06/15/2001	1871	EXPIRED
SCHMIDT NANCY L TRUST 903 MONROE ST EVANSTON IL 60202	2026 Est TCV 2,192,145 TCV/TFA: 1212.4					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L512 P973/99 PRT GOVT LOT 2 SEC 34 COM A N LN TH S 89 DEG 55' E 381.51 FT TH S 2 DEG 08' W 54.39 FT TO POB TH S 85 DEG 43' 50" E 198 FT TH N 17 DEG 46' E 53.72 FT TH S 72 DEG 14' E 83 FT TO C/L ST HWY TH N 17 DEG 46' E ALG C/L 43.95 FT TH S 89 DEG 55' E 120.31 FT TO S SHORE GLEN LK TH S 16 DEG 40' W ALG SHR 225 FT TH N 80 DEG 33' 30" W 371 FT TH N 2 DEG 08' E 102.21 FT TO POB. SEC 34 T29N R14W 1.4 A M/L.	X		Dirt Road	100.00	262.81	0.7230	1.3936	8000	100		806,030
	X		Gravel Road	125.00	262.81	0.8668	0.7828	21000	50	SURPLUS: ZONING	100 ft 89
	X		Paved Road	225 Actual Front Feet, 1.36 Total Acres		Total Est. Land Value =					1,696,542
	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											



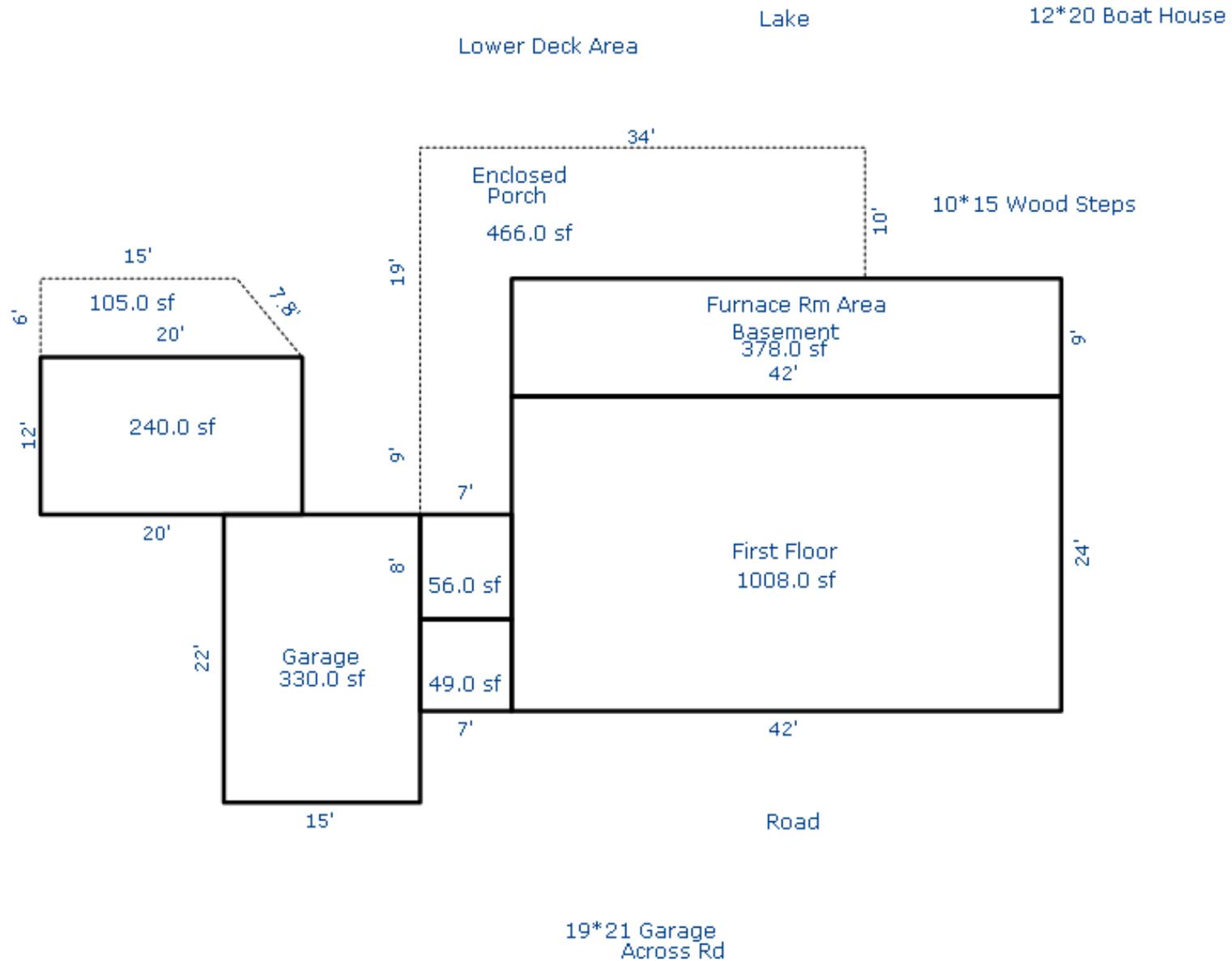
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2026	848,300	247,800	1,096,100			453,525C
Rolling	2025	776,700	238,500	1,015,200			441,602C
Low	2024	517,300	234,600	751,900			428,324C
High	2023	299,100	176,600	475,700			407,928C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 10/12/2017 INSPECTED							
TPC 12/05/2015 INSPECTED							
TPC 08/31/2012 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 403 150 252 49	Type CGEP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1930 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 399 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 45 Floor Area: 1,568 Total Base New : 284,404 Total Depr Cost: 156,423 Estimated T.C.V: 422,342		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:																
Building Style: 1.5 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls C		Blt 1930															
Yr Built 1930	Remodeled 2001	Ex	X	Ord	Min	(12) Electric			150 Amps Service		Ground Area = 1064 SF		Floor Area = 1568 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55															
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Many	X	Ave.	Few	(13) Plumbing		1.5 Story		Siding		Crawl Space		1,008		56							
Basement 6 1st Floor 3 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Average Fixture(s)		1		Average Fixture(s)		1		1,451		798		1,681							
(1) Exterior		(6) Ceilings		X Drywall			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		4,782		2,630		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 56 S.F. Height to Joists: 0.0			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 56 S.F. Height to Joists: 0.0			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216	
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		
Chimney: Brick		(15) Fireplaces		Lump Sum Items:			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		
		(16) Porches/Decks		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		
		(17) Garage		Lump Sum Items:			No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		2		Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,847		3,216		

*** 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 105	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																															
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Yr Built 1930		Remodeled 0			Ex	X	Ord	Min																																																																												
Condition: Average		Trim & Decoration			Size of Closets																																																																															
Room List		Doors			Lg	X	Ord	Small																																																																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																																																																															
(1) Exterior		(6) Ceilings			(12) Electric																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				0 Amps Service																																																																															
(2) Windows		(7) Excavation			No./Qual. of Fixtures																																																																															
	Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 240 S.F. Height to Joists: 0.0		X	Ex.	Ord.	Min																																																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets																																																																															
X	Avg. Few				Many	X	Ave.	Few																																																																												
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			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																															
(3) Roof		(10) Floor Support			(14) Water/Sewer																																																																															
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	(11) Floor Support			Lump Sum Items:																																																																															
	Chimney: Brick	(12) Joists: Unsupported Len: Cntr.Sup:																																																																																		
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 240 SF Floor Area = 240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>38,641</td> <td>21,251</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Plumbing</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>1,451</td> <td>798</td> </tr> <tr> <td colspan="4">Porches</td> <td></td> <td></td> </tr> <tr> <td colspan="4">CSEP (1 Story)</td> <td>105</td> <td>5,467</td> <td>3,007</td> </tr> <tr> <td colspan="4">Built-Ins</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Appliance Allow.</td> <td>1</td> <td>2,767</td> <td>1,522</td> </tr> <tr> <td colspan="4">Totals:</td> <td>48,326</td> <td>26,578</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	240			Total:				38,641	21,251	Other Additions/Adjustments						Plumbing						Average Fixture(s)				1	1,451	798	Porches						CSEP (1 Story)				105	5,467	3,007	Built-Ins						Appliance Allow.				1	2,767	1,522	Totals:				48,326	26,578	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																															
1 Story	Siding	Slab	240																																																																																	
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Totals:				48,326	26,578																																																																															
Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 71,761																																																																																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNIGHT JOANNE P	KNIGHT JOANNE P TRUST	0	09/13/2023	WD	09-FAMILY/RELATED ENTITY	2024005509	PROPERTY TRANSFER	0.0
MCELRATH & RODMAN & DEFOR	KNIGHT JOANNE P	400,000	03/29/2019	WD	03-ARM'S LENGTH	1358P387	PROPERTY TRANSFER	100.0
HAMMOND HELEN J LIVING TR	MCELRATH & RODMAN & DEFOR	1	07/10/2014	QC	03-ARM'S LENGTH	1206P814	DEED	100.0
	HAMMOND HELEN J LIVING TR	0	12/27/2013	AFF	07-DEATH CERTIFICATE	UNRECORDED DEA	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 69
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KNIGHT JOANNE P TRUST 24 FOREWAY DR ST LOUIS MO 63124	2026 Est TCV 1,177,901
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Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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L1206P814 A PARCEL OF LAND ON THE SHORE OF GLEN LAKE IN LOT 2 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE ON THE SHORE OF GLEN LAKE, SOUTH SIXTEEN DEGREES FORTY MINUTES WEST (S 16° 40' W) (ERRONEOUSLY RECORDED AS S 16° 30' W) 225 FEET FROM THE SHORE OF SAID LAKE AT THE EAST END OF THE NORTH 1/8TH LINE OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 14 WEST, AND RUNNING THENCE NORTH EIGHTY DEGREES THIRTY MINUTES WEST (N 80° 30' W) 371 FEET. THENCE SOUTH TWO (S 2° 10' W) SEVENTYTWO AST (S 72° 30' E) AID SHORE THENCE RTY MINUTES EAST O PLACE OF ALL RIPARIAN O. N ON FILE***	X	Dirt Road							
	X	Gravel Road							

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2026	589,000	0	589,000			165,882C
2025	515,300	0	515,300			161,521C
2024	339,200	0	339,200			156,665C
2023	179,300	0	179,300			149,205C

Who	When	What
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TPC 04/30/2021	INSPECTED	
TPC 04/10/2019	INSPECTED	
TPC 06/02/2016	INSPECTED	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HARRIS WILLIAM W & MOORE	SHELLHAMMER JOEL & ALISO	505,000	08/31/2023	WD	03-ARM'S LENGTH	2023003812	PROPERTY TRANSFER	100.0				
SCHILLING BARBARA W	HARRIS WILLIAM W	0	09/02/2021	WD	09-FAMILY/RELATED ENTITY	2021007145	PROPERTY TRANSFER	0.0				
HARRIS WILLIAM W	HARRIS WILLIAM W & MOORE	0	09/02/2021	WD	09-FAMILY/RELATED ENTITY	2021007146	PROPERTY TRANSFER	0.0				
SCHILLING BARBARA W	SCHILLING BARBARA & HARRI	1	10/04/2011	WD	03-ARM'S LENGTH	1098-31 WD	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7378 S ASHLAND AVE		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		06/13/2024	PE24-0399	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Electrical		04/23/2024	PE24-0254	100% FINIS				
SCHELLHAMMER JOEL & ALISON 529 GLADSTONE DR GRAND RAPIDS MI 49506		MAP #: 69		2026 Est TCV 509,241 TCV/TFA: 334.15								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
L278 P406-409 L331 P963-964/91 PAR BEG 1706.9 FT W & 2293.5 FT S OF MEANDER POST ON GLEN LAKE BET SEC 27 & 34 TH N 71 DEG 30' W 440 FT TH S 18 DEG 30' W 100 FT TH S 71 DEG 30' E 440 FT THN 18 DEG 30' E 100 FT TO POB SEC 34 T29N R14W .91 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Electric		C 100' @ 2000/	100.00	400.00	1.0000	0.9792	2000	100		195,850
		Gas		100 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =		195,850	
		Curb		Land Improvement Cost Estimates								
		Street Lights		Description								
		Standard Utilities		Rate								
		Underground Utils.		Size % Good								
		Topography of Site		Cash Value								
		Level		Residential Local Cost Land Improvements								
		Rolling		Description								
		Low		Rate								
		High		Size % Good								
		Landscaped		Cash Value								
		Swamp		LAND IMPROVEMENTS 25								
		Wooded		2,500.00								
		Pond		1 100								
		Waterfront		Total Estimated Land Improvements True Cash Value =								
		Ravine		4,067								
		Wetland		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Flood Plain		2026	97,900	156,700	254,600			233,847C		
		Who When What		2025	97,900	129,800	227,700			227,700S		
		WAS 10/19/2007 INSPECTED		2024	107,700	118,800	226,500			226,500S		
				2023	93,000	125,100	218,100			64,993C		

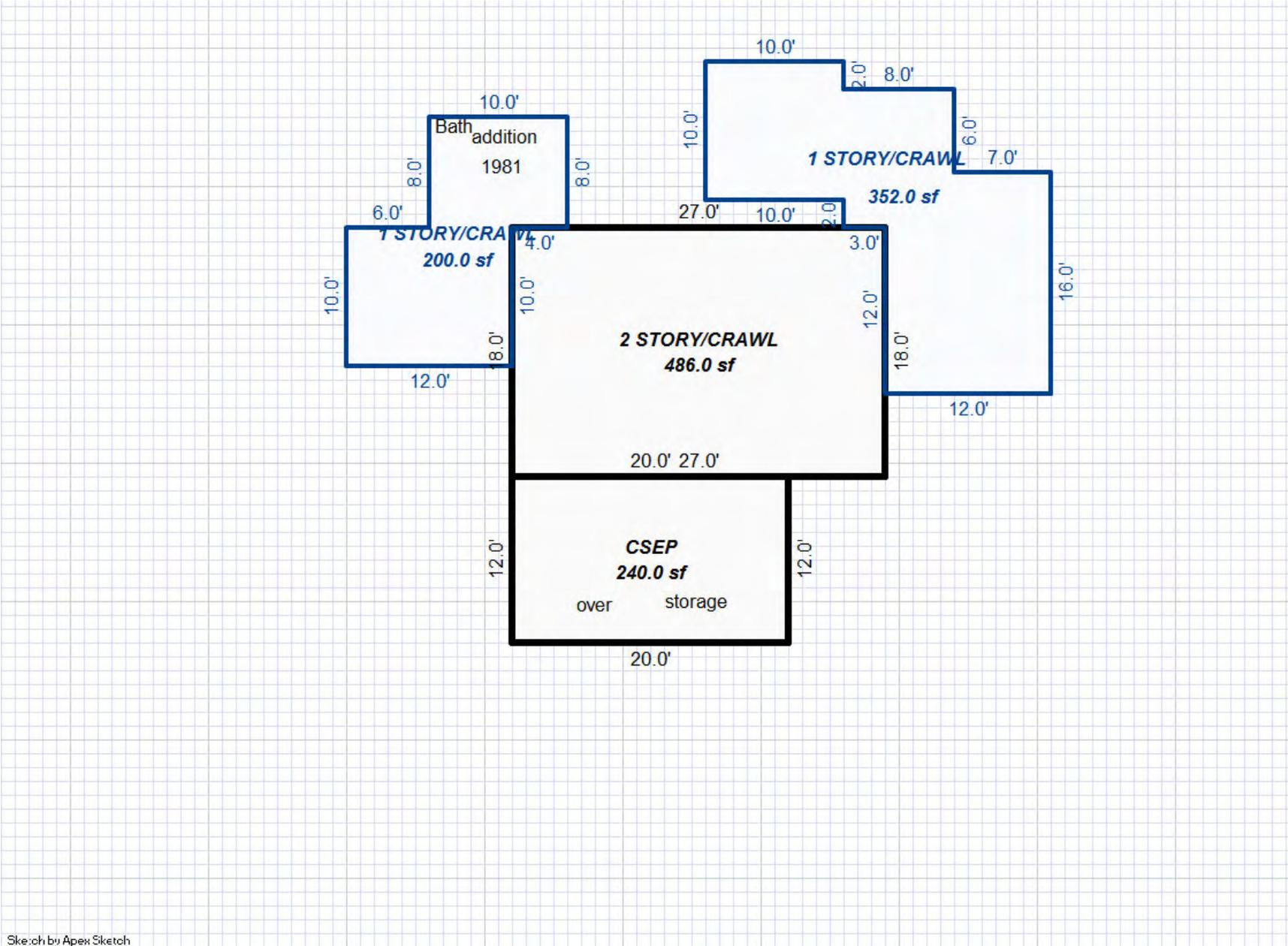


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	
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					240	CSEP (1 Story)	Class:	
Building Style: 2 STORY		X	Drywall Plaster X Paneled Wood T&G									Auto. Doors:	
Yr Built 1933	Remodeled 1981	Trim & Decoration										Mech. Doors:	
Condition: Average		Ex	X Ord	Min								Area:	
Room List		Size of Closets										% Good:	
	Basement 5 1st Floor 2 2nd Floor 5 Bedrooms	Lg	X Ord	Small								Storage Area:	
(1) Exterior		Doors	Solid	X H.C.								No Conc. Floor:	
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors										Bsmnt Garage:	
X Insulation		Kitchen:										Carport Area:	
(2) Windows		Other: Carpeted										Roof:	
X Many Avg. Few X Large Avg. Small		Other:											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 240 S.F. Crawl: 1038 S.F. Slab: 0 S.F. Height to Joists: 0.0											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Gable Hip Flat Gambrel Mansard Shed	(8) Basement											
X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Chimney: Brick		(9) Basement Finish											
		(10) Floor Support											
		Joists: 2X10X16 Unsupported Len: Cntr.Sup:											
		(14) Water/Sewer											
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
		Lump Sum Items:											
		(12) Electric											
		120 Amps Service											
		No./Qual. of Fixtures											
		Ex. X Ord. Min											
		No. of Elec. Outlets											
		Many X Ave. Few											
		(13) Plumbing											
		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto 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 Air w/ Ducts											
		Ground Area = 1038 SF Floor Area = 1524 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 Crawl Space 486											
		1 Story Siding Crawl Space 352											
		1 Story Siding Crawl Space 200											
		Total: 195,540 117,324											
		Other Additions/Adjustments											
		Plumbing											
		Average Fixture(s)											
		3 Fixture Bath											
		2 Fixture Bath											
		Water/Sewer											
		1000 Gal Septic											
		Water Well, 100 Feet											
		Porches											
		CSEP (1 Story)											
		Foundation: Basement											
		Built-Ins											
		Appliance Allow.											
		Totals: 234,337 140,602											
		Notes:											
		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 309,324											

*** 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.
KNIGHT JOANNE P	KNIGHT JOANNE P TRUST	0	02/20/2025	WD	14-INTO/OUT OF TRUST	2025002714	PROPERTY TRANSFER	0.0
KNIGHT CHARLES F TRUST	KNIGHT JOANNE P	0	11/20/2024	WD	09-FAMILY/RELATED ENTITY	2025002242	PROPERTY TRANSFER	0.0
KNIGHT CHARLES F ESTATE	KNIGHT CHARLES F TRUST	0	05/19/2020	QC	09-FAMILY/RELATED ENTITY	2020003086	PROPERTY TRANSFER	0.0

Property Address: 7299 S GLEN LAKE RD
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s): ADDITION/ALTERATION Date: 09/20/1995 Number: 95003220 Status:

School: GLEN LAKE COMMUNITY SCH DIST P.R.E. 0%
 MAP #: 69

Owner's Name/Address: KNIGHT JOANNE P TRUST
 24 FOREWAY DRIVE ST LOUIS MO 63124
 2026 Est TCV 996,302 TCV/TFA: 454.72

X Improved Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN

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

INFERIOR 8000/ 75.00 46.00 1.1220 0.9835 8000 50 INTEREST SPLIT 331,020
 75 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 331,020

X Tax Description: BEG AT PT ON SHORE GLEN LAKE 3324.21 FT N & 432.85 FT E OF MEANDER COR AT E END OF S SEC LINE TH W 50.85 FT TO ELY R/W LINE HWY M22 TH S 18 DEG 55' W ALONG R/W LINE 75 FT TH E 42.7 FT TO SHORE GLEN LAKE TH N 24 DEG 35' E ALONG SHORE 78.02 FT TO POB UND 1/2 INT (REF: 006-134-013-10 FOR OTHER 1/2 INT) SEC 34 T29N R14W. .08 A. M/L.

X Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Dock: Light posts 55.62 765 50 21,274

X Residential Local Cost Land Improvements
 Description Rate Size % Good Cash Value
 LAND IMPROVEMENTS 10 10,000.00 2 100 20,000
 Total Estimated Land Improvements True Cash Value = 41,274

Comments/Influences: Street Lights Standard Utilities Underground Utils.

Topography of Site

X Level: Rolling Low High

X Landscaped Swamp Wooded Pond

X Waterfront Ravine Wetland Flood Plain

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

Who When What 2026 165,500 332,700 498,200 186,492C

WAS 10/19/2007 INSPECTED 2025 144,800 316,900 461,700 181,590C

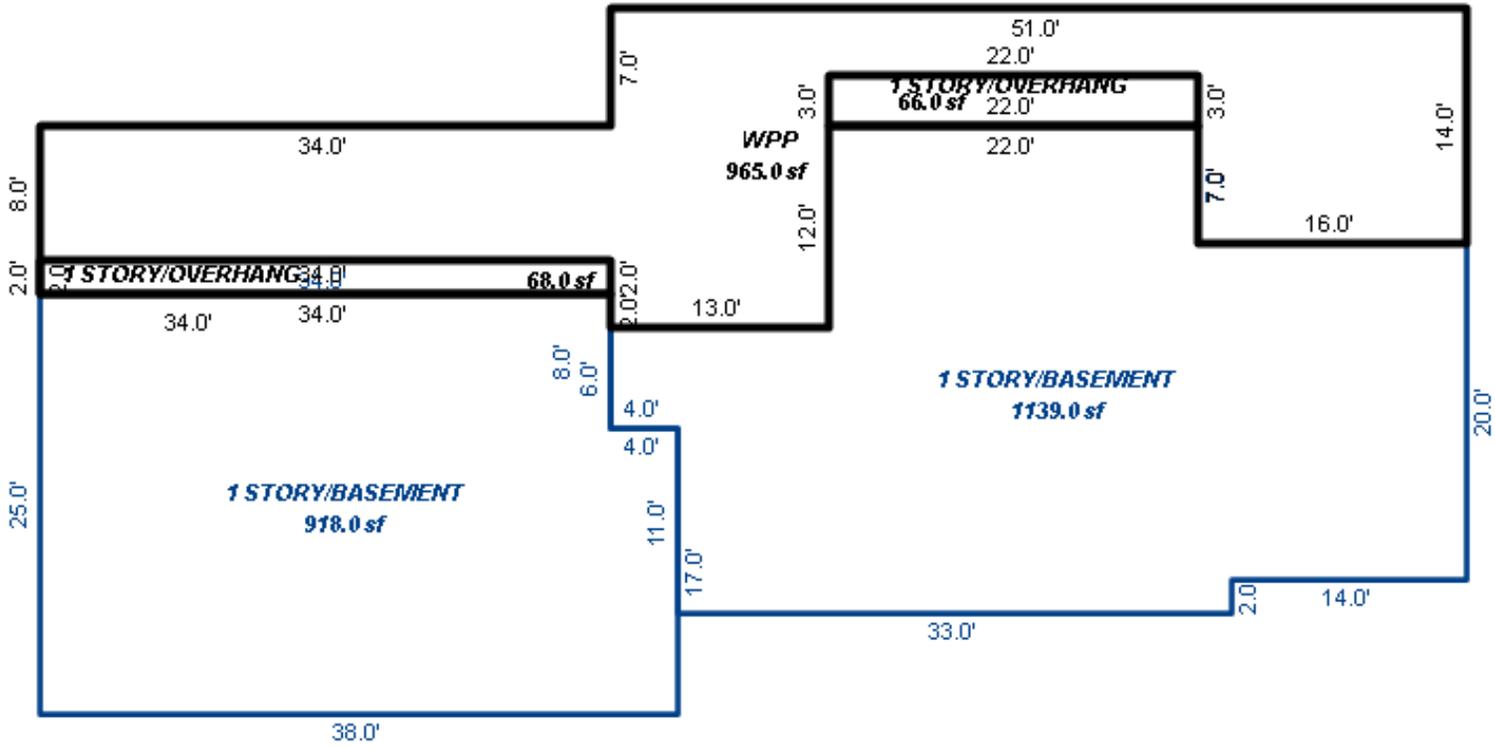
TPC 12/05/2015 INSPECTED 2024 80,400 312,100 392,500 176,130C

TPC 08/31/2012 INSPECTED 2023 42,500 238,900 281,400 167,743C



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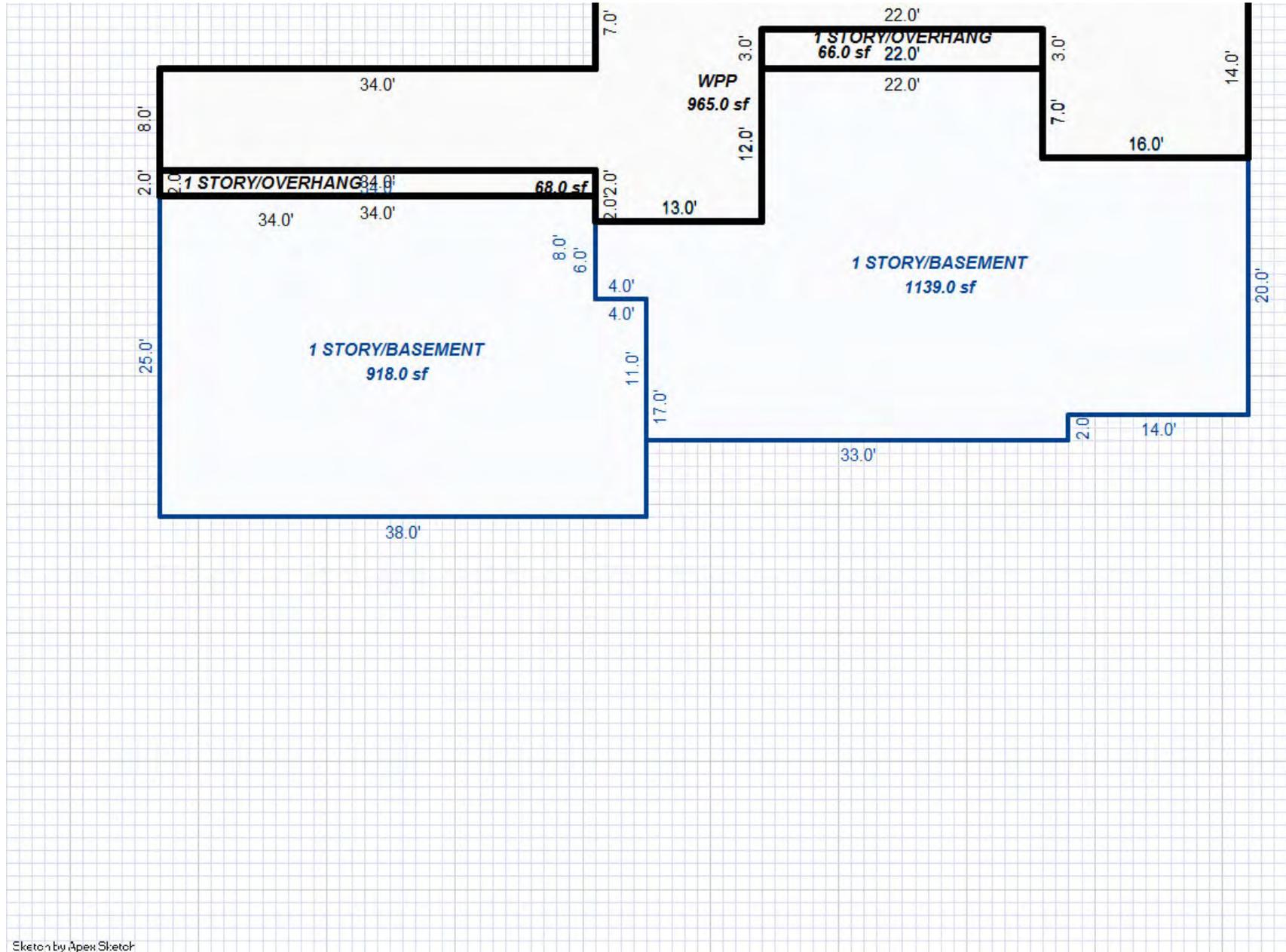
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7299 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/18/2016	PM16-0231						
Owner's Name/Address		P.R.E. 0%										
KNIGHT JOANNE P 24 FOREWAY DR ST LOUIS MO 63124		MAP #: 69										
		2026 Est TCV 996,302 TCV/TFA: 454.72										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		INFERIOR 8000/	75.00	46.00	1.1220	0.9835	8000	50	INTEREST SPLIT	331,020
		Paved Road		75 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =	331,020		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Dock: Light posts	55.62	765	50	21,274				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVEMENTS 10	10,000.00	2	100	20,000				
		Curb		Total Estimated Land Improvements True Cash Value =					41,274			
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2026	165,500	332,700	498,200		186,492C		
		TPC 05/06/2018	INSPECTED		2025	144,800	316,900	461,700		181,590C		
		WAS 10/19/2007	INSPECTED		2024	80,400	312,100	392,500		176,130C		
					2023	42,500	238,900	281,400		167,743C		



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Sketon by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNIGHT JOANNE P	KNIGHT JOANNE P TRUST	0	02/20/2025	WD	14-INTO/OUT OF TRUST	2025002712	PROPERTY TRANSFER	0.0
KNIGHT CHRLES F TRUST	KNIGHT JOANNE P	0	11/20/2024	WD	09-FAMILY/RELATED ENTITY	2025002243	PROPERTY TRANSFER	0.0
KNIGHT CHARLES F ESTATE	KNIGHT CHRLES F TRUST	0	05/19/2020	QC	09-FAMILY/RELATED ENTITY	2020003085	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7287 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	04/18/2016	PM16-0232	
	P.R.E. 0%		PLUMBING	12/10/2003	PP03-0534	
Owner's Name/Address	MAP #: 69		Res. Add/Alter/Repair	11/04/2003	PB03-0671	
KNIGHT JOANNE P TRUST 24 FOREWAY DR ST LOUIS MO 63124	2026 Est TCV 1,943,590 TCV/TFA: 1472.4		ELECTRICAL	10/20/2003	PE03-0780	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
				Description	Frontage	Depth	Value
BEG AT PT ON SHR GLEN LAKE 3395.16 FT N & 465.32 FT E OF MEANDER COR AT E END OF S SEC LN TH W 59 FT TO ELY R/W LN OF HWY M-22 TH S 18 DEG 55' W ALG SD R/W LN 75 FT TH E 50.85 FT TO SHR GLEN LAKE TH N 24 DEG 35' E ALG SD SHR 78.02 FT TO POB SEC 34 T29N R14W .09 A.	X			INFERIOR 8000/	78.00	50.00	689,202
	X			78 Actual Front Feet, 0.09 Total Acres			689,202
	X			* Factors *			
	X			Description Frontage Depth Front Depth Rate %Adj. Reason Value			
	X			LAND IMPROVEMENTS 10 10,000.00 2 100 20,000			

Public Improvements	Description	Rate	Size % Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				



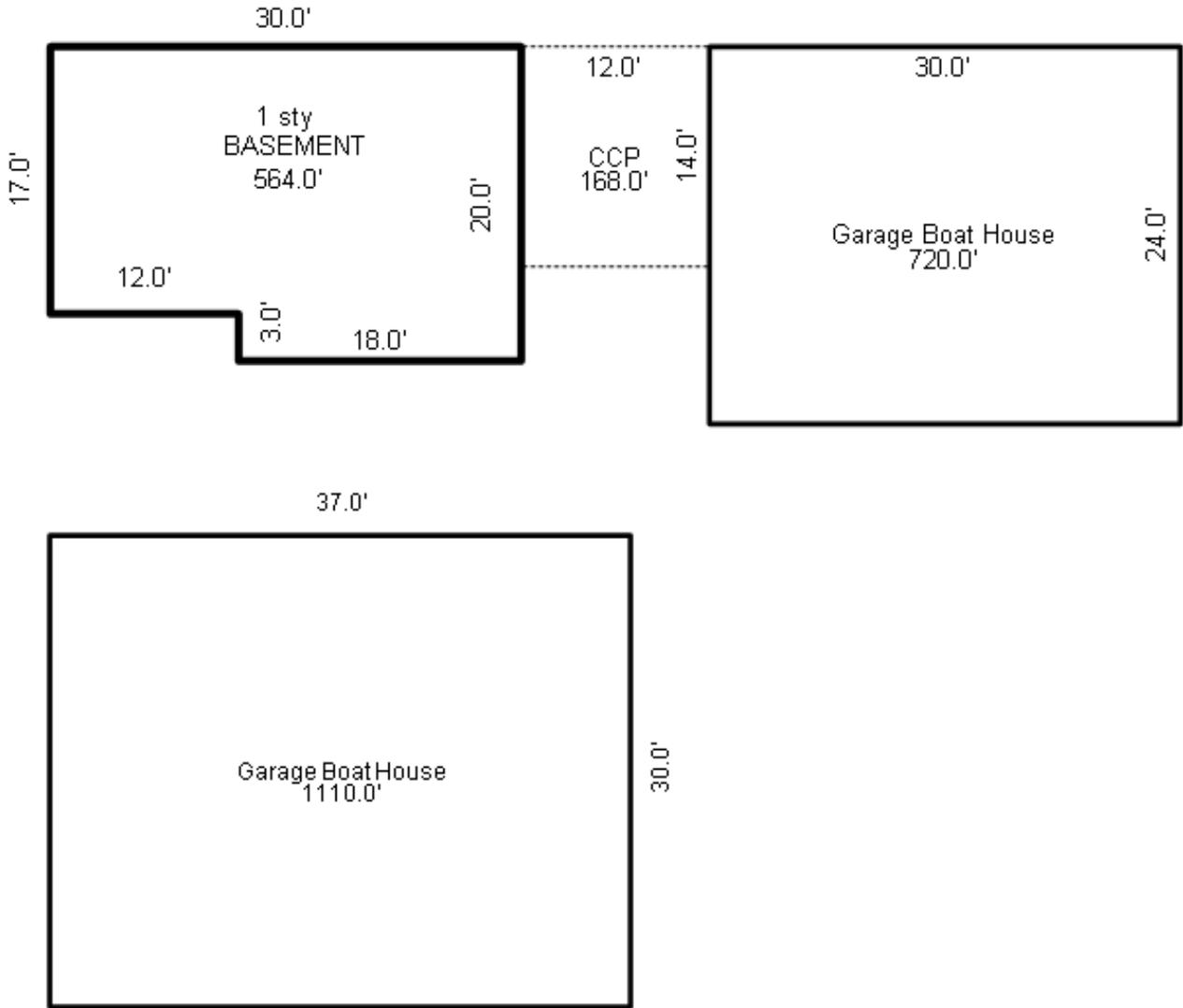
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2026	344,600	627,200	971,800			283,755C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2025	301,500	607,500	909,000			276,296C
Pond							
X Waterfront	2024	169,000	597,900	766,900			267,989C
Ravine							
Wetland							
Flood Plain	2023	89,400	453,400	542,800			255,228C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
WAS	10/19/2007	INSPECTED	2025	301,500	607,500	909,000			276,296C
TPC	12/05/2015	INSPECTED	2024	169,000	597,900	766,900			267,989C
TPC	08/31/2012	INSPECTED	2023	89,400	453,400	542,800			255,228C

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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 168 551	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: B Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1110 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X Ex Ord Min			Size of Closets		X Lg Ord Small		Doors X Solid H.C.		
Building Style: 1 STORY		Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric	
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall		(2) Windows		(7) Excavation		X Many Ave. Few		(13) Plumbing		4	
X	Insulation	(2) Windows		X Many Avg. Few		X Large Avg. Small		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		1320 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)	
X	Wood Sash Metal Sash Vinyl Sash	(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		(10) Floor Support		Joists: 2X18X16 Unsupported Len: 12 Cntr.Sup:		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
Chimney: Stone		(10) Floor Support		Joists: 2X18X16 Unsupported Len: 12 Cntr.Sup:		Lump Sum Items:		X Ex. Ord. Min		No./Qual. of Fixtures		No. of Elec. Outlets		(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	
Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service	
Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service	
Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service	
Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service	
Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
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Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
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Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service	
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Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service	
Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
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Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service	
Condition: Average		Size of Closets		X Lg Ord Small		Doors X Solid H.C.		(12) Electric		250 Amps Service		No./Qual. of Fixtures		X Ex. Ord. Min		No. of Elec. Outlets	
Room List		Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric		250 Amps Service		No./Qual.					



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
CARLEY CHRISTOPHER T & NA	CARLEY NANCY S TRUST	0	06/26/2017	WD	03-ARM'S LENGTH	1301P379	PROPERTY TRANSFER	0.0	
LEJEUNE BABARA & DUNN EDW	CARLEY CHRISTOPHER T & NA	10	10/23/2014	WD	09-FAMILY/RELATED ENTITY	1214P158	PROPERTY TRANSFER	0.0	
CARLEY CHRISTOPHER T & NA	CARLEY CHRISTOPHER T & NA	0	05/04/2009	QC	09-FAMILY/RELATED ENTITY	2009 1011-19QC	DEED	0.0	
WHITNEY & JONES & BORGESO	CARLEY CHRISTOPHER T & NA	1	12/30/1980	WD	09-FAMILY/RELATED ENTITY	221P147	OTHER	0.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (Building Permit(s)		Date	Number	Status
7338 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION		04/15/2002	1931		
Owner's Name/Address		P.R.E. 0%		MAP #: 69		2026 Est TCV 2,372,258 TCV/TFA: 604.86			
CARLEY NANCY S TRUST 2109 AMMER RIDGE CT UNIT 102 GLENVIEW IL 60025-1863		X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
Tax Description		Public Improvements		* Factors *					
2015 COMBINED ON 10/23/2014 FROM 006-134-015-00, 006-134-015-61; L221 P147 PRT GOVT LOT 2 SEC 34 COM W 1/4 COR TH S 88 DEG 41' 05" E ALG E-W 1/4 LN 1228.71 FT TH N 16 DEG 27' 50" E 21.92 FT TH N 88 DEG 16' 10" W 72.13 FT TH N 11 DEG 18' 40" E 119.15 FT TH N 68 DEG 53' 15" E 98.89 FT TH S 1 DEG 39' 10" W 64.03 FT TH S 88 DEG 07' 05" E 350.43 FT TH N 17 DEG 46' 0" E ALG C/L ST HWY M-22 300.49 FT FOR POB TH N 75 DEG 55' 55" W 676.67 FT TH N 19 DEG 13' 45" E 174.75 FT TH S 74 DEG 05' 25" E 671.25 FT TH S 17		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 INFERIOR 8000/ 100.00 779.49 0.8458 1.7321 8000 100 1,171,981 INFERIOR 8000/ 52.00 779.49 0.8458 1.7321 8000 50 SURPLUS: ZONING 100 ft 30 152 Actual Front Feet, 2.72 Total Acres Total Est. Land Value = 1,476,696					
		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 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	738,300	447,800	1,186,100			362,170C	
TPC 11/16/2021 INSPECTED		2025	646,100	429,800	1,075,900			352,649C	
TPC 06/02/2016 INSPECTED		2024	459,300	422,700	882,000			342,046C	
WAS 10/19/2007 INSPECTED		2023	242,800	318,800	561,600			325,759C	

*** 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 91 136 1647	Type WPP WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior	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			1	Class: C +10 Effec. Age: 30 Floor Area: 3,922 Total Base New : 469,847 Total Depr Cost: 328,912 Estimated T.C.V: 888,062	E.C.F. X 2.700		Bsmnt Garage: 2 Car Carport Area: Roof:				
Building Style: 1.75 STORY		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY (11) Heating System: Forced Hot Water Ground Area = 2371 SF Floor Area = 3922 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 10 Blt 1986		Cls C 10 Blt 1986				
Yr Built 1986	Remodeled 0	X Ex	Ord	Min	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		150 Amps Service			No./Qual. of Fixtures			1.5 Story Siding Crawl Space 1,641		2 Story Siding Blt-in Gar. 730		Total: 405,327 283,748		
Room List		Doors		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments						
Basement 6 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			Ex. X Ord. Min			Plumbing			1 Average Fixture(s)		4 3 Fixture Bath		
(1) Exterior	(6) Ceilings		X Drywall			Many X Ave. Few			Water/Sewer			2 Fixture Bath		Softener, Auto		
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1641 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Plumbing			3 Fixture Bath		Softener, Manual		
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Water/Sewer			Solar Water Heat		No Plumbing		
(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Porches			Extra Toilet		Extra Sink		
X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1641 S.F. Slab: 0 S.F. Height to Joists: 0.0			4 3 Fixture Bath			Water/Sewer			1000 Gal Septic		Water Well, 100 Feet		Separate Shower	
X Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:			1 2000 Gal Septic			Garages			Water Well, 100 Feet		Ceramic Tile Floor		
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Lump Sum Items:			1 1000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Ceramic Tile Wains		Ceramic Tub Alcove		
X Asphalt Shingle	(15) Fireplaces		1 1000 Gal Septic			1 2000 Gal Septic			Basement Garage: 2 Car			WPP		Vent Fan		
Chimney: Metal	(16) Porches/Decks		1 1000 Gal Septic			1 2000 Gal Septic			Door Opener			WPP		136		
Condition: Average		Size of Closets		No. of Elec. Outlets			Average Fixture(s)			Built-Ins			WPP		136	
X Lg	Ord	Small	No. of Elec. Outlets			Average Fixture(s)			Appliance Allow.			WPP		136		
X Lg	Ord	Small	No. of Elec. Outlets			Average Fixture(s)			Fireplaces			WPP		136		
X Lg	Ord	Small	No. of Elec. Outlets			Average Fixture(s)			Deck			WPP		136		
X Lg	Ord	Small	No. of Elec. Outlets			Average Fixture(s)			Treated Wood			WPP		136		
X Lg	Ord	Small	No. of Elec. Outlets			Average Fixture(s)			Totals:			WPP		136		
X Lg	Ord	Small	No. of Elec. Outlets			Average Fixture(s)			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			WPP		136		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNIGHT JOANNE P	KNIGHT JOANNE P TRUST	0	02/20/2025	WD	14-INTO/OUT OF TRUST	2025002713	PROPERTY TRANSFER	0.0
KNIGHT CHARLES F TRUST	KNIGHT JOANNE P	0	11/20/2024	WD	09-FAMILY/RELATED ENTITY	2025002244	PROPERTY TRANSFER	0.0
KNIGHT CHARLES F ESTATE	KNIGHT CHARLES F TRUST	0	05/19/2020	QC	09-FAMILY/RELATED ENTITY	2020003087	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #: 69					
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KNIGHT JOANNE P TRUST 24 FOREWAY DR ST LOUIS MO 63124	2026 Est TCV 2,428,900					
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Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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INFERIOR 8000/	254.00	787.17	0.6888	1.7355	8000	100	2,428,900
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254 Actual Front Feet, 4.59 Total Acres						Total Est. Land Value =	2,428,900
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Tax Description L177 P853 PRT OF GOVT LOT 2 SEC 34 COM W 1/4 COR TH N 00 DEG 20' E 999.70 FT TH N 89 DEG 38' E 792.30 FT TH S 19 DEG 09'00" W 60 FT TH S 71 DEG 30' E 400 FT TO POB TH N 22 DEG 45'58" E 220.33 FT TH N 27 DEG 32'47" E 54.60 FT TH N 87 DEG 50'44" E 166.80 FT TH S 87 DEG 20'51" E 33.72 FT TH S 89 DEG 18'57" E 231.30 FT TH S 72 DEG 12'10" E 228.69 FT TO C/L M-22 TH S 71 DEG 24'12" E 109.82 FT TH S 24 DEG 18'40" W 107.61 FT TH S 89 DEG 49'31" W 65.60 FT TH S 18 DEG 30'20" W 239.87 FT TH N 89 DEG 37'40" E 42.73 FT TH S 21 DEG 74 DEG 06'20" W '00" E 105.14 FT 34 FT TO POB SEC	X	Dirt Road					
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	X	Gravel Road					
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	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
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	X	Water					
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	X	Sewer					
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	X	Electric					
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	X	Gas					
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	X	Curb					
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	X	Street Lights					
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	X	Standard Utilities					
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	X	Underground Utils.					
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	X	Topography of Site					
--	---	--------------------	--	--	--	--	--

	X	Level					
--	---	-------	--	--	--	--	--

	X	Rolling					
--	---	---------	--	--	--	--	--

	X	Low					
--	---	-----	--	--	--	--	--

	X	High					
--	---	------	--	--	--	--	--

	X	Landscaped					
--	---	------------	--	--	--	--	--

	X	Swamp					
--	---	-------	--	--	--	--	--

	X	Wooded					
--	---	--------	--	--	--	--	--

	X	Pond					
--	---	------	--	--	--	--	--

	X	Waterfront					
--	---	------------	--	--	--	--	--

	X	Ravine					
--	---	--------	--	--	--	--	--

	X	Wetland					
--	---	---------	--	--	--	--	--

	X	Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2026	1,214,500	0	1,214,500			159,125C
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2025	1,062,600	0	1,062,600			154,942C
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2024	816,300	0	816,300			150,284C
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2023	431,500	0	431,500			143,128C
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 County of Leelanau, Michigan

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

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

Property Address: OFF S GLEN LAKE RD
 Class: RESIDENTIAL-VACAN Zoning: NTL P Building Permit(s):
 Date: Number: Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 69
 2026 Est TCV 0

Owner's Name/Address: US GOVT NATL PARK
 SLEEPING BEAR DUNES NATL LAKE SHR
 9922 W FRONT ST
 EMPIRE MI 49630

Improved X Vacant
 Land Value Estimates for Land Table 4120.4120 RESI

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

EXEMPT PARK LAND 69.290 Acres 10,000 100 692,900
 69.29 Total Acres Total Est. Land Value = 692,900

Tax Description: L188 P132 1-27-77 PRT GOVT LOTS 2, 3, 4
 BEG SW COR OF SEC 34 TH N ALG W LN TO A
 POINT 303.10 FT S OF NW COR OF GOVT LOT 2
 TH N 89 DEG 38' E 792.30 FT TH S 18 DEG
 30' W 248.99 FT M/L TH N 71 DEG 30' W 50
 FT TH S 18 DEG 30' W 450 FT TH S 71 DEG
 30' E 400 FT TH S TO S LN OF GOVT LOT 2
 TH E ALG S LN 310 FT M/L TH S 15 DEG 43'
 W 100 FT TH W 50 FT TH S 2 DEG 59' W
 1100.12 FT TH W 43.10 FT TH S 89 DET TH W
 550 FT TH S 886 FT TH E 375 FT TH S 434
 FT TO S LN SEC 34 TH W ALG SD S LN TO SW
 COR OF SD SEC 34 & POB SEC 34 T32N R14W.

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

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

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

2026 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

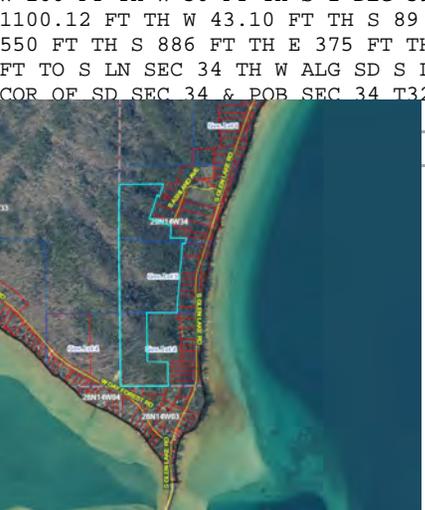
2025 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

2024 0 0 0 0 0

2023 0 0 0 0 0

Who When What: PSC 03/12/2025 INSPECTED TPC 04/28/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROBINSON ANDREW & ELIZABE	GLEN LAKE TRUST	0	11/13/2025	WD	14-INTO/OUT OF TRUST	2025006047	PROPERTY TRANSFER	0.0				
LEJEUNE BARBARA B	ROBINSON ANDREW & ELIZABE	841,000	08/18/2016	WD	03-ARM'S LENGTH	1272P805	DEED	100.0				
CARLEY & DUNN	LEJEUNE BARBARA B	10	11/05/2014	WD	09-FAMILY/RELATED ENTITY	1214P155	PROPERTY TRANSFER	0.0				
LEJEUNE DENNIS E	LEJUENE BARBARA K	0	09/20/2000	AFF	07-DEATH CERTIFICATE	558P856	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7366 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		01/16/2025	PM25-0048					
		P.R.E. 100% 01/01/2024		Electrical		05/26/2022	PE22-0368	100% FINIS				
Owner's Name/Address		MAP #: 69		Mechanical		02/24/2022	PM22-0170	100% FINIS				
GLEN LAKE TRUST ROBINSON ANDREW & ELIZABETH TRUSTEE 7366 S GLEN LAKE RD GLEN ARBOR MI 49636		2026 Est TCV 2,681,327 TCV/TFA: 694.46		Mechanical		01/08/2021	PM21-0022	100% FINIS				
		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L1272P805 COMBINED ON 10/23/2014 FROM 006-134-015-30, 006-134-015-60;		Gravel Road		INFERIOR 8000/	100.00	812.31	0.8439	1.7464	8000	100		1,179,117
L221 P150 DC L558 P855/00 PRT GOVT LOT 2 COM W 1/4 COR TH S 88 DEG41' 05" E ALG E-W 1/4 LN 1228.71 FT TH N16 DEG 27' 50" E 21.92 FT TH N 88 DEG 16' 10" W 72.13 FT TH N 11 DEG 18' 40" E119.15 FT TH N 68 DEG 53' 15" E 98.89 FTTH S 1 DEG 39' 10" W 64.03 FT TH S 88 DEG 07' 05"E 350.43 FT TH N 17 DEG 46' 0" E ALG C/L ST HWY M-22 147.66 FT FOR POB TH N 77 DEG 44' 20" W 682.74 FT TH N 19 DEG 13' 45" E 174.73 FT TH S 75 DEG 55' 55" E 676.67 FT TH S 17		Paved Road		INFERIOR 8000/	52.83	812.31	0.8439	1.7464	8000	50	SURPLUS: ZONING 100 ft	31
		Storm Sewer		153 Actual Front Feet, 2.85 Total Acres Total Est. Land Value = 1,490,581								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: 4in Ren. Conc.		8.33	860	0	0			
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description		Rate	Size	% Good	Cash Value			
		X Curb		LAND IMPROVEMENTS 25		2,500.00	1	100	2,500			
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,500								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2026	745,300	595,400	1,340,700			587,191C		
		X Low		2025	652,100	570,700	1,222,800			571,754C		
		X High		2024	464,900	708,100	1,173,000			554,563C		
		X Landscaped		2023	245,700	532,900	778,600			528,156C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	2026	745,300	595,400	1,340,700			587,191C	
		TPC 11/16/2021	INSPECTED		2025	652,100	570,700	1,222,800			571,754C	
		TPC 05/05/2021	INSPECTED		2024	464,900	708,100	1,173,000			554,563C	
		TPC 11/04/2020	INSPECTED		2023	245,700	532,900	778,600			528,156C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 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: 673 % 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: 25 Floor Area: 3,861 Total Base New : 586,844 Total Depr Cost: 440,091 Estimated T.C.V: 1,188,246			92 WCP (1 Story) 388 CPP 563 Treated Wood 156 Treated Wood		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2930 SF Floor Area = 3861 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls C 10 Blt 1981															
Yr Built	Remodeled	Trim & Decoration		(12) Electric			No./Qual. of Fixtures			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
1981 198	2021	X	Ex	Ord	Min	200 Amps Service			X Ex.			Ord.	Min	1.25 Story		Siding	Crawl Space		2,832		98				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Many			X	Ave.	Few	1 Story		Siding	Crawl Space		23		200		
X	Lg	Ord	Small	(13) Plumbing			Average Fixture(s)			1			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
Room List		Doors	Solid	X	H.C.	1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087		
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:			3			4			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
(1) Exterior		(6) Ceilings		(8) Basement			Average Fixture(s)			3			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 0 S.F. Crawl: 2930 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
(2) Windows		(7) Excavation		(9) Basement Finish			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(10) Floor Support			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087		
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
Chimney: Stone		Joists: 2X16X12 Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
		Lump Sum Items:		Deck Treated Wood Treated Wood			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener			1			2			1 Story		Siding	Overhang		200		Total:		494,836		371,087	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLEY & DUNN	LEJEUNE BARBARA B	10	11/05/2014	WD	09-FAMILY/RELATED ENTITY	1214P161	PROPERTY TRANSFER	0.0
WHITNEY & JONES & BOGESON	DUNN EDWIN & KATHLEEN L	1	01/05/1981	WD	09-FAMILY/RELATED ENTITY	221P153	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7394 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	10/07/2002	2002-1960	100% FINIS
Owner's Name/Address	P.R.E. 0%		HOUSE	10/07/2002	2002-1961	100% FINIS
DUNN EDWIN R & KATHLEEN L 380 GREEN BAY RD #3C WINNETKA IL 60093	MAP #: 69					
	2026 Est TCY 2,317,248 TCY/TFA: 713.44					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
COMBINED ON 11/14/2014 FROM 006-134-015-40, 006-134-015-62; L221 P153 PRT GOVT LOT 2 COM W 1/4 COR TH S 88 DEG41' 05" E ALG E-W 1/4 LN 896.68 FT TH N 1 DEG 18' 55" E 233.79 FT TH S 71 DEG 06' 10" E 40.06 FT FOR POB TH N 18 DEG 52' 40" E 100.03 FT TH N 71 DEG 05' 30" W 40.63 FT TH N 64 DEG 25' 30" E 71.36 FT TH N 19 DEG 13' 45" E 19.79 FT TH S 77 DEG 44' 20" E 682.74 FT TH S 17 DEG 46' 0" W ALG C/L ST HWY M-22 147.66 FT TH N 88 DEG 07' 05" W 350.43 FT TH N 1 DEG 39' 10" E 64.03 FT TH S 68 DEG 53'	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			INFERIOR 8000/	100.00	739.33	0.8572	1.7139	8000	100		1,175,267
			INFERIOR 8000/	47.00	739.33	0.8572	1.7139	8000	50	SURPLUS: ZONING 100 ft	27
			147 Actual Front Feet, 2.50 Total Acres			Total Est. Land Value =				1,451,455	

Tax Description	X Improved	Vacant	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	X Improved	Vacant	Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
			Street Lights					
			Standard Utilities					
			Underground Utils.					



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

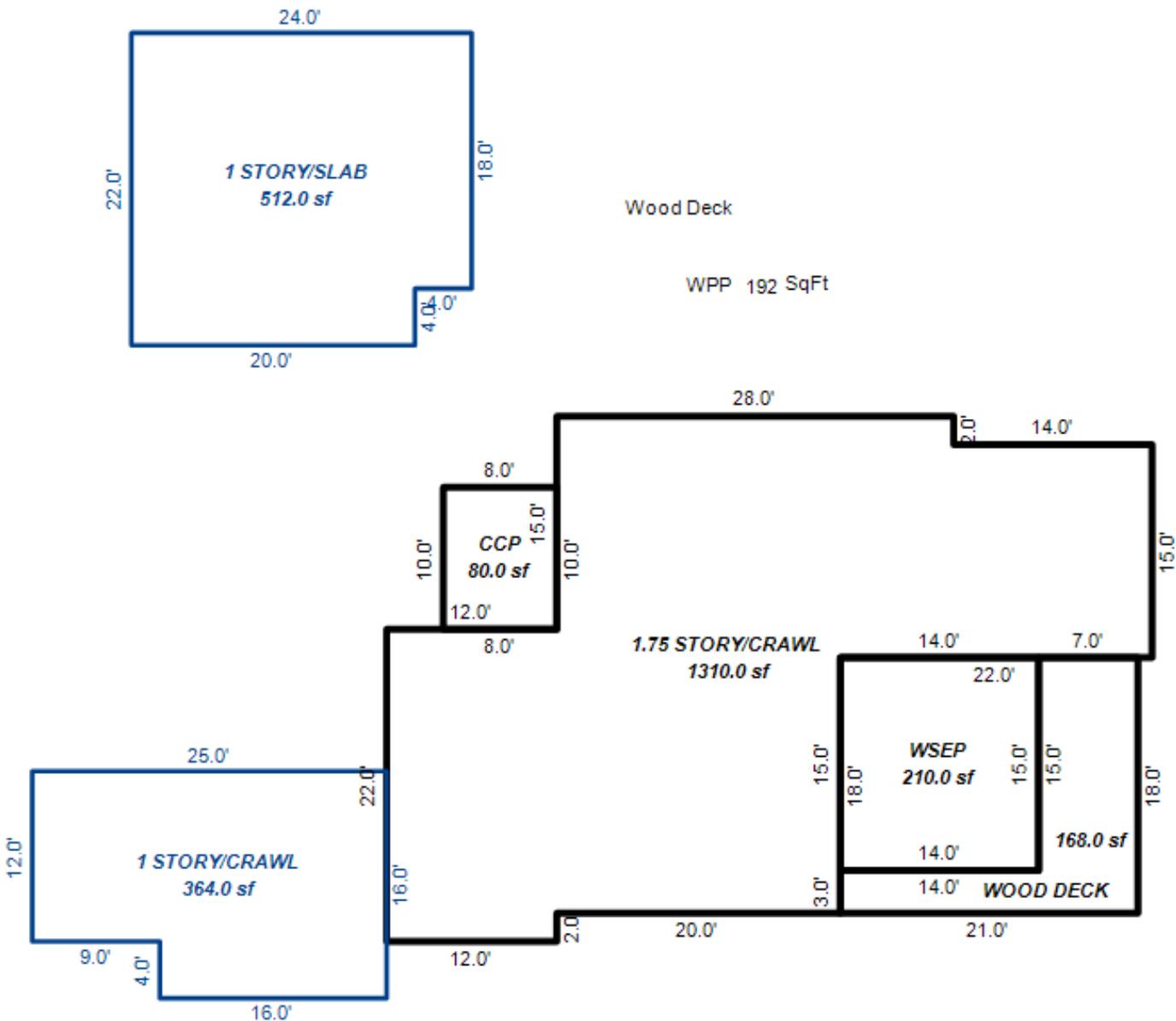
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	725,700	432,900	1,158,600			347,193C
2025	635,000	410,100	1,045,100			338,066C
2024	448,000	491,200	939,200	939,200M		327,902C
2023	236,800	370,100	606,900			312,288C

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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	Type	Year Built:	Car Capacity:																													
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					80 210 192 168	CCP (1 Story) CSEP (1 Story) Treated Wood Treated Wood		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																													
Building Style: 1.25 STORY		X	Ex	Ord	Min	Central Air Wood Furnace		Class: C +10 Effec. Age: 35 Floor Area: 2,736 Total Base New : 396,683 Total Depr Cost: 257,845 Estimated T.C.V: 696,182		E.C.F. X 2.700		Bsmnt Garage:																														
Yr Built 1982	Remodeled 2002	Size of Closets		X	Lg	Ord	Small	Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1674 SF Floor Area = 2736 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 10		Blt 1982																														
Condition: Average		X	Ex	Ord	Min	No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																						
Room List		X	Lg	Ord	Small	No. of Elec. Outlets		1.75 Story Siding		1 Story Siding		1 Story Siding		Crawl Space		Crawl Space		80		Total:		351,596		228,539																		
Basement 4 1st Floor 2 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		200 Amps Service		Average Fixture(s)		Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		1000 Gal Septic		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(13) Plumbing	
(1) Exterior		X	Ex	Ord	Min	No. of Elec. Outlets		Many		X		Ave.		Few		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		1 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4080 BIG GLEN) 2.700 => TC		696,182								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 1674 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		E.C.F. (4080 BIG GLEN) 2.700 => TC		696,182																
X	Insulation	(2) Windows		X	Many	X	Large	Avg.	Few	Basement: 0 S.F. Crawl: 1674 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		E.C.F. (4080 BIG GLEN) 2.700 => TC		696,182														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(2) Windows		X	Many	X	Large	Avg.	Few	Basement: 0 S.F. Crawl: 1674 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		E.C.F. (4080 BIG GLEN) 2.700 => TC		696,182														
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		E.C.F. (4080 BIG GLEN) 2.700 => TC		696,182																											
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		E.C.F. (4080 BIG GLEN) 2.700 => TC		696,182																																

*** 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.
LEJEUNE BARBARA B	SCHELLHAMMER JOEL & ALLIS	20,000	09/14/2020	QC	21-NOT USED/OTHER	2020006725	PROPERTY TRANSFER	100.0
CARLEY NANCY S	SCHELLHAMMER JOEL & ALLIS	20,000	09/14/2020	QC	21-NOT USED/OTHER	2020006724	PROPERTY TRANSFER	100.0
DUNN EDWIN R & KATHLEEN L	SCHELLHAMMER JOEL & ALLIS	20,000	09/14/2020	QC	21-NOT USED/OTHER	2020006726	PROPERTY TRANSFER	100.0

Property Address: S ASHLAND AVE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 69

Owner's Name/Address: SCHELLHAMMER JOEL & ALLISON
 529 GLADSTONE DR
 GRAND RAPIDS MI 49506
 2026 Est TCV 238,833

Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road								
X			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			141 Actual Front Feet, 1.22 Total Acres Total Est. Land Value = 238,833								

Tax Description: 2020006726 PARCEL A-4 THAT PART OF GOVERNMENT LOT 2 OF SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE S 88°-41 '-05" E, ALONG THE EAST AND WEST QUARTER LINE, 896.68 FEET TO THE POINT OF BEGINNING; THENCE N 1°-18'-55" E, 233.79 FEET; THENCE S 71°-16'-10" E, 82.46 FEET; THENCE S 70°-05'-40" E, 219.14 FEET; THENCE S 11°-18'-40" W, 119.15 FEET; THENCE S 88°-16'-10" E, 72.13 FEET; THENCE S 16°-27'-50" W, 21.92 FEET; ALONG SAID T TO THE POINT OF ONTAINS 1.22 EMENTS OF RECORD L DESCRIPTION TO IN SURVEY 0 MADE BY WILLIAM N ON FILE***



0 completed
 INED INTEREST
 4-015-50,
 015-52;
 -015-53;

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2026	119,400	0	119,400			112,733C
		PSC 03/12/2025 INSPECTED	2025	120,300	0	120,300			109,770C
		TPC 05/05/2021 INSPECTED	2024	117,400	0	117,400			106,470C
		TPC 05/06/2018 INSPECTED	2023	101,400	0	101,400			101,400S

*** 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: S ASHLAND AVE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 69

Owner's Name/Address: LEJEUNE BARBARA B
 3869 STONE RIDGE
 TRAVERSE CITY MI 49684
 2026 Est TCV 35,449

Land Value Estimates for Land Table 4120.4120 RESI

Improved X Vacant * Factors *

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

C 100' @ 2000/ 44.00 425.00 1.2278 0.9942 2000 33 INT SPLIT 35,449

44 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 35,449

Tax Description: L221 P156 DC L558 P855/00 PRT GOVT LOT 2

COM W 1/4 COR TH S 88 DEG41'05"E ALG E-W

1/4 LN 896.68 FT TH N 1 DEG 18'55"E

233.79 FT TH S 71 DEG 06'10"E 40.06 FT TH

N 18 DEG 52'40"E 100.03 FT TH N 71 DEG

05'30"W 40.63 FT TH N 64 DEG 25'30"E

71.36 FT TH N 19 DEG13'45" E 299.76 FT

FOR POB TH N 70 DEG 57'0"W 398.34 FT TH N

19 DEG 04'55"E 44.56 FT TH S 70 DEG

57'45"E 398.45 FT TH S 19 DEG 13'45"W

44.65 FT TO POB SEC 34 T29N R14W .41 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

2026 17,700 0 17,700 2,084C

2025 17,700 0 17,700 2,030C

2024 12,400 0 12,400 1,969C

2023 9,700 0 9,700 1,876C

Who When What

PSC 03/12/2025 INSPECTED

TPC 05/30/2021 INSPECTED

PSC 10/11/2015 INSPECTED

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County of Leelanau, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLEY CHRISTOPHER T & NA	CARLEY NANCY S TRUST	0	06/26/2017	WD	03-ARM'S LENGTH	1301P379	PROPERTY TRANSFER	0.0

Property Address: S ASHLAND AVE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 69

Owner's Name/Address: CARLEY NANCY S TRUST
 2109 AMMER RIDGE CT UNIT 102
 GLENVIEW IL 60025-1863

2026 Est TCV 35,449

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/	44.00	425.00	1.2278	0.9942	2000	33	INT SPLIT	35,449
44 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								35,449

Tax Description: L 221 P 156 PRT GOVT LOT 2 COM W 1/4 COR TH S 88 DEG41'05"E ALG E-W 1/4 LN 896.68 FT TH N 1 DEG 18'55"E 233.79 FT TH S 71 DEG 06'10"E 40.06 FT TH N 18 DEG 52'40"E 100.03 FT TH N 71 DEG 05'30"W 40.63 FT TH N 64 DEG 25'30"E 71.36 FT TH N 19 DEG13'45"E 299.76 FT FOR POB TH N 70 DEG 57'0"W 398.34 FT TH N 19 DEG 04'55"E 44.56 FT TH S 70 DEG 57'45"E 398.45 FT TH S 19 DEG 13'45"W 44.65 FT TO POB SEC 34 T29N R14W .41A.

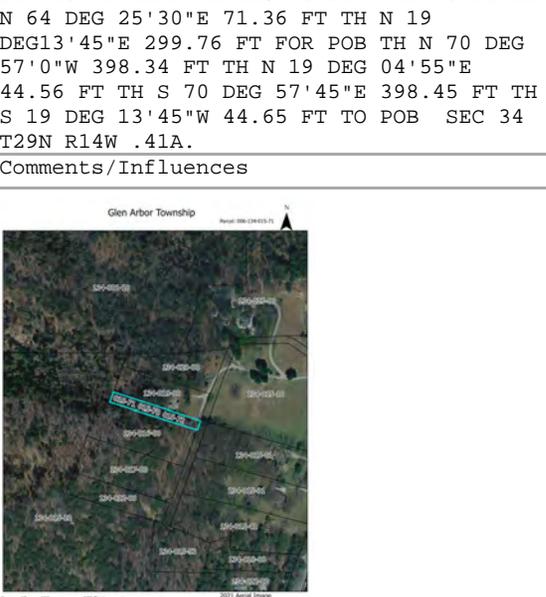
Comments/Influences: Topography of Site

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	17,700	0	17,700			1,685C
2025	17,700	0	17,700			1,641C
2024	12,400	0	12,400			1,592C
2023	9,700	0	9,700			1,517C

Who When What: PSC 03/12/2025 INSPECTED, TPC 05/30/2021 INSPECTED, TPC 08/09/2017 INSPECTED

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

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

Property Address: S ASHLAND AVE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0% MAP #: 69

Owner's Name/Address: DUNN EDWIN R & KATHLEEN L
 380 GREEN BAY RD #3C WINNETKA IL 60093

2026 Est TCV 35,449

Improved X Vacant Land Value Estimates for Land Table 4120.4120 RESI
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 C 100' @ 2000/ 44.00 425.00 1.2278 0.9942 2000 33 INT SPLIT 35,449
 44 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 35,449

Tax Description: L 221 P 156 PRT GOVT LOT 2 COM W 1/4 COR TH S 88 DEG41'05"E ALG E-W 1/4 LN 896.68 FT TH N 1 DEG 18'55"E 233.79 FT TH S 71 DEG 06'10"E 40.06 FT TH N 18 DEG 52'40"E 100.03 FT TH N 71 DEG 05'30"W 40.63 FT TH N 64 DEG 25'30"E 71.36 FT TH N 19 DEG13'45"E 299.76 FT FOR POB TH N 70 DEG 57'0"W 398.34 FT TH N 19 DEG 04'55"E 44.56 FT TH S 70 DEG 57'45"E 398.45 FT TH S 19 DEG 13'45"W 44.65 FT TO POB SEC 34 T29N R14W .41 A.

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
PSC	03/12/2025	INSPECTED	2026	17,700	0	17,700			1,685C
TPC	05/30/2021	INSPECTED	2025	17,700	0	17,700			1,641C
PSC	10/11/2015	INSPECTED	2024	12,400	0	12,400			1,592C
			2023	9,700	0	9,700			1,517C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT CATHARINE R TRUST	WRIGHT MICHAEL R TRUST	0	07/20/2020	QC	09-FAMILY/RELATED ENTITY	2020005111	DEED	0.0
WRIGHT MICHAEL R & CATHER	WRIGHT MICHAEL R TRUST &	0	05/25/2006	QC	09-FAMILY/RELATED ENTITY	903:590	OTHER	0.0
ALLEN	WRIGHT	56,000	09/20/1990	WD	03-ARM'S LENGTH	315:672	OTHER	0.0

Property Address: S ASHLAND AVE
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 69

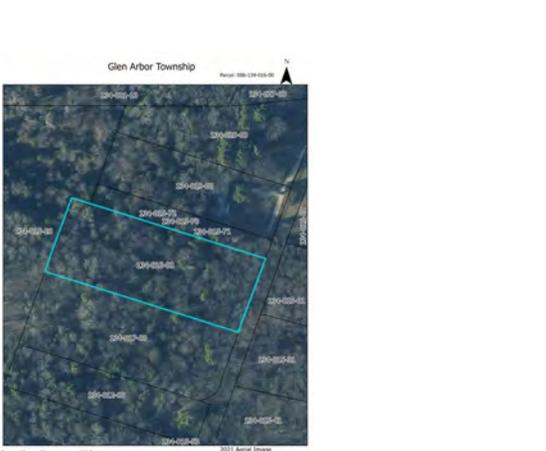
Owner's Name/Address: WRIGHT MICHAEL R TRUST
 32755 COUNTY RD 14
 STEAMBOAT SPRINGS CO 80487
 2026 Est TCV 389,107

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

Tax Description: L314 P906 L315 P672&673/90 L903 P590/06
 PRT OF GOVT LOT 2 SEC 34 BEG AT PT 1706.9 FT W & 2293.5 FT S OF MEANDER COR ON GLEN LAKE BETWEEN SECS 27 & 34 TH N 71 DEG 30' W 400 FT TH N 18 DEG 30' E 175 FT TO POB TH N 18 DEG 30' E 175 FT TH S 71 DEG 30' E 450 FT TH S 18 DEG 30' W 175 FT TH N 71 DEG 30' W 450 FT TO POB SEC 34 T29N R14W 1.8 A M/L.
 X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water Sewer
 X Electric
 X Gas
 X Curb
 X Street Lights
 Standard Utilities
 Underground Utils.

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	194,600	0	194,600			48,095C
2025	200,300	0	200,300			46,831C
2024	125,900	0	125,900			45,423C
2023	108,700	0	108,700			43,260C

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Who	When	What
PSC	03/12/2025	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS WILLIAM W & MOORE	BALL BARBARA E	444,500	06/19/2024	WD	03-ARM'S LENGTH	2024002910	DEED	100.0
SCHILLING BARBARA W	HARRIS WILLIAM W	0	09/02/2021	WD	09-FAMILY/RELATED ENTITY	2021007145	PROPERTY TRANSFER	0.0
HARRIS WILLIAM W	HARRIS WILLIAM W & MOORE	0	09/02/2021	WD	09-FAMILY/RELATED ENTITY	2021007146	PROPERTY TRANSFER	0.0
NUZUM JEAN GANTT REVOCABL	HARRIS WILLIAM & SCHILLIN	180,000	03/29/2013	WD	03-ARM'S LENGTH	1159P858	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S ASHLAND AVE	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BALL BARBARA E 113 N SHELMORE BLVD MOUNT PLEASANT SC 29464	MAP #: 69					
	2026 Est TCV 399,794					

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/	100.00	501.51	0.9006	1.0362	3400	100		317,297	
B 100' @ 3400/	52.00	501.51	0.9006	1.0362	3400	50	SURPLUS: ZONING 100 ft	8	
152 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								399,794	

Tax Description
 L1159P858 THAT PART OF GOVERNMENT LOT 2 OF SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1706.9 FEET WEST OF AND 2293.5 FEET SOUTH OF THE MEANDER COMER ON GLEN LAKE BETWEEN SECTIONS 27 AND 34, TOWN 29 NORTH, RANGE 14 WEST, AND RUNNING THENCE NORTH 71°30' WEST, 400.0 FEET; THENCE NORTH 18°30' EAST, 175.0 FEET; THENCE SOUTH 71°30' EAST, 450.0 FEET TO THE WESTERLY LINE OF PRIVATE DRIVE; THENCE SOUTH 18°30' WEST ALONG THE WESTERLY LINE OF THE PRIVATE DRIVE 125.0 FEET; THENCE HAVING A RADIUS TO THE POINT OF H ALL AND HEREDITAMENTS AND BELONGING OR IN ETO. SUBJECT TO ONIONS, CTIONS OF RECORD, N ON FILE***



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	199,900	0	199,900			199,900S
2025	205,800	0	205,800			205,800S
2024	129,300	0	129,300			101,854C
2023	111,700	0	111,700			97,004C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DURKEE NORMA W TRUST	SHELLHAMMER JOEL & ALLIS	639,900	08/21/2020	QC	03-ARM'S LENGTH	2020005321	PROPERTY TRANSFER	100.0
DURKEE NORMA W TRUST	DURKEE NORMA W TRUST	0	01/18/2020	AFF	09-FAMILY/RELATED ENTITY	2020005319	PROPERTY TRANSFER	0.0
FORNOWSKI RONDALD E TRUST	DURKEE NORMA W TRUST	1	10/24/2012	QC	09-FAMILY/RELATED ENTITY	1141P711	DEED	0.0
DURKEE ALMON JAMES & NORM	DURKEE ALMON J & NORMA W	0	08/09/1993	QC	09-FAMILY/RELATED ENTITY	2020005318	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7408 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Accessory Structure	05/02/2025	PB24-0598	20%
	P.R.E. 0%		BOAT HOUSE	10/29/2024	LU20-32	20%
Owner's Name/Address	MAP #: 69		WELL/SEPTIC	05/01/2007	PB07-070	100% FINIS
SHELLHAMMER JOEL & ALLISON L 529 GLADSTONE DR GRAND RAPIDS MI 49506	2026 Est TCV 1,623,023 TC/TFA: 815.18					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
INFERIOR 8000/	82.69	574.20	1.0790	1.6294	8000 100	1,163,001
83 Actual Front Feet, 1.09 Total Acres					Total Est. Land Value =	1,163,001

Tax Description
 L1141P711 THAT PART OF GOVERNMENT LOTS 2 & 3 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 14 WEST, DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 89°12'35" EAST, 1591.99 FEET TO A POINT ON THE CENTERLINE OF HIGHWAY OF M-22; THENCE NORTH 17° 15'47" EAST, 113.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 34'00" WEST, 34.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY M-22; THENCE CONTINUING NORTH 88°34'00" WEST. 315.97 FEET; THENCE NORTH 01°07'57" EAST

X	Description	Rate	Size % Good	Cash Value
X	Dirt Road			
X	Gravel Road			
X	Paved Road			
X	Storm Sewer			
X	Sidewalk			
X	Water			
X	Sewer			
X	Electric			
X	Gas			
X	Curb			
X	Street Lights			
X	Standard Utilities			
X	Underground Utils.			
Total Estimated Land Improvements True Cash Value = 6,822				

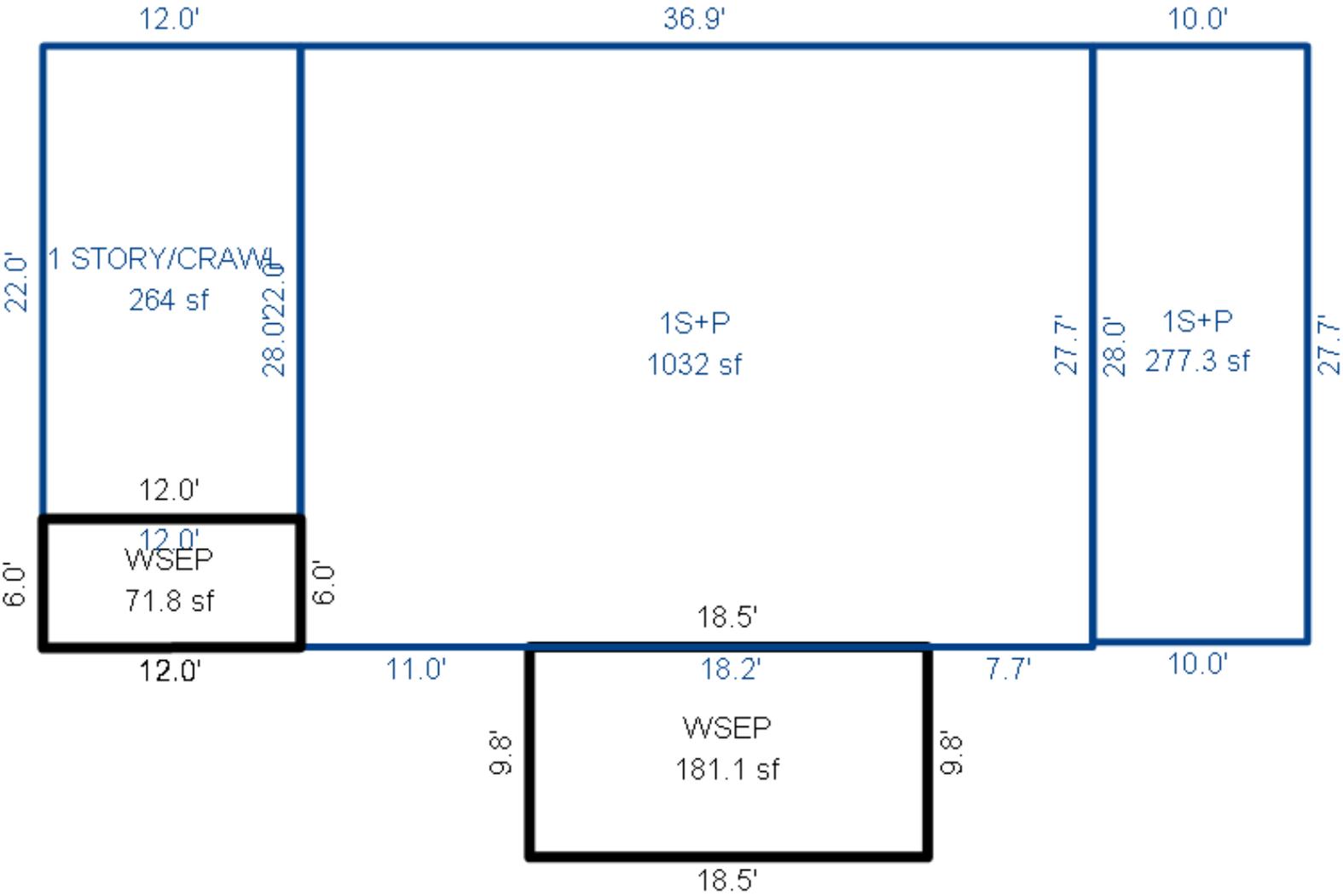


Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	581,500	230,000	811,500			327,299C
2025	508,800	235,100	743,900			315,384C
2024	325,100	231,200	556,300			305,902C
2023	171,900	174,400	346,300			291,336C

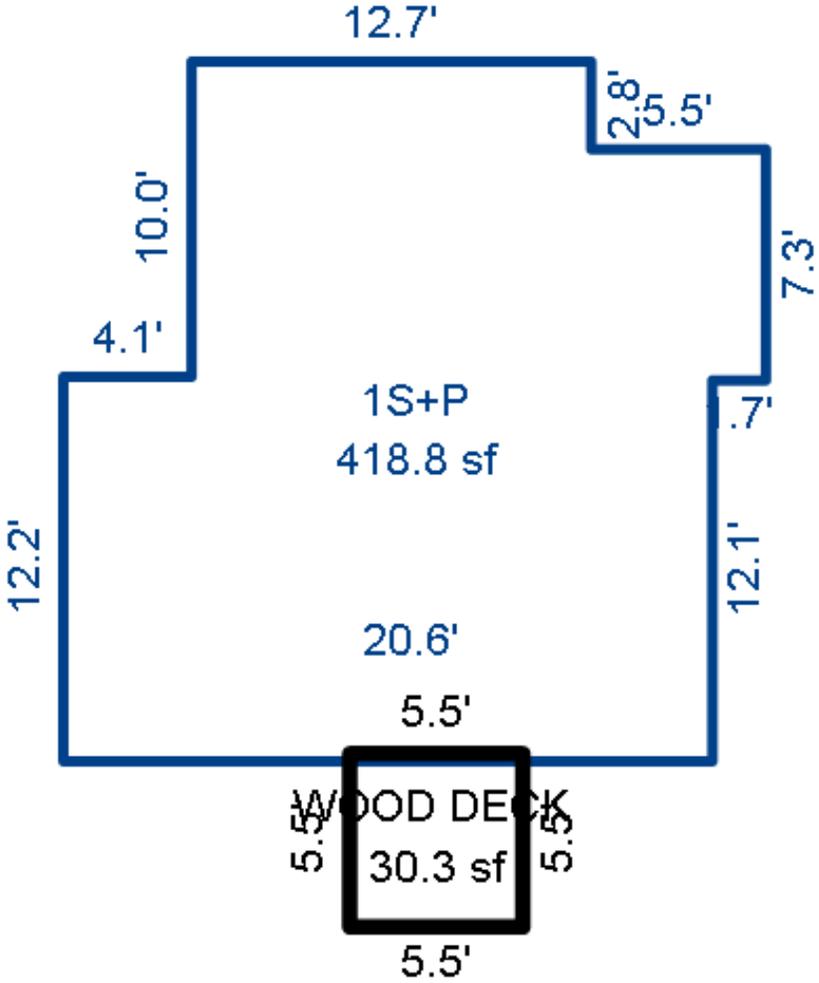
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*** Information herein deemed reliable but not guaranteed***



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

ground slope behind 3 measurments 12, 15, 13 degrees



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMMOND HELEN J LIVING TR	MCELRATH & RODMAN & DEFOR	1	07/10/2014	QC	03-ARM'S LENGTH	1206P812	OTHER	100.0
	HAMMOND HELEN J LIVING TR	0	12/27/2013	AFF	07-DEATH CERTIFICATE	UNRECORDED DEA	DEED	100.0
GALLA GENEVIEVE M & PIEKU	HAMMOND HELEN J LIVING TR	1	01/22/1998	QC	09-FAMILY/RELATED ENTITY	469P265	DEED	0.0
GALLA GENEVIEVE M & MITCH	GALLA GENEVIEVE M & PIEKU	0	03/13/1985	QC	09-FAMILY/RELATED ENTITY	252P906	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7318 S ASHLAND AVE	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #: 69
MCELRATH & RODMAN & DEFOREST 20967 BLANCA TR BOCA RATON FL 33433	2026 Est TCV 745,161 TCV/TFA: 480.44

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

		B 100' @ 3400/ 100.00 400.00 0.9420 0.9792 3400 100 313,632
		B 100' @ 3400/ 27.00 400.00 0.9420 0.9792 3400 50 SURPLUS: ZONING 100 ft 4
		127 Actual Front Feet, 1.17 Total Acres Total Est. Land Value = 355,973

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
L1206P812 A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FOURTEEN HUNDRED AND NINETY TWO AND SEVEN TENTHS (1492.7) FEET WEST OF AND EIGHTEEN HUNDRED AND ELEVEN (1811) FEET SOUTH OF THE MEANDER CORNER ON GLEN LAKE BETWEEN SECTIONS 27 AND 34, TOWNSHIP TWENTY NINE (29) NORTH, RANGE FOURTEEN (14) WEST AND RUNNING THENCE NORTH 71° 30' WEST FOUR HUNDRED (400) FEET, THENCE SOUTH 18° 30' WEST ONE HUNDRED AND THIRTY (130) FEET, THENCE SOUTH 71° 30' EAST FOUR HUNDRED (400) FEET THENCE NORTH 18° 30' EAST ONE		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2026	178,000	194,600	372,600			228,466C

		Low	2025	183,200	159,600	342,800			222,460C
		High	2024	115,200	155,500	270,700			215,772C
		Landscaped	2023	99,500	178,700	278,200			205,498C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

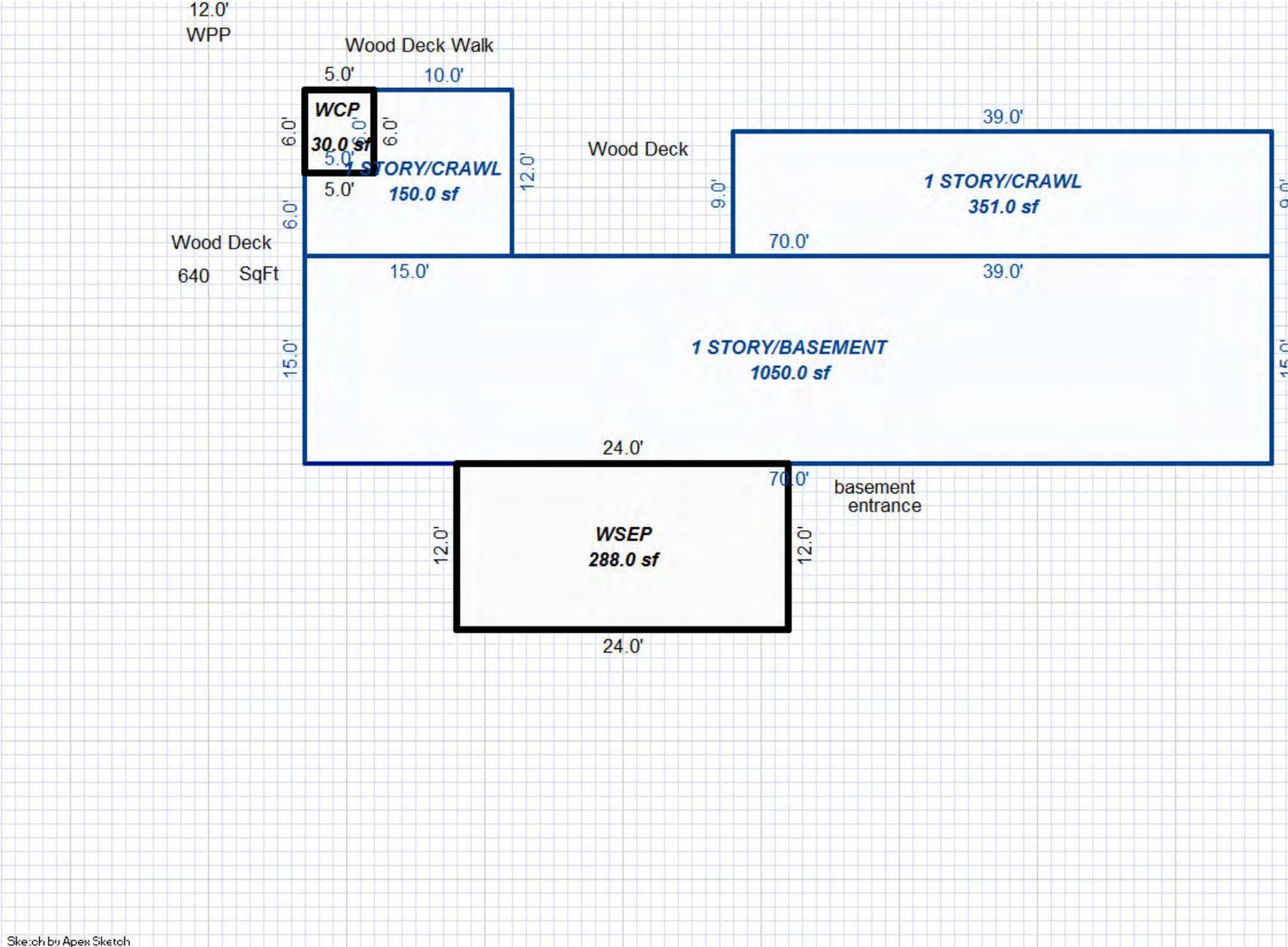


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Class: C -5 Effec. Age: 40 Floor Area: 1,551 Total Base New : 293,743 Total Depr Cost: 176,222 Estimated T.C.V: 387,688			288 WSEP (2 Story) 120 WGEP (1 Story) 30 WCP (1 Story) 96 WPP 60 Treated Wood 640 Treated Wood		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1 STORY		Drywall Paneled	X Plaster Wood T&G	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 1551 SF Floor Area = 1551 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1930										
Yr Built 1930	Remodeled 1982	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		100 Amps Service			1 Story			1 Story			1,050		501		Total:		219,732		131,815			
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			Water/Sewer			Porches			Deck			
6	Basement	(5) Floors		Kitchen: Other: Carpeted Other:			100 Amps Service			Plumbing			Average Fixture(s)			2 Fixture Bath			Solar Water Heat			No Plumbing		
1	1st Floor	Kitchen:		Other: Carpeted			No. of Elec. Outlets			Water/Sewer			2 Fixture Bath			Solar Water Heat			No Plumbing			Extra Toilet		
4	2nd Floor	Other:		Other:			Many			X Ave.			1000 Gal Septic			Water Well, 100 Feet			Porches			Built-Ins		
4	Bedrooms	Lg	Ord	X	Small	No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
X	Insulation	(7) Excavation		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
(2) Windows		Basement: 1050 S.F. Crawl: 501 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
X	Gable Hip Flat	Gambrel Mansard Shed		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
Chimney: Brick		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
		Lump Sum Items:		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
		Notes:		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		
		ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV:		No. of Elec. Outlets			Plumbing			Average Fixture(s)			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink		

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



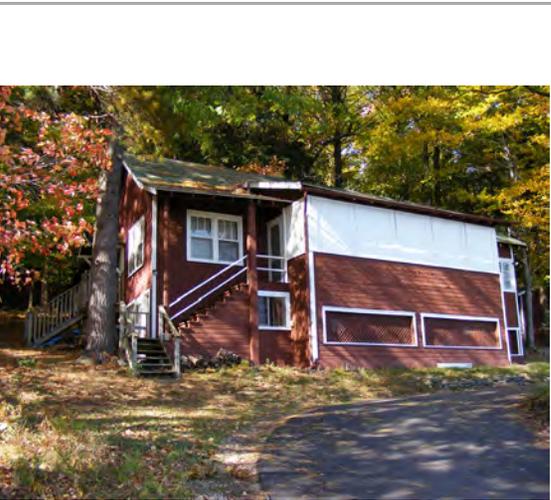
Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAINES JOHN C	RAINES JOHN C REV FAMILY	0	08/17/2006	QC	09-FAMILY/RELATED ENTITY	915:825	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7283 S ASHLAND AVE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	09/17/2012	PE12-0379	
Owner's Name/Address	P.R.E. 0%	MAP #: 69				
RAINES JOHN C REV FAMILY TRUST RAINES ROBERT A REV FAMILY TRUST 604 S WASHINGTON SQ APT 816 PHILADELPHIA PA 19106-4154	2026 Est TCV 931,875 TCV/TFA: 347.20					

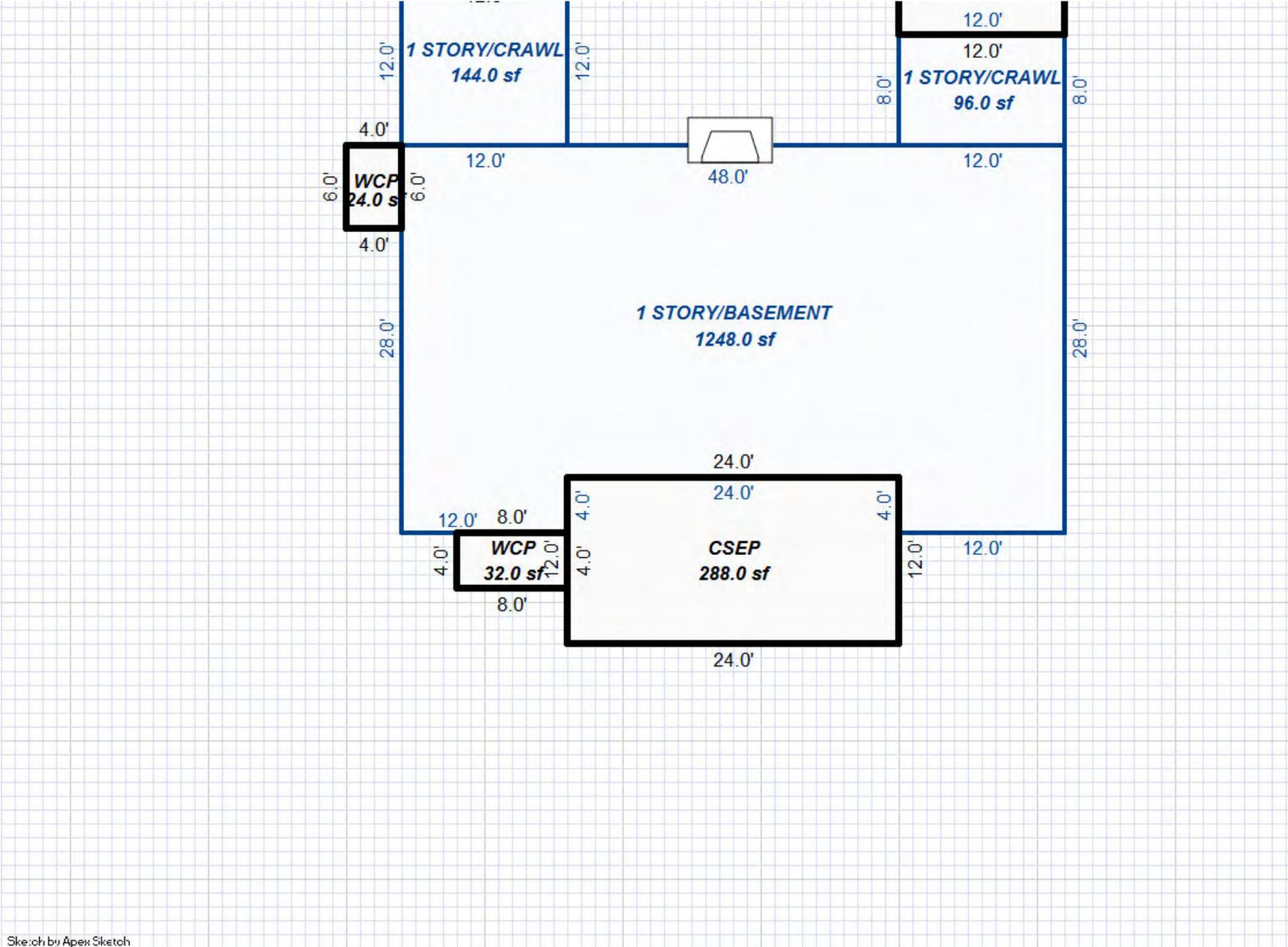
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI								
	Public Improvements		* Factors *								
L284 P11 L314 P906/90 L915 P825&828/06 PRT OF GOVT LOT 2 SEC 34 BEG AT PT 1492.7 FT W & 1811 FT S OF MEANDER COR ON GLEN LAKE BET SEC 27 & 34 TH N 71 DEG 30' W 400 FT TH N 18 DEG 30' E 60 FT TH N 89 DEG 38' E 225 FT TH N 84 DEG 40' E 215.9 FT TH S 20 DEG 20' W 220 FT TO POB SEC 34 T29N R14W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Electric	B 100' @ 3400/	100.00	321.47	0.8801	0.9272	3400	100			277,446
Comments/Influences	X	Gas	B 100' @ 3400/	66.67	321.47	0.8801	0.9272	3400	50	SURPLUS: ZONING	100 ft 9
	X	Curb Street Lights Standard Utilities Underground Utils.	167 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 369,928								



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	185,000	280,900	465,900				116,153C		
WAS	10/19/2007	INSPECTED	2025	190,400	230,600	421,000				113,100C		
			2024	119,700	210,900	330,600				109,700C		
			2023	103,400	242,100	345,500				104,477C		

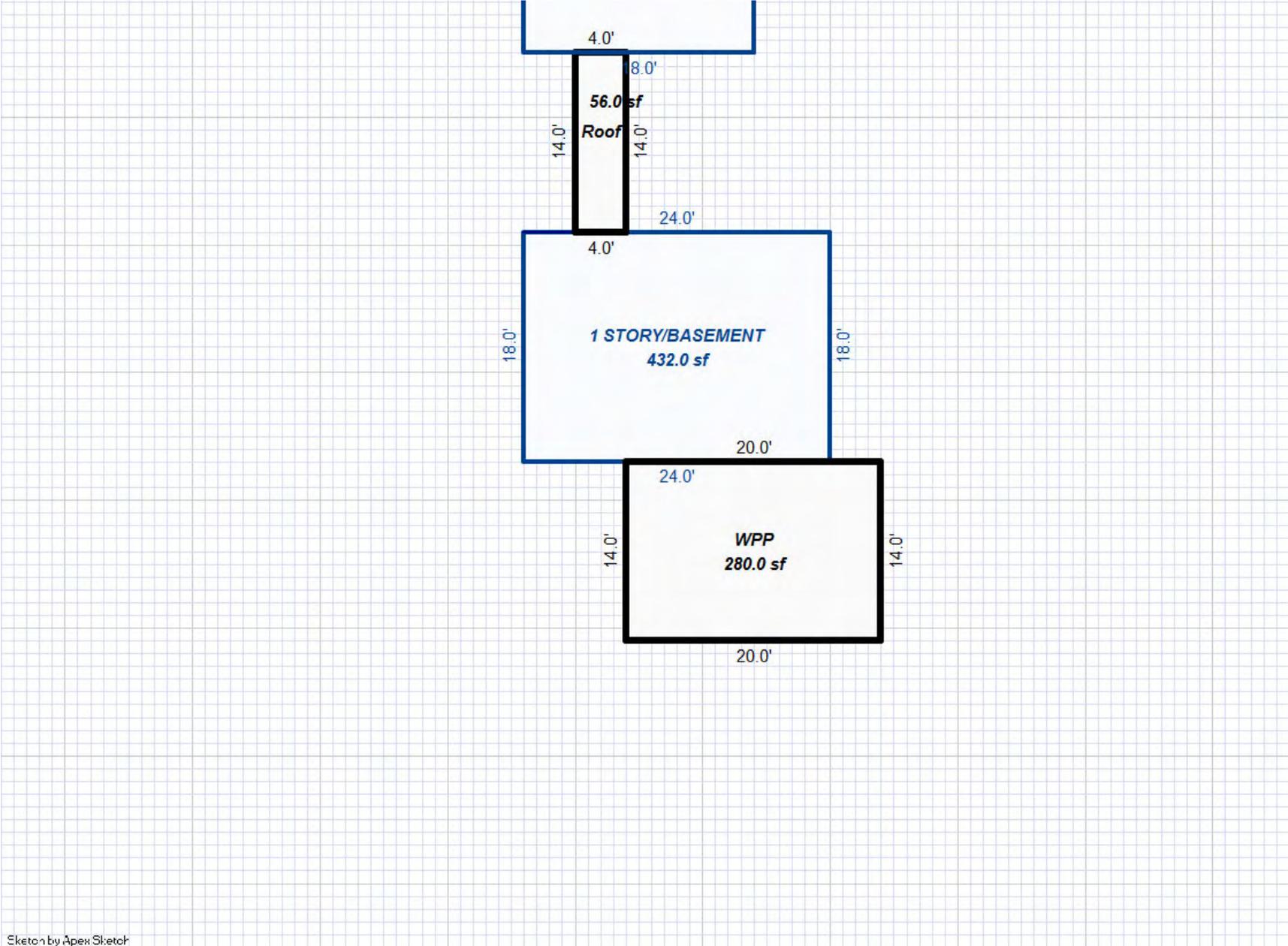
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County of Leelanau, Michigan

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



Sketch by Apex Sketch

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



Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																												
X	Wood Frame	(4) Interior	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																				
	Building Style: 1 STORY	Trim & Decoration			Central Air Wood Furnace																																																				
	Yr Built 1960	Remodeled 1966	Ex Ord X Min		(12) Electric																																																				
	Condition: Average	Size of Closets	Lg Ord X Small		60 Amps Service																																																				
	Room List	Doors	Solid X H.C.		No./Qual. of Fixtures																																																				
	Basement 3 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Ex. X Ord. Min																																																				
	(1) Exterior	Kitchen: Other: Hardwood Other:			No. of Elec. Outlets																																																				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few																																																				
	Insulation	(7) Excavation			(13) Plumbing																																																				
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 476 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	Many Avg. X Few	Large Avg. Small			(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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																				
	(3) Roof	(9) Basement Finish			Lump Sum Items:																																																				
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: Metal	Joists: Unsupported Len: Cntr.Sup:																																																							
<p>Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1960</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 476 SF Floor Area = 476 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>476</td> <td>Total:</td> <td>60,531</td> <td>33,292</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,007</td> <td>554</td> <td></td> <td></td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>1,639</td> <td>901</td> <td></td> <td></td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td>63,177</td> <td>34,747</td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes: SOUTH DWELLING ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 76,443</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	476	Total:	60,531	33,292	Other Additions/Adjustments							Plumbing	Average Fixture(s)	1	1,007	554			Built-Ins	Appliance Allow.	1	1,639	901			Totals:			63,177	34,747		
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																			
1 Story	Siding	Slab	476	Total:	60,531	33,292																																																			
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Built-Ins	Appliance Allow.	1	1,639	901																																																					
Totals:			63,177	34,747																																																					

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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.
KNIGHT JOANNE P	KNIGHT JOANNE P TRUST	0	09/13/2023	WD	09-FAMILY/RELATED ENTITY	2024005510	PROPERTY TRANSFER	0.0
KNIGHT LESTER B & FRANCES	KNIGHT CHARLES F & JOANNE	1	06/17/1982	WD	03-ARM'S LENGTH	L230P733	DEED	0.0

Property Address: S GLEN LAKE RD
 Class: RESIDENTIAL-VACAN Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 69

Owner's Name/Address: KNIGHT JOANNE P TRUST
 24 FOREWAY DR
 ST LOUIS MO 63124

2026 Est TCV 566,192
 Improved X Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	INFERIOR	8000/	91.00	60.00	1.0384	L0.7489	8000	100	566,192
	0.13 Total Acres Total Est. Land Value =								566,192

Tax Description: L230 P733 BEG AT PT ON SHR GLEN LAKE 3480 FT N & 500.9 FT E OF MEANDER COR AT E END S LINE SEC 34 TH W 65.4 FT TO E LINE HWY M-22 TH S 18 DEG 55' W ALG E LINE HWY 90 FT TH E 59 FT TO SHR TH N 22 DEG 45' E ALG SHR 92 FT TO BEG SEC 34 T29N R14W .12 A .

Comments/Influences



Topography of Site

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

Who	When	What
PSC	03/12/2025	INSPECTED
TPC	07/27/2022	INSPECTED
PSC	10/11/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	283,100	0	283,100			39,815C
2025	247,700	0	247,700			38,769C
2024	198,600	0	198,600			37,604C
2023	105,000	0	105,000			35,814C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DURKEE NORMA W TRUST	FORNOWSKI RONALD E TRUST	1	10/24/2012	QC	09-FAMILY/RELATED ENTITY	1141P711	DEED	0.0
KILGOUR	FORNOWSKI	92,500	06/08/1993	MLC	16-LC PAYOFF	364:563	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7418 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	10/17/2023	PB23-0473	100% FINIS
Owner's Name/Address	P.R.E. 100% 01/08/2003		Electrical	07/14/2017	PE17-0354	100% FINIS
FORNOWSKI RONALD E TRUST PO BOX 262 GLEN ARBOR MI 49636	MAP #: 70,69		ELECTRICAL	07/20/2004	PE04-0401	100% FINIS
	2026 Est TCV 2,911,359 TCV/TFA: 908.95		PLUMBING	11/17/2003	PP03-0496	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L1141P711 ThAt port of Government Lots 2 & 3 of Sectior'l 34, Township 29 North, Range 14 West. more fully described as: Commencing at the Meander corner on the East end on the South Line of said Section 34; thence North, 200 9.00 feet: thence West. 371.00 feet ; thence North 03° 30' EAST. 500.00 feet; thence East 50.00 feet to the PoinT of BeginNing; thence North 15°58'09" East. 100.08 feel to a point on the East and West cne-quarter line lying South 89°12'35" East 1228 50 Feet from	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			INFERIOR 8000/	100.00	408.50	0.9216	1.5221	8000	100		1,122,264
			INFERIOR 8000/	22.63	408.50	0.9216	1.5221	8000	50	SURPLUS: ZONING 100 ft	12
			123 Actual Front Feet, 1.15 Total Acres			Total Est. Land Value =		1,249,248			

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
L1141P711 ThAt port of Government Lots 2 & 3 of Sectior'l 34, Township 29 North, Range 14 West. more fully described as: Commencing at the Meander corner on the East end on the South Line of said Section 34; thence North, 200 9.00 feet: thence West. 371.00 feet ; thence North 03° 30' EAST. 500.00 feet; thence East 50.00 feet to the PoinT of BeginNing; thence North 15°58'09" East. 100.08 feel to a point on the East and West cne-quarter line lying South 89°12'35" East 1228 50 Feet from	X		Description	Rate	Size	% Good	Cash Value			
			D/W/P: 4in Ren. Conc.	10.45	3500	0	0			
			Wood Frame	36.50	120	50	2,190			
			Wood Frame	32.15	200	50	3,215			

Tax Description	X Improved	Vacant	Residential Local Cost Land Improvements				Rate	Size	% Good	Cash Value
L1141P711 ThAt port of Government Lots 2 & 3 of Sectior'l 34, Township 29 North, Range 14 West. more fully described as: Commencing at the Meander corner on the East end on the South Line of said Section 34; thence North, 200 9.00 feet: thence West. 371.00 feet ; thence North 03° 30' EAST. 500.00 feet; thence East 50.00 feet to the PoinT of BeginNing; thence North 15°58'09" East. 100.08 feel to a point on the East and West cne-quarter line lying South 89°12'35" East 1228 50 Feet from	X		Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVEMENTS 75	7,500.00	1	100	7,500			
			Total Estimated Land Improvements True Cash Value =			12,905				

Tax Description	X Improved	Vacant	Topography of Site						
L1141P711 ThAt port of Government Lots 2 & 3 of Sectior'l 34, Township 29 North, Range 14 West. more fully described as: Commencing at the Meander corner on the East end on the South Line of said Section 34; thence North, 200 9.00 feet: thence West. 371.00 feet ; thence North 03° 30' EAST. 500.00 feet; thence East 50.00 feet to the PoinT of BeginNing; thence North 15°58'09" East. 100.08 feel to a point on the East and West cne-quarter line lying South 89°12'35" East 1228 50 Feet from	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
2026	624,600	831,100	1,455,700			320,559C
2025	546,500	794,300	1,340,800			312,132C
2024	364,200	781,200	1,145,400			302,747C
2023	192,500	588,800	781,300			288,331C

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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 310 737	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 Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 20 Floor Area: 3,203 Total Base New : 763,517 Total Depr Cost: 610,817 Estimated T.C.V: 1,649,206		E.C.F. X 2.700		Bsmnt Garage: 2 Car Carport Area: Roof:																															
Building Style: 1 STORY		Yr Built Remodeled 1994 2002		X Ex	Ord	Min	X	Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3175 SF Floor Area = 3203 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 1994																																
Condition: Average		Size of Closets		X Lg	Ord	Small	X	200 Amps Service	Building Areas		Total: 584,624		467,700																																
Room List		Doors		Solid	X	H.C.	X	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	Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 3,175 1 Story Siding Overhang 28		Total: 584,624		467,700																																
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other: Ceramic Tile		(12) Electric		No./Qual. of Fixtures		Total: 584,624		467,700																																	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		200 Amps Service		Ex. X Ord. Min		Total: 584,624		467,700																																	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Total: 584,624		467,700																																	
X	Insulation	(7) Excavation		Basement: 3175 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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		Total: 584,624		467,700																																	
(2) Windows		X Many Avg. Few		X Large Avg. Small		Basement: 3175 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total: 584,624		467,700																																	
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 X Concrete Floor		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 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		Total: 584,624		467,700																																	
(3) Roof		1587		Recreation SF Living SF 2 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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		Total: 584,624		467,700																																	
X	Gable Hip Flat	Gambrel Mansard Shed		(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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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		Total: 584,624		467,700																																	
X	Asphalt Shingle	(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 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		Total: 584,624		467,700																																	
Chimney: Stone		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 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		Total: 584,624		467,700																																	
<p>Garages</p> <table border="1"> <thead> <tr> <th>Class</th> <th>Exterior</th> <th>Siding</th> <th>Foundation</th> <th>42 Inch (Finished)</th> <th>Base Cost</th> <th>Storage Over Garage</th> <th>Door Opener</th> <th>Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)</th> <th>Basement Garage: 2 Car</th> </tr> </thead> <tbody> <tr> <td>728</td> <td>44,066</td> <td>35,253</td> <td>728</td> <td>12,856</td> <td>10,285</td> <td>1</td> <td>672</td> <td>538</td> <td>4,455</td> </tr> <tr> <td>1</td> <td>4,455</td> <td>3,564</td> <td>1</td> <td>4,455</td> <td>3,564</td> <td>1</td> <td>4,455</td> <td>3,564</td> <td>4,455</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Class	Exterior	Siding	Foundation	42 Inch (Finished)	Base Cost	Storage Over Garage	Door Opener	Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)	Basement Garage: 2 Car	728	44,066	35,253	728	12,856	10,285	1	672	538	4,455	1	4,455	3,564	1	4,455	3,564	1	4,455	3,564	4,455
Class	Exterior	Siding	Foundation	42 Inch (Finished)	Base Cost	Storage Over Garage	Door Opener	Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)	Basement Garage: 2 Car																																				
728	44,066	35,253	728	12,856	10,285	1	672	538	4,455																																				
1	4,455	3,564	1	4,455	3,564	1	4,455	3,564	4,455																																				

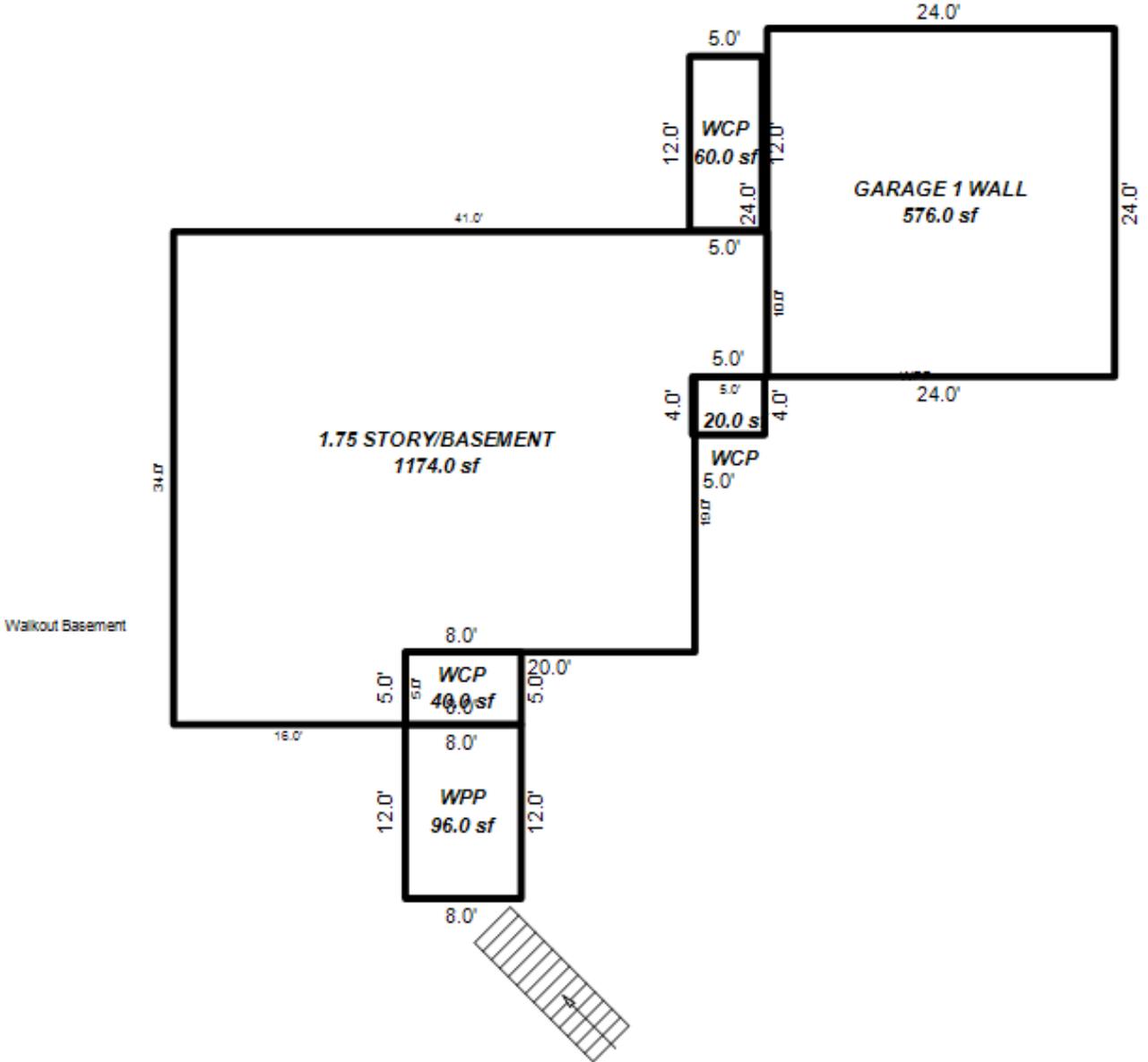
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SMITH DAVID N ESTATE	ROBERTSON CYNTHIA	0	05/07/2025	WD	06-COURT JUDGEMENT	2025002229	DEED	0.0			
REISEN ROBIN	REISEN ROBIN ESTATE	0	04/19/2024	PTA	06-COURT JUDGEMENT	PTA	PROPERTY TRANSFER	0.0			
JENNINGS ROSWELL & VIVIEN	SMITH DAVID N & REISEN RO	0	04/29/2019	QC	09-FAMILY/RELATED ENTITY	1361P467 & 136	PROPERTY TRANSFER	0.0			
JENNINGS ROSWELL D TRUST	JENNINGS ROSWELL D TRUST	0	07/25/2017	OTH	09-FAMILY/RELATED ENTITY	OBITUARY	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)		Date	Number	Status		
7446 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair		04/18/2024	PB24-0133	100% FINIS			
Owner's Name/Address		P.R.E. 0%		Electrical		05/03/2017	PE17-0207	100% FINIS			
ROBERTSON CYNTHIA 2461 E KASBEN RD CEDAR MI 49621		MAP #: 70		Res. Add/Alter/Repair		03/21/2017	PB17-0081	100% FINIS			
		2026 Est TCV 2,832,760 TCV/TFA: 859.98		Plumbing		03/20/2017	PP17-0067	100% FINIS			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				INFERIOR 8000/	200.00	435.00	0.7579	1.5414	8000	100	1,869,011
				200 Actual Front Feet, 2.00 Total Acres						Total Est. Land Value =	1,869,011
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
		X	Electric	LAND IMPROVEMENTS 5	5,000.00	1	100	5,000			
		X	Gas	Total Estimated Land Improvements True Cash Value =							5,000
				Street Lights							
				Standard Utilities							
				Underground Utils.							
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2026	934,500	481,900	1,416,400		388,747C	
		TPC 11/15/2024 INSPECTED			2025	817,700	519,600	1,337,300		378,527C	
		TPC 11/13/2017 INSPECTED			2024	588,300	511,000	1,099,300		367,146C	
		TPC 06/02/2016 INSPECTED			2023	311,000	384,800	695,800		349,663C	



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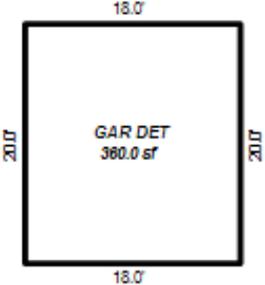
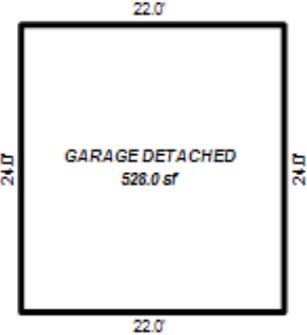
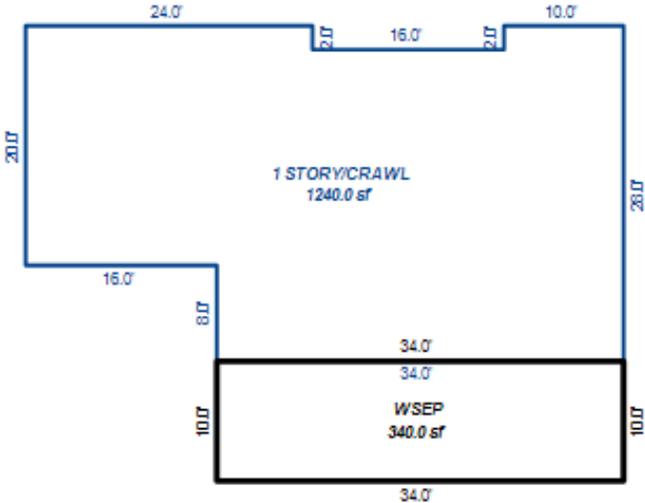
*** Information herein deemed reliable but not guaranteed***



*** 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	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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							340	WSEP (1 Story)		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G												
Yr Built 1940		Remodeled 0													
Condition: Average		Ex	Ord	X	Min										
Room List		Size of Closets													
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	Lg	Ord	X	Small										
(1) Exterior		Doors	Solid	X	H.C.										
		(5) Floors													
		Kitchen: Other: Other:													
		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile												
(2) Windows		(7) Excavation													
X	Many Avg. X Few	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(3) Roof		(8) Basement													
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Brick		(10) Floor Support													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		Joists: 21X8X16 Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
Cost Est. for Res. Bldg: 2 Single Family 1 STORY										Cls CD		Blt 1940			
(11) Heating System: Space Heater															
Ground Area = 1240 SF Floor Area = 1240 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 Piers 1,240															
Total: 123,107 73,864															
Other Additions/Adjustments															
Plumbing															
2 Fixture Bath 1 2,552 1,531															
Porches															
WSEP (1 Story) 340 14,787 8,872															
Garages															
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 528 18,311 10,987															
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 360 14,144 8,486															
No Concrete Floor 360 -2,200 -1,320															
Built-Ins															
Appliance Allow. 1 1,934 1,160															
Fireplaces															
Exterior 1 Story 1 5,708 3,425															
Totals: 178,343 107,005															
Notes: 7438 WITH D.G. & BOAT HOUSE															
ECF (4080 BIG GLEN) 2.700 => TCY: 288,914															

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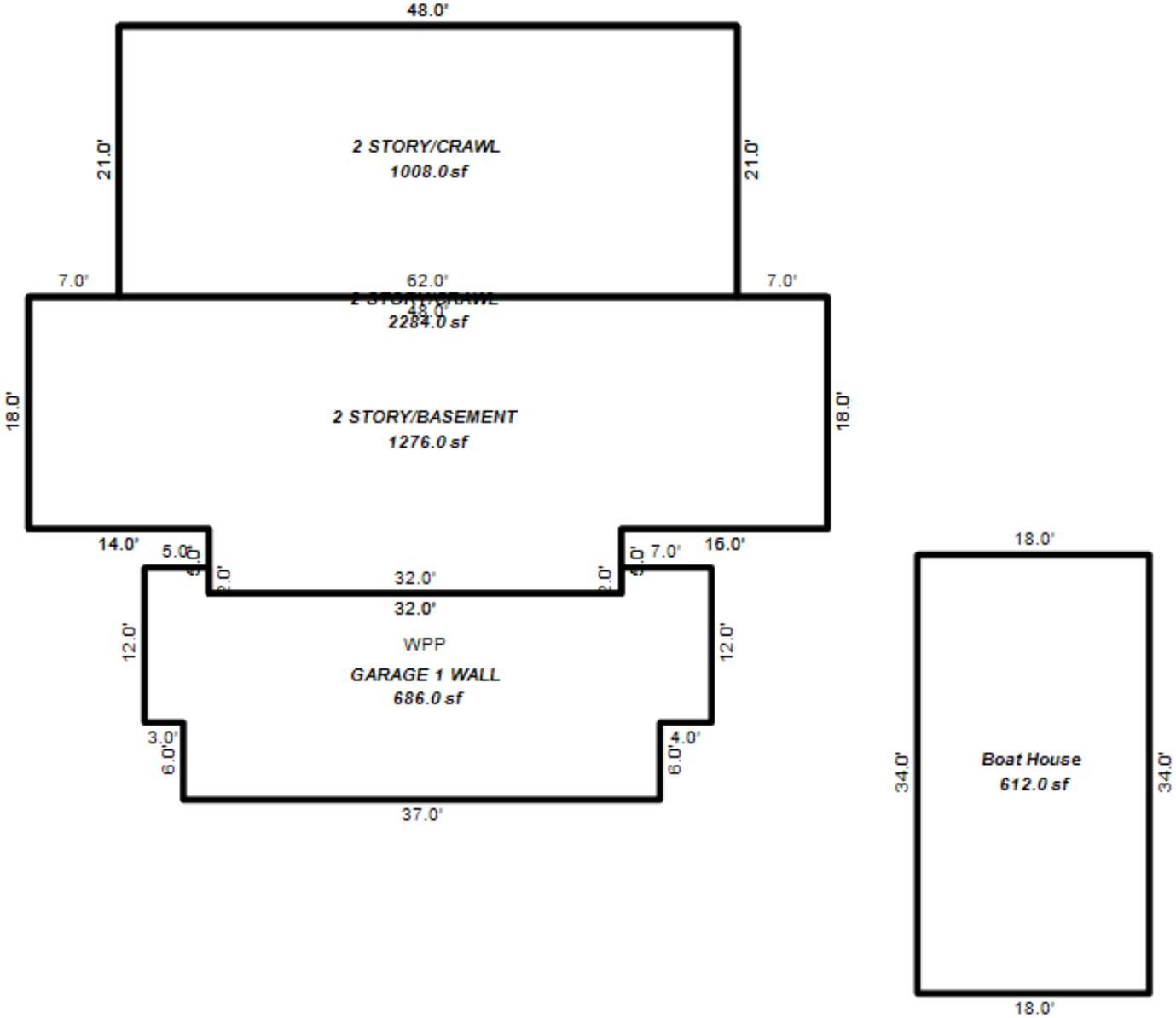
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7482 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		WELL/SEPTIC		05/21/1987	1987-1458	100% FINIS				
Owner's Name/Address		P.R.E. 0%		MAP #: 70								
WADE FETZER CO MORTIMER ROBERT 1001 WINTERGREEN LN DARIEN IL 60561		2026 Est TCV 3,728,067 TCV/TFA: 816.13										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
BEG AT PT 2008.18 FT N & 390.7 FT W OF MEANDER COR AT E END S LINE SEC 34 TH N 2 DEG 59' E 300 FT TH E 440 FT TO SHR GLEN LAKE TH SLY ALG SHR TO PT E OF POB TH W 440.5 FT TO POB SEC 34 T29N R14W 3 A. Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 8000/ 300.00 440.00 0.6444 1.5449 8000 100 2,389,237								
		Paved Road		300 Actual Front Feet, 3.03 Total Acres Total Est. Land Value = 2,389,237								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVEMENTS 5 5,000.00 1 100 5,000								
		Gas		Total Estimated Land Improvements True Cash Value = 5,000								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	1,194,600	669,400	1,864,000			678,655C	
		TPC 06/02/2016 INSPECTED			2025	1,045,300	636,000	1,681,300			660,814C	
		WAS 10/19/2007 INSPECTED			2024	799,700	625,400	1,425,100			640,945C	
					2023	422,700	470,900	893,600		893,600A	610,424C	



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

Property Address: 7527 S GLEN LAKE RD
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s) Date Number Status

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0%
 MAP #: 70

Owner's Name/Address: WADE FETZER CO
 MORTIMER ROBERT
 1001 WINTERGREEN LN
 DARIEN IL 60561
 2026 Est TCV 1,367,287 TCV/TFA: 3286.7

X Improved Vacant Land Value Estimates for Land Table 4080.4080 BIG GLEN

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

INFERIOR 8000/ 100.00 425.00 1.0000 1.5342 8000 100 1,227,365
 100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 1,227,365

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

Fencing: Wd, Split, 2 Rail 17.36 24 50 208
 Total Estimated Land Improvements True Cash Value = 208

Tax Description: BEG AT PT 1808.45 FT N & 401.11 FT W OF
 MEANDER COR AT E END S LINE SEC 34 TH N 2
 DEG 59' E 200 FT TH E 440.5 FT TO SHR
 GLEN LAKE TH SLY ALG SHR TO PT E OF BEG
 TH W 423.4 FT TO POB EXC TH N 100 FT
 THEREOF SEC 34 T29N R14W .9 A M/L.

Comments/Influences: X Gas
 X Curb
 Street Lights
 Standard Utilities
 Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	613,700	69,900	683,600			247,264C
2025	537,000	67,600	604,600			240,764C
2024	497,100	66,500	563,600			233,525C
2023	298,300	50,000	348,300		348,300A	222,405C

Who When What

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

2026 613,700 69,900 683,600 247,264C

2025 537,000 67,600 604,600 240,764C

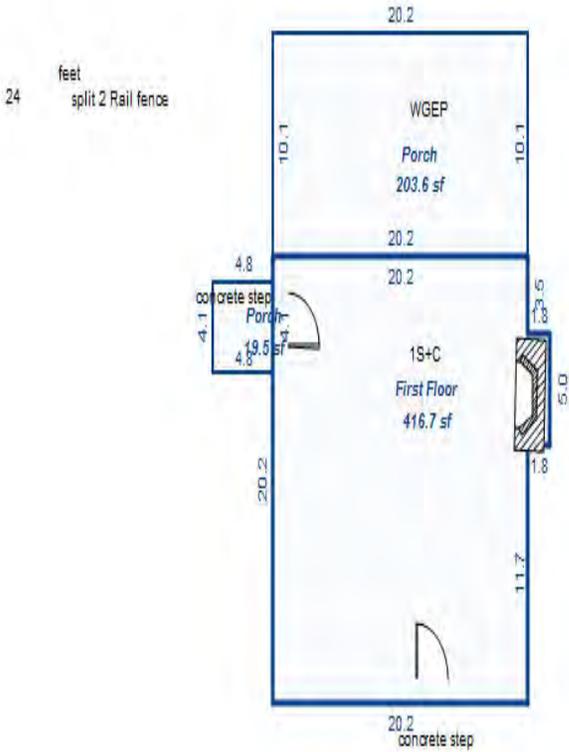
2024 497,100 66,500 563,600 233,525C

2023 298,300 50,000 348,300 348,300A 222,405C



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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: R-2 (	Building Permit(s)	Date	Number	Status		
7507 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST								
Owner's Name/Address		P.R.E. 0%								
WADE FETZER CO MORTIMER ROBERT 1001 WINTERGREEN LN DARIEN IL 60561		MAP #: 70		2026 Est TCV 1,938,435 TCV/TFA: 858.09						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
THE N 100 FT OF PARCEL DESCR AS COM AT PT 1808.45 FT N & 401.11 FT W OF MEANDER COR AT E END S LINE SEC TH N 2 DEG 59' E 200 FT TH E 440.5 FT TO SHR GLEN LAKE TH SLY ON SHR TO PT E OF POB TH W 423.4 FT TO POB. SEC 34 T29N R14W .9 A M/L.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		X		INFERIOR 8000/	100.00	425.00	1.0000 1.5342	8000 100		1,227,365
		X		100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 1,227,365						
		X		Land Improvement Cost Estimates						
		X		Description	Rate	Size	% Good	Cash Value		
		X		D/W/P: Crushed Rock	2.53	1300	0	0		
		X		Residential Local Cost Land Improvements						
		X		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		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling		Low		2026	613,700	355,500	969,200			430,235C
High		Landscaped		2025	537,000	338,500	875,500			418,925C
Swamp		Wooded		2024	497,100	332,900	830,000			406,329C
Pond		Pond		2023	298,300	250,600	548,900		548,900A	386,980C
Waterfront		Ravine								
Wetland		Flood Plain								

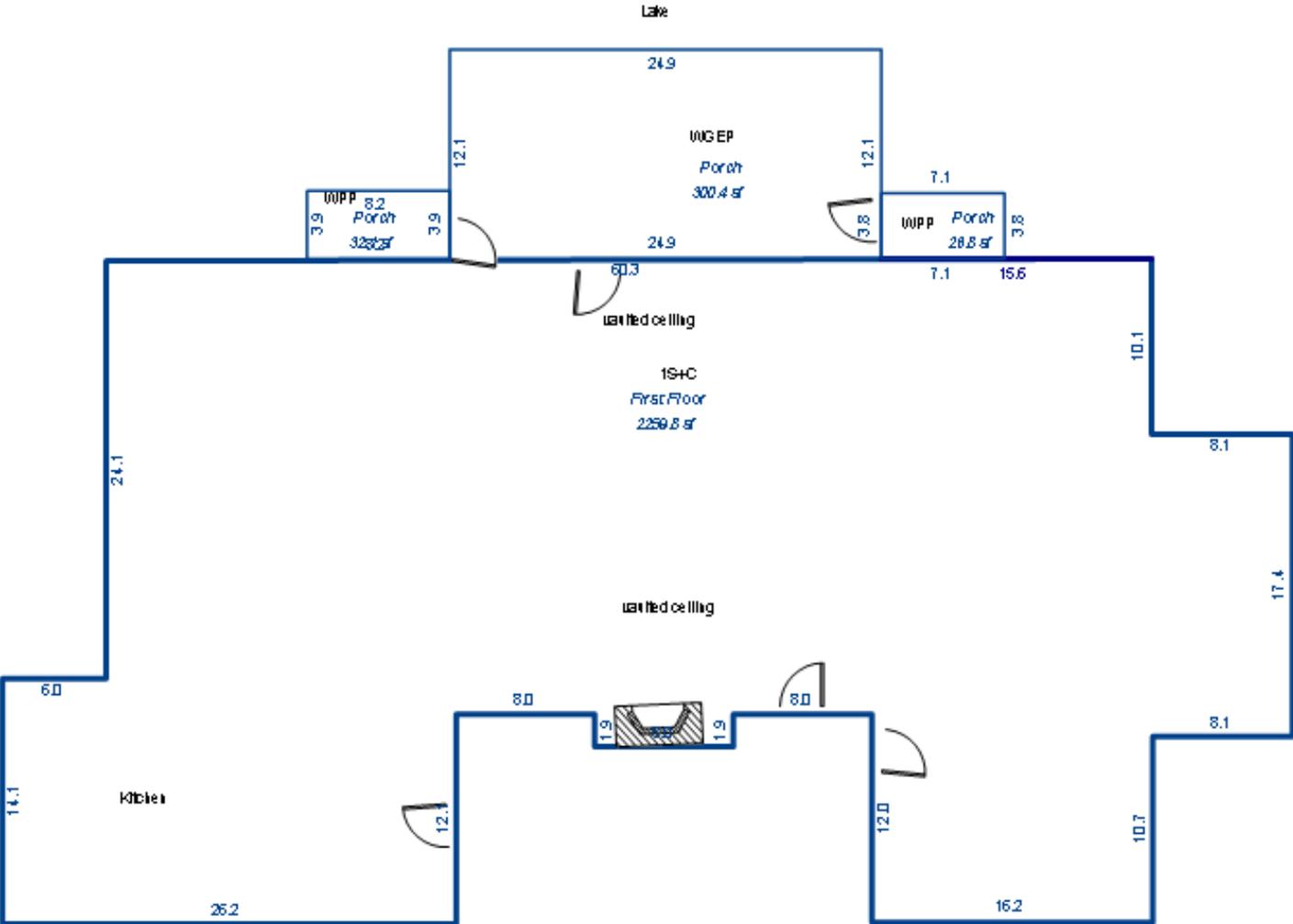


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 2 Front Overhang 2 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 300 26 32	Type WGEP (1 Story) 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					1	Class: BC Effec. Age: 40 Floor Area: 2,259 Total Base New : 437,389 Total Depr Cost: 262,433 Estimated T.C.V: 708,570	E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Electric Baseboard Ground Area = 2259 SF Floor Area = 2259 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Cls BC		Blt 1957		
Yr Built 1957	Remodeled 1986	Ex	X Ord	Min	No./Qual. of Fixtures		Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		150 Amps Service		No. of Elec. Outlets		1 Story Siding Crawl Space		Total:		364,973 218,983		
Room List		Doors	Solid X	H.C.	(13) Plumbing		Many X Ave. Few		Water/Sewer					
7	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Carpeted Other:		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		Plumbing		Average Fixture(s)		1 2,136 1,282 2 13,432 8,059		
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 2259 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Porches		WGEP (1 Story) WPP WPP		26 1,716 1,030 32 2,029 1,217		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(9) Basement Finish		(14) Water/Sewer		Built-Ins		Appliance Allow.		1 3,976 2,386		
X	Insulation	(8) Basement		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Fireplaces		Exterior 2 Story		1 10,342 6,205		
(2) Windows		Many Avg. X Few	Large Avg. Small	Joists: 2X10X16 Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		Totals:		437,389 262,433		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish						ECF (4080 BIG GLEN) 2.700 => TCV:				708,570		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle													
Chimney: Stone														

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



crushed rock Drive
1300 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.
KNIGHT JOANNE P	KNIGHT JOANNE P TRUST	0	09/13/2023	WD	09-FAMILY/RELATED ENTITY	2024005511	PROPERTY TRANSFER	0.0
ZERK, BALY, BAAD, JOHNSON	KNIGHT CHARLES F & JOANNE	300,000	05/18/2011	WD	03-ARM'S LENGTH	1086/223	PROPERTY TRANSFER	39.5

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7252 S ASHLAND AVE	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	10/02/2025	PE25-0664				
	P.R.E. 0%		Residential Garage	08/19/2025	PB25-0407	100% FINIS			
Owner's Name/Address	MAP #: 69		ACCESSORY BLDG	07/21/2025	LU25-138	100% FINIS			
KNIGHT JOANNE P TRUST 24 FOREWAY DR ST LOUIS MO 63124	2026 Est TCV 4,676,077 TCV/TFA: 722.62		Electrical	11/02/2007	PE07-0612				
	X Improved	Vacant	Land Value Estimates for Land Table 4120.4120 RESI						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 100' @ 7000/	326.29	701.41	0.7440	1.1269	7000 100	1,915,015
			326 Actual Front Feet, 5.25 Total Acres		Total Est. Land Value =		1,915,015		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 4in Concrete	9.05	128	0	0		
			Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
			LAND IMPROVEMENTS 10	10,000.00	3	100	30,000		
			Total Estimated Land Improvements True Cash Value =		30,000				
Tax Description									
LI086P216 PRT GOVT LOT 1, SEC 34 T29N R14W COMM N 1/4 CNR OF SEC 34; TH N 89.4814W 437.92 FT ALONG N LINE SEC 34 TH S00.0351W 700.03 FT TO CENTER LINE M-22 HT S17.4400W 586.88 FT, ALONG CENTERLINE TH N89.4940W 319.21 FT S00.0815W 47.84 FT TO POB TH N89.4655W 380.57 FT TH N00.3850E 299.62 FT TH S89.5920E 377.91 FT TH S00.0815W 300.99 FT TO POB. (YEAR 2011 ADDTION FROM ADJ PIN(S). AND L230 P733 PRT GOVT LOT 2 SEC 34 COM W 1/4 COR SD SEC TH ALG E-W 1/4 IN S 88 DEG 41'	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
	X	Electric							
	X	Gas							
		Curb Street Lights Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level							
		Rolling							
		Low							
	X	High							
		Landscaped							
		Swamp							
		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	957,500	1,380,500	2,338,000			841,159C
		TPC 10/01/2025 INSPECTED	2025	683,900	1,112,600	1,796,500			780,681C
		WAS 10/19/2007 INSPECTED	2024	300,900	1,024,900	1,325,800			757,208C
			2023	259,900	1,163,400	1,423,300			721,151C



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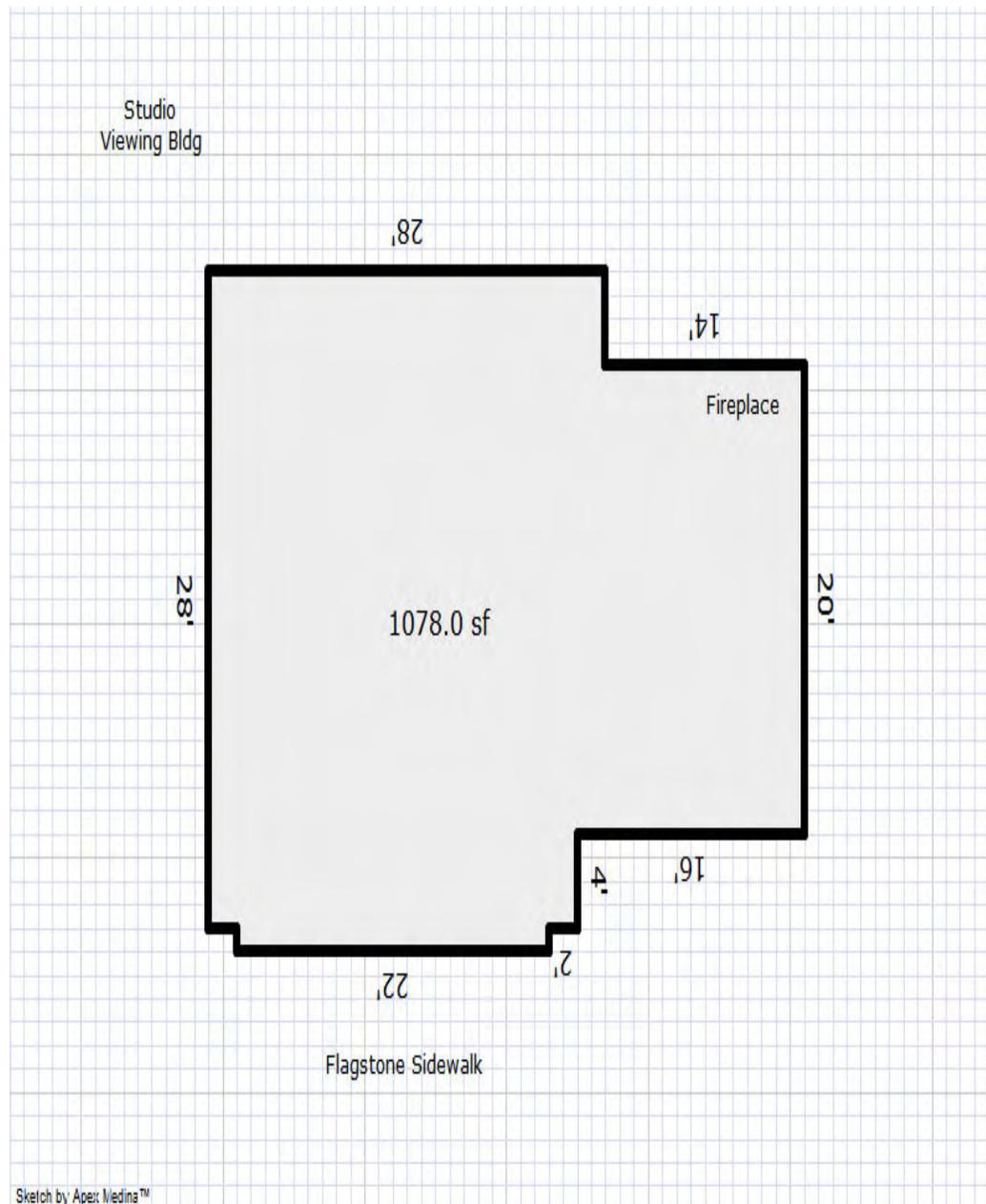
*** Information herein deemed reliable but not guaranteed***

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 50	Type WPP	Year Built: 2025 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 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			Class: B Effec. Age: 20 Floor Area: 4,589 Total Base New : 1,147,961 Total Depr Cost: 918,368 Estimated T.C.V: 2,020,410			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:			
Building Style: 3 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 1,147,961 Total Depr Cost: 918,368 Estimated T.C.V: 2,020,410		E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2005	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 3 STORY (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 2818 SF Floor Area = 4589 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls B		Blt 2005		
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Total: 880,033		704,025				
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		0 Amps Service			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			3 Story Siding Basement 196 2 Story Siding Basement 1,311 1 Story Siding Basement 1,311 1 Story Siding Overhang 36 1 Story Siding Overhang 32			Total: 880,033		704,025	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Recreation Room 1507 45,647 36,518						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		X Ex. Ord. Min			Plumbing			Average Fixture(s) 1 3,257 2,606						
(2) Windows		(8) Basement		Many X Ave. Few			3 Fixture Bath			3 Fixture Bath 2 20,550 16,440						
X	Many Avg. X Few	Large Avg. Small	Basement: 2818 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing			2000 Gal Septic Water Well, 150 Feet			2000 Gal Septic 1 11,719 9,375						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Porches			Water Well, 150 Feet 1 10,252 8,202						
(3) Roof		1507 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			WPP			WPP 50 3,116 2,493						
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 2818 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Lump Sum Items:			Garages			Recreation Room 1507 45,647 36,518						
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 1 3,257 2,606						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 2000 Gal Septic			3 Fixture Bath			3 Fixture Bath 2 20,550 16,440						
							Water/Sewer			2000 Gal Septic 1 11,719 9,375						
							Porches			Water Well, 150 Feet 1 10,252 8,202						
							WPP			WPP 50 3,116 2,493						
							Garages			Recreation Room 1507 45,647 36,518						
							Class: C Exterior: Pole (Unfinished)			Average Fixture(s) 1 3,257 2,606						
							Door Opener			3 Fixture Bath 2 20,550 16,440						
							Base Cost			2000 Gal Septic 1 11,719 9,375						
							Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Water Well, 150 Feet 1 10,252 8,202						
							Door Opener			WPP 50 3,116 2,493						
							Base Cost			Recreation Room 1507 45,647 36,518						
							Class: B Exterior: Pole (Unfinished)			Average Fixture(s) 1 3,257 2,606						
							<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			3 Fixture Bath 2 20,550 16,440						

*** 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	Type	Year Built:	Car Capacity:																																																										
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							Class:	Exterior:																																																										
	Building Style: 1 STORY											Foundation:	Finished ?:																																																										
	Yr Built 2007		Ex X Ord Min									Auto. Doors:	Mech. Doors:																																																										
	Remodeled 0											Area:	% Good:																																																										
	Condition: Average		Size of Closets Lg X Ord Small									Storage Area:	No Conc. Floor:																																																										
	Room List		Doors Solid X H.C.		Central Air Wood Furnace							Class: B	Effec. Age: 20																																																										
	Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Carpeted Other:		(12) Electric 150 Amps Service							Floor Area: 1,078	Total Base New : 243,573																																																										
	(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min							Total Depr Cost: 194,860	Estimated T.C.V: 428,692																																																										
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings X Drywall		No. of Elec. Outlets Many X Ave. Few							E.C.F. X 2.200	Bsmnt Garage:																																																										
X	Insulation				(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							Carport Area:	Roof:																																																										
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1078 S.F. Height to Joists: 0.0																																																																				
X	Many Avg. X Large Avg. Small																																																																						
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 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																		
X	Gable Hip Flat Gambrel Mansard Shed																																																																						
X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																				
	Chimney: Stone																																																																						
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1078 SF Floor Area = 1078 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,078</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>200,467</td> <td>160,374</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>3,257</td> <td>2,606</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>10,275</td> <td>8,220</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>6,011</td> <td>4,809</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,941</td> <td>5,553</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>6,850</td> <td>5,480</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>9,772</td> <td>7,818</td> </tr> <tr> <td colspan="2">Totals:</td> <td>243,573</td> <td>194,860</td> </tr> </tbody> </table> Notes: STUDIO/GUEST HOUSE ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 428,692														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,078			Total:				200,467	160,374	Average Fixture(s)	1	3,257	2,606	3 Fixture Bath	1	10,275	8,220	Water/Sewer				1000 Gal Septic	1	6,011	4,809	Water Well, 100 Feet	1	6,941	5,553	Built-Ins				Appliance Allow.	1	6,850	5,480	Fireplaces				Exterior 1 Story	1	9,772	7,818	Totals:		243,573	194,860
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*** Information herein deemed reliable but not guaranteed***



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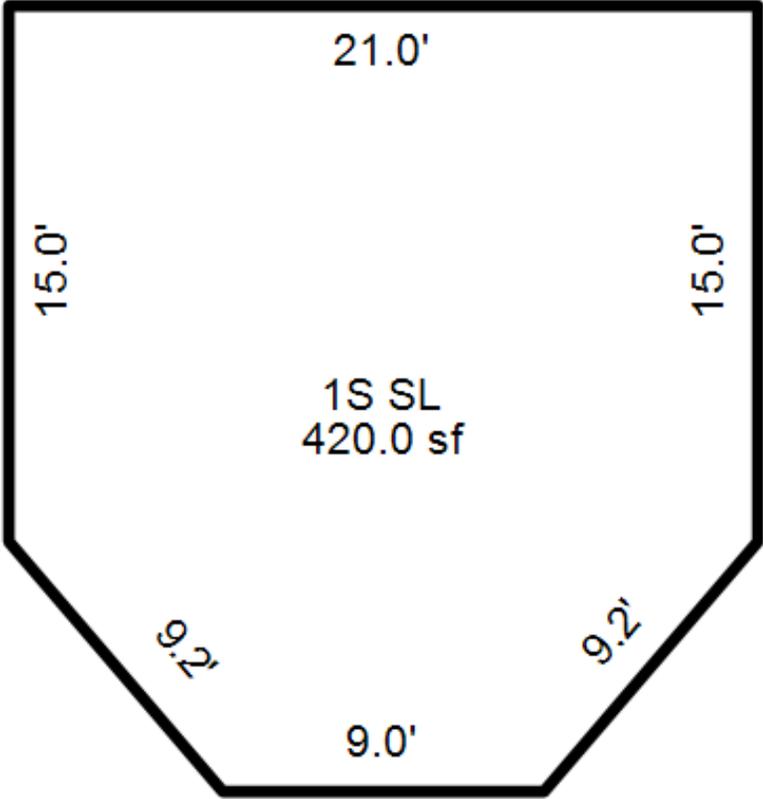
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																														
Building Style: 1 STORY			Drywall Paneled		Plaster Wood T&G																														
Yr Built 0		Remodeled 0			Ex	X	Ord		Min																										
Condition: Average		Size of Closets			Lg	X	Ord		Small																										
Room List		Doors		Solid	X	H.C.																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																															
(1) Exterior			Kitchen: Other: Other:		0	Amps Service																													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures																															
					Ex.	X	Ord.		Min																										
(2) Windows		(7) Excavation		No. of Elec. Outlets																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 384 S.F. Height to Joists: 0.0				Many	X	Ave.		Few																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish																															
(3) Roof		(10) Floor Support		(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			Lump Sum Items:																															
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>384</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>59,670</td> <td>47,736</td> </tr> </tbody> </table> Other Additions/Adjustments Built-Ins Appliance Allow. 1 6,850 5,480 Totals: 66,520 53,216 Notes: GAZEBO ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 117,075														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	384						Total:	59,670	47,736	E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Slab	384																																
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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	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 420 Total Base New : 58,479 Total Depr Cost: 46,782 Estimated T.C.V: 102,920			E.C.F. X 2.200		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 4 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 420 SF Floor Area = 420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls B		Blt 2007		
Yr Built 2007	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		0 Amps Service			Stories			420		51,629		41,302		
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Exterior			Total:		6,850		5,480	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Foundation			Totals:		58,479		46,782		
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Slab			Notes: STUDIO IN HILL ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV:		102,920				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing									
(2) Windows		(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 420 S.F. Height to Joists: 0.0			Lump Sum Items:									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle															

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

Built into hill



Landscaping

Rock/Conc walls around front

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

Desc. of Bldg/Section: TENNIS COURT Calculator Occupancy: Tennis Clubs - Indoor		Unit in Place Items /CI17/SPOC/TENC/ASPCA		Rate	Quantity	Arch	%Good	Depr.Cost
Class: C		Construction Cost		7.65	7200	1.00	75	41,310
Floor Area	High	Above Ave.	Ave.	X	Low	ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 61		
Gross Bldg Area	** ** Calculator Cost Data ** **							
Stories Above Grd	Quality: Excellent							
Average Sty Hght	Heat#1: No Heating or Cooling		0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling		0%					
Depr. Table : 2.25%	Ave. SqFt/Story							
Effective Age	Ave. Perimeter							
Physical %Good: 100	Has Elevators:							
Func. %Good	*** Basement Info ***							
Economic %Good	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	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.
IUPPENLATZ MARK J ET AL	RIVA INVESTMENTS LLC	0	03/04/2005	QC	09-FAMILY/RELATED ENTITY	845:280	OTHER	100.0
RIVA INVESTMENTS LLC	IUPPENLATZ MARK J ET AL	0	12/16/2004	QC	09-FAMILY/RELATED ENTITY	836:233	OTHER	100.0
GLEN LAKE PINES	IUPPENLATZ ETA	400,000	10/12/1998	WD	03-ARM'S LENGTH	489:741	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7547 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #: 70								
RIVA INVESTMENTS LLC C/O RICKER SHAWN 7547 S GLEN LAKE RD GLEN ARBOR MI 49636	2026 Est TCV 1,869,095 TCV/TFA: 1063.1								
	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements		* Factors *						
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		INFERIOR 8000/	101.20	407.53	0.9952	1.5214	8000 100	1,225,871
	Paved Road		102 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 1,225,871						
	Storm Sewer		Land Improvement Cost Estimates						
	Sidewalk		Description	Rate	Size	% Good	Cash Value		
	Water		Fencing: Wd, Split, 2 Rail	17.36	60	50	521		
	Sewer		Dock: Light posts	45.58	780	50	17,776		
	Electric		Residential Local Cost Land Improvements						
	Gas		Description	Rate	Size	% Good	Cash Value		
	Curb		LAND IMPROVEMENTS 75	7,500.00	1	100	7,500		
	Street Lights		BOAT HOIST	2,000.00	1	100	2,000		
	Standard Utilities		Total Estimated Land Improvements True Cash Value = 27,797						
	Underground Utils.								
Tax Description	L355 P184 L489 P741 L491 P220/98 L712 P3/03 L836 P233&235/04 L845 P280/05 PRT GOVT LOT 3 SEC 34 COM MEANDER COR AT EAST END S LN GOVT LOT 4 TH N 00 DEG 11'05" E 1606.48 FT TO POB TH S 89 DEG 59' 20" W 391.70 FT TH N 03 DEG 00'04" E 99.83 FT TH N 89 DEG 59'20" E 407.53 FT TO SHR GLEN LAKE TH ALG SHR S 11 DEG 55'58" W 101.89 FT TO POB SEC 34 T29N R14W.								
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	612,900	321,600	934,500			393,527C
			2025	536,300	308,800	845,100			383,182C
			2024	496,300	304,100	800,400			371,661C
			2023	316,400	198,300	514,700			353,963C

*** 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 261 156 76 155 200	Type WPP WPP WSEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 2078 % 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: 1,758 Total Base New : 352,709 Total Depr Cost: 227,936 Estimated T.C.V: 615,427			E.C.F. X 2.700		Bsmnt Garage:			
Building Style: 2 STORY		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Electric Wall Heat Ground Area = 879 SF Floor Area = 1758 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1939		Carport Area: Roof:		
Yr Built 1939	Remodeled 1979	Ex	Ord		X	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 879 Total: 224,056 145,636						
Condition: Average		Size of Closets			Lg	Ord	X	Small	Other Additions/Adjustments Recreation Room 457 8,838 4,419 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 Water/Sewer 1000 Gal Septic 1 4,782 3,108 Water Well, 100 Feet 1 5,847 3,801 Porches WPP 261 5,403 3,512 WPP 156 4,278 2,781 WSEP (1 Story) 76 5,268 3,424 WPP 155 4,261 2,770 Deck Treated Wood 200 4,062 2,640 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 537 349 Base Cost 2078 73,811 47,977 Built-Ins Appliance Allow. 1 2,767 1,799							
Room List		Doors	Solid	X	H.C.	(12) Electric 100 Amps Service			Other Additions/Adjustments Recreation Room 457 8,838 4,419 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 Water/Sewer 1000 Gal Septic 1 4,782 3,108 Water Well, 100 Feet 1 5,847 3,801 Porches WPP 261 5,403 3,512 WPP 156 4,278 2,781 WSEP (1 Story) 76 5,268 3,424 WPP 155 4,261 2,770 Deck Treated Wood 200 4,062 2,640 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 537 349 Base Cost 2078 73,811 47,977 Built-Ins Appliance Allow. 1 2,767 1,799							
4	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Ceramic Tile Other:			No. of Elec. Outlets Many X Ave. Few			Total: 224,056 145,636						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Lump Sum Items:									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster	(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood 200 4,062 2,640 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 537 349 Base Cost 2078 73,811 47,977 Built-Ins Appliance Allow. 1 2,767 1,799									
X	Insulation	(7) Excavation		Basement: 879 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
(2) Windows		Many Avg. Few	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
(3) Roof		457	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			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.
GLEN LAKE PINES	TOTTEN	420,000	09/30/1998	WD	03-ARM'S LENGTH	488:739	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7533 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Res. Add/Alter/Repair	11/04/2024	PB24-0542	0%	

Owner's Name/Address	MAP #: 70	2026 Est TCV 1,957,168 TCV/TFA: 637.10
TOTTEN JEFFREY J & PHYLLIS 4704 RESERVOIR RD NW WASHINGTON DC 20007		

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

Tax Description	Dirt Road		INFERIOR 8000/	101.38	423.41	0.9945 1.5331	8000 100	1,236,597
L488 P739/98 PARCEL A - PRT GOVT LOT 3 SEC 34 COM AT MEANDER CORNER ON EAST END OF S LN GOVT LOT 4 TH N 00 DEG 11' 05" E 1606.48 FT TH S 89 59'20" W 391.70 FT TH N 03 DEG 00'40" E 99.83 FT TO POB TH CONT N 03 DEG 00'40" E 99.85 FT TH N 89 DEG 57'28" E 423.41 FT TO TRAVERSE LN ALG SHR GLEN LAKE TH S 11 DEG 55'58" W 102.15 FT TH S 89 DEG 59'20" W 407.53 FT TO POB SEC 34 T29N R14W.	Gravel Road		102 Actual Front Feet, 0.98 Total Acres			Total Est. Land Value =	1,236,597	

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
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	Water	Fencing: Wd, Picket, 30-40	15.40	42 50	323
	Sewer	Fencing: Wd, Picket, 30-40	15.40	66 50	508
	Electric	Dock: Light posts	47.90	1080 0	0
	Gas	D/W/P: 3.5 Concrete	6.71	120 0	0
	Curb	D/W/P: Flagstone/Sand	21.39	160 0	0
	Street Lights	D/W/P: Crushed Rock	2.31	280 0	0
	Standard Utilities	D/W/P: 3.5 Concrete	6.71	80 0	0
	Underground Utils.	Wood Frame	29.37	100 50	1,468

Residential Local Cost Land Improvements		Description	Rate	Size % Good	Cash Value
	Topography of Site	LAND IMPROVEMENTS 75	7,500.00	1 100	7,500
	Level	Total Estimated Land Improvements True Cash Value =			9,799

	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	618,300	360,300	978,600			408,530C
2025	541,000	344,200	885,200			397,790C
2024	501,800	338,700	840,500			385,830C
2023	318,700	228,200	546,900			367,458C

Who When What
 TPC 10/01/2025 INSPECTED
 TPC 03/29/2010 INSPECTED
 WAS 10/19/2007 INSPECTED

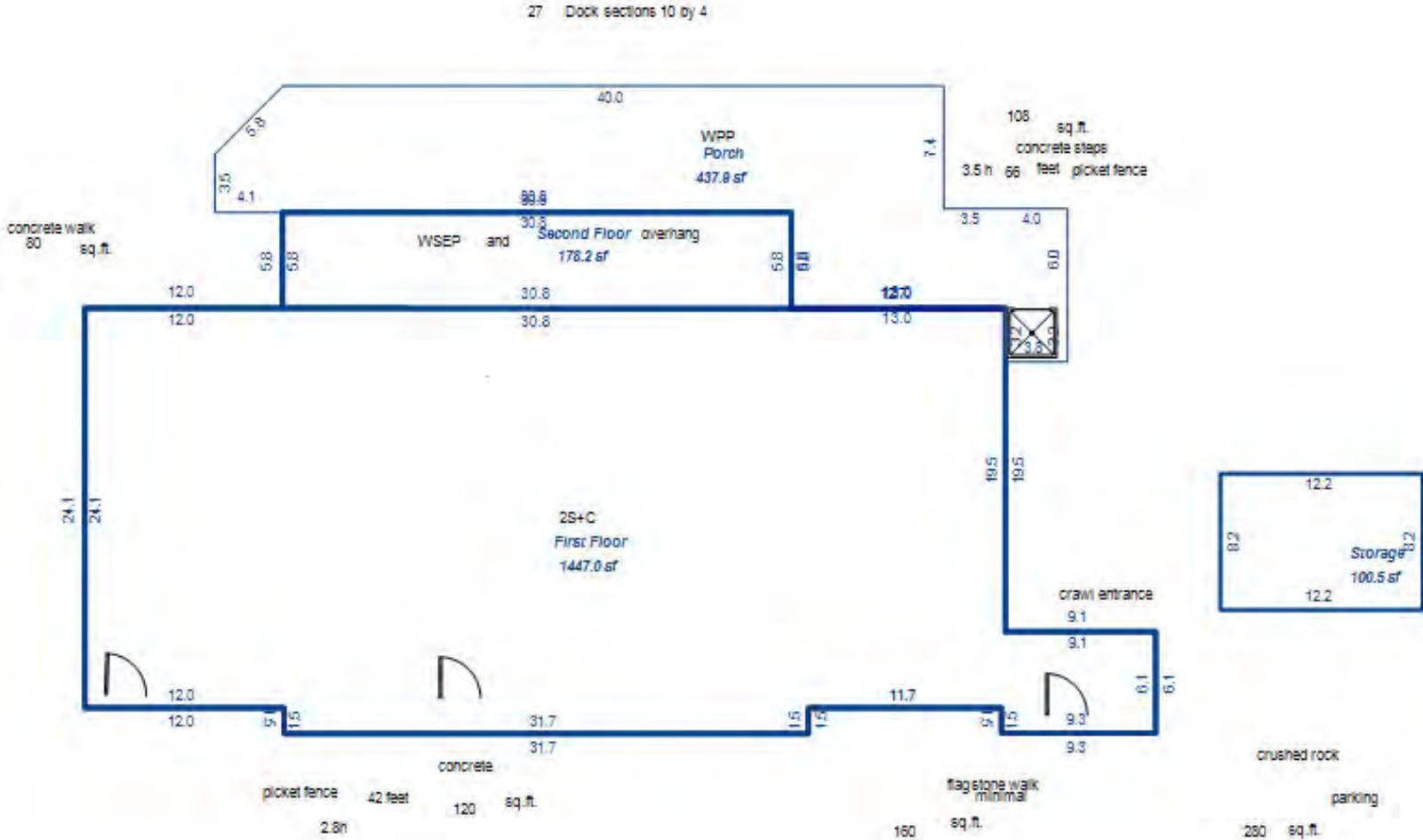
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 178 437	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 3,072 Total Base New : 404,979 Total Depr Cost: 263,249 Estimated T.C.V: 710,772		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C 5 Blt 1929					
Yr Built 1929	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1447 SF Floor Area = 3072 SF.							
Condition: Average		Size of Closets		Lg	X	Ord		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas							
	Basement 1st Floor 2nd Floor 7 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			2 Story Siding Crawl Space 1,447							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many			X	Ave.		1 Story Siding Overhang 178							
(2) Windows		(8) Basement		2			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1447 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer 40 1,492 970						
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Foundation Crawl Space 1,447 Overhang 178					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WSEP (1 Story) 178 10,039 6,525 WPP 437 7,932 5,156						
X	Asphalt Shingle	(10) Floor Support		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins Appliance Allow. 1 2,767 1,799							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces Interior 2 Story 1 6,649 4,322							
		Lump Sum Items:		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 404,979 263,249							
				1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 710,772							

*** 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.
KRAUSE TOM	KRAUSE THOMAS SCOTT	0	02/12/2025	WD	15-LADY BIRD	2025000680	DEED	0.0
VANDERHORN MOLLY & KRAUSE	KRAUSE TOM	0	06/22/2020	QC	09-FAMILY/RELATED ENTITY	2020003796	OTHER	50.0
KREMER FERNIE JEAN	VANDERHORN MOLLY & KRAUSE	665,000	11/11/2019	WD	03-ARM'S LENGTH	20190065077	PROPERTY TRANSFER	100.0
SHERIFF	SAGELINK CREDIT UNION RED	0	06/03/2011	SD	10-FORECLOSURE	1088-777	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7580 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	05/30/2024	PE24-0352	100% FINIS
	P.R.E. 100% 11/11/2019		Plumbing	05/24/2024	PP24-0161	100% FINIS
Owner's Name/Address	MAP #: 70		Res. Accessory Structure	04/25/2024	PB24-0140	100% FINIS
KRAUSE THOMAS SCOTT 7580 S GLEN LAKE RD GLEN ARBOR MI 49636	2026 Est TCV 3,309,582 TCV/TFA: 794.43		Res. Accessory Structure	10/30/2023	LU23-34	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFERIOR 8000/	200.00	408.28	0.7579	1.5219	8000	100		1,845,464
200 Actual Front Feet, 1.88 Total Acres			Total Est. Land Value =					1,845,464

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
L308 P584/90 COM 1609 FT N & 430 FT W OF MEANDER POST AT E END OF S LN LOT 4 TH S 200 FT TH E TO SHR GLEN LAKE TH NELY ALG SHR SD LAKE TO POINT E OF POB TH W TO POB SEC 34 T29N R14W 1.7 A.	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	2.75	1500	50	2,062	
	X	Sewer	6.73	360	50	1,211	
	X	Electric	6.17	600	50	1,851	
	X	Gas	Total Estimated Land Improvements True Cash Value =				5,124
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

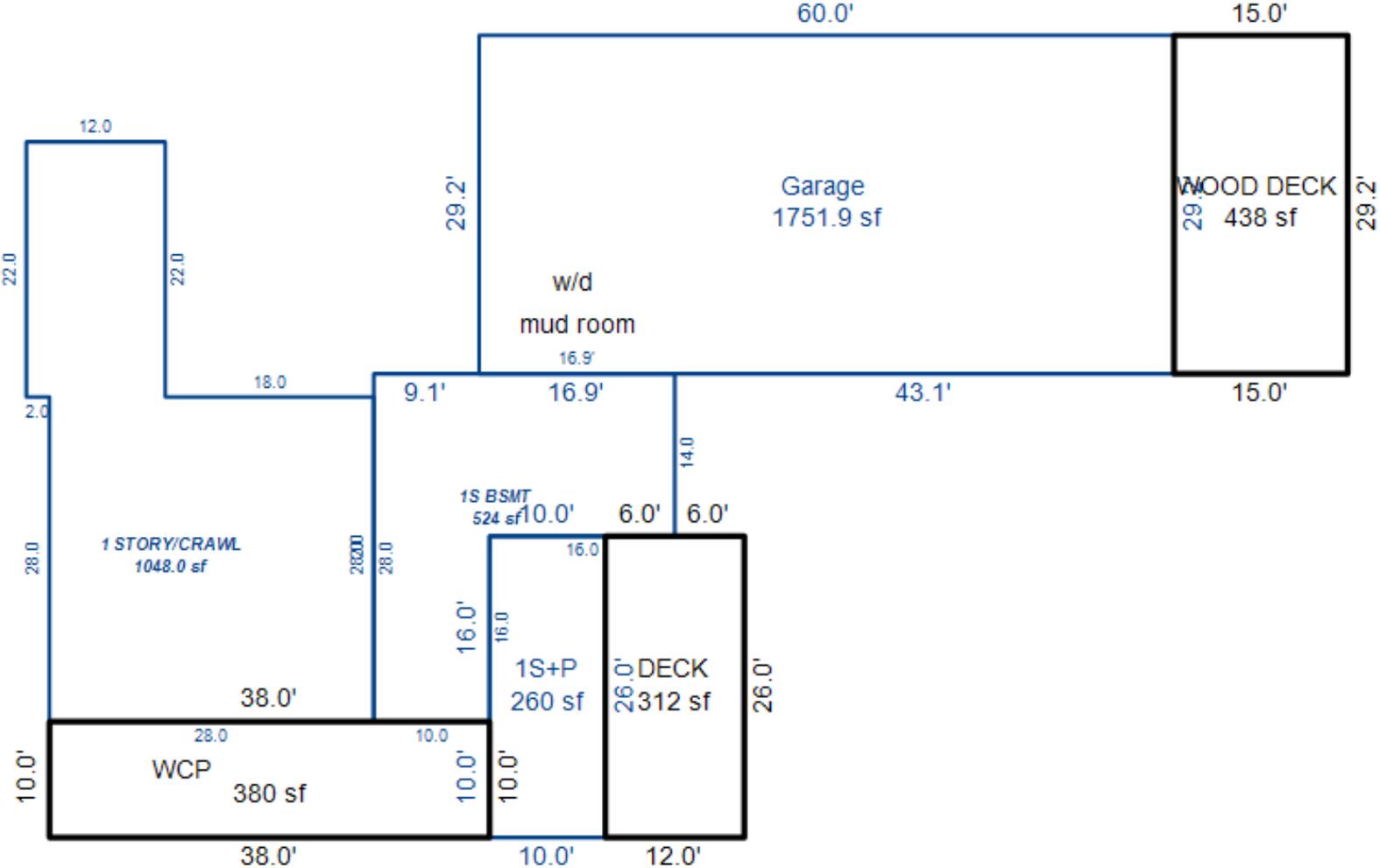
Comments/Influences	X	Topography of Site
	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2026	922,700	732,100	1,654,800			796,778C
TPC 06/07/2023 INSPECTED			2025	807,400	712,000	1,519,400			775,831C
TPC 01/12/2022 INSPECTED			2024	579,000	598,200	1,177,200			651,825C
TPC 11/16/2021 INSPECTED			2023	306,100	450,300	756,400			620,786C

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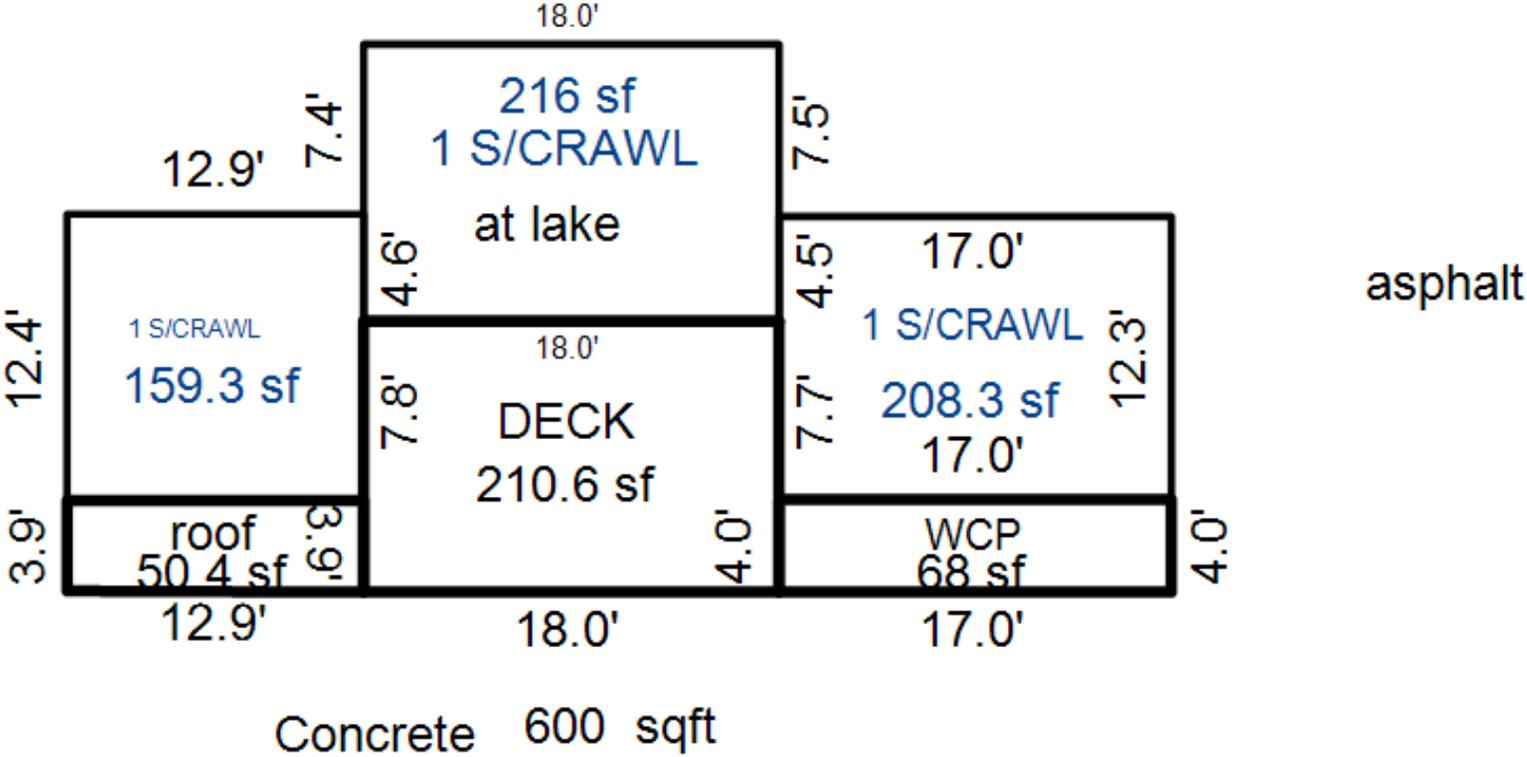
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	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 68 210 50	Type WCP (1 Story) Treated Wood 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			Central Air Wood Furnace			Class: D Effec. Age: 1 Floor Area: 583 Total Base New : 81,718 Total Depr Cost: 80,901 Estimated T.C.V: 218,433			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Wall/Floor Furnace Ground Area = 583 SF Floor Area = 583 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls D Blt 2024			
Yr Built 2024 FOR	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		0 Amps Service			1 Story Siding Crawl Space 159			Total: 72,591 71,865						
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			1 Story Siding Crawl Space 216			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		1			1 Story Siding Crawl Space 208			Porches						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 216			WCP (1 Story) 68 3,362 3,328						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1 Story Siding Crawl Space 208			Foundation: Shallow 68 -719						
	Insulation	(7) Excavation		Many Ave. Few			1 Story Siding Crawl Space 208			Deck						
(2) Windows		Basement: 0 S.F. Crawl: 583 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			1 Story Siding Crawl Space 208			Treated Wood 210 4,019 3,979						
Many Avg. Few	Large Avg. Small	(8) Basement		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			1 Story Siding Crawl Space 208			w/Roof (Roof portion) 50 826 818						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		1			1 Story Siding Crawl Space 208			Built-Ins					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1 Story Siding Crawl Space 208			Appliance Allow. 1 1,639 1,623						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			1 Story Siding Crawl Space 208			Totals: 81,718 80,901					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1 Story Siding Crawl Space 208			Notes:						
				Lump Sum Items:			1			ECF (4080 BIG GLEN) 2.700 => TCV: 218,433						

*** 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.
SENTER STEPHEN M & DEBORA	SENTER STEPHEN M & DEBORA	0	10/30/2023	QC	09-FAMILY/RELATED ENTITY	2023004817	PROPERTY TRANSFER	0.0
ET AL JERIS DAVID W & LA	JERIS DAVID W & LAUREL H	100	03/29/2012	QC	09-FAMILY/RELATED ENTITY	1120P179	PROPERTY TRANSFER	0.0
JERIS DAVID W & LAUREL H	JERIS LAUREL H TRUST	100	03/29/2012	QC	09-FAMILY/RELATED ENTITY	1120P179	PROPERTY TRANSFER	0.0
MCKENNA PETER C & ROBIN S	MCKENNA PETER C & ROBIN S	0	03/07/2011	QC	09-FAMILY/RELATED ENTITY	1081:620	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #: 70					
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SENTER RICHARD H JR & MARY S ET AL	2026 Est TCV 1,212,573					
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JERIS DAVID W	Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN		
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11931 S HERMIES PASS	Public Improvements	* Factors *				
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EMPIRE MI 49630		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		INFERIOR 8000/	100.00	400.00	1.0000	1.5157	8000	100		1,212,573
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		100 Actual Front Feet,	0.92	Total Acres	Total Est. Land Value =					1,212,573
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Tax Description	X	Dirt Road								
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L404 P996 L460 P906 L467 P193 L530 P4/99	X	Gravel Road								
--	---	-------------	--	--	--	--	--	--	--	--

PRT GOVT LOTS 3 & 4 SEC 34 COM AT PT 465		Paved Road								
--	--	------------	--	--	--	--	--	--	--	--

FT W & 1409 FT N OF SE COR LOT 4 TH S 200		Storm Sewer								
---	--	-------------	--	--	--	--	--	--	--	--

FT TH E TO SHR GLEN LAKE TH NELY ALG SHR		Sidewalk								
--	--	----------	--	--	--	--	--	--	--	--

TO PT E OF POB TH W TO POB EXC S 100 FT		Water								
---	--	-------	--	--	--	--	--	--	--	--

SEC 34 T29N R14W .92 A M/L.	X	Sewer								
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Comments/Influences	X	Electric								
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	X	Gas								
--	---	-----	--	--	--	--	--	--	--	--

		Curb								
--	--	------	--	--	--	--	--	--	--	--

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

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

		Underground Utils.								
--	--	--------------------	--	--	--	--	--	--	--	--

		Topography of Site								
--	--	--------------------	--	--	--	--	--	--	--	--

		Level								
--	--	-------	--	--	--	--	--	--	--	--

		Rolling								
--	--	---------	--	--	--	--	--	--	--	--

	X	Low								
--	---	-----	--	--	--	--	--	--	--	--

		High								
--	--	------	--	--	--	--	--	--	--	--

		Landscaped								
--	--	------------	--	--	--	--	--	--	--	--

		Swamp								
--	--	-------	--	--	--	--	--	--	--	--

		Wooded								
--	--	--------	--	--	--	--	--	--	--	--

	X	Pond								
--	---	------	--	--	--	--	--	--	--	--

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

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

		Wetland								
--	--	---------	--	--	--	--	--	--	--	--

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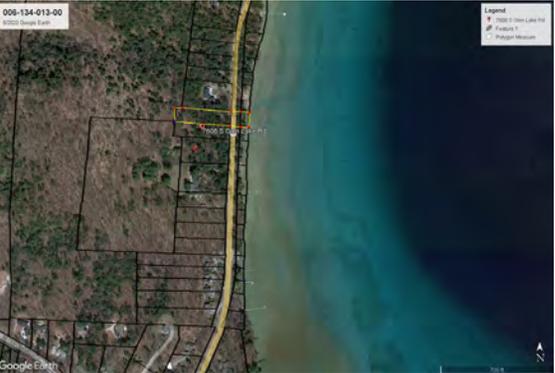
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--	--	------	------------	----------------	----------------	-----------------	----------------	---------------

	Who	When	What	2026	606,300	0	606,300		171,185C
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				2025	530,500	0	530,500		166,685C
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				2024	342,500	0	342,500		161,674C
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				2023	181,100	0	181,100		153,976C
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*** Information herein deemed reliable but not guaranteed***

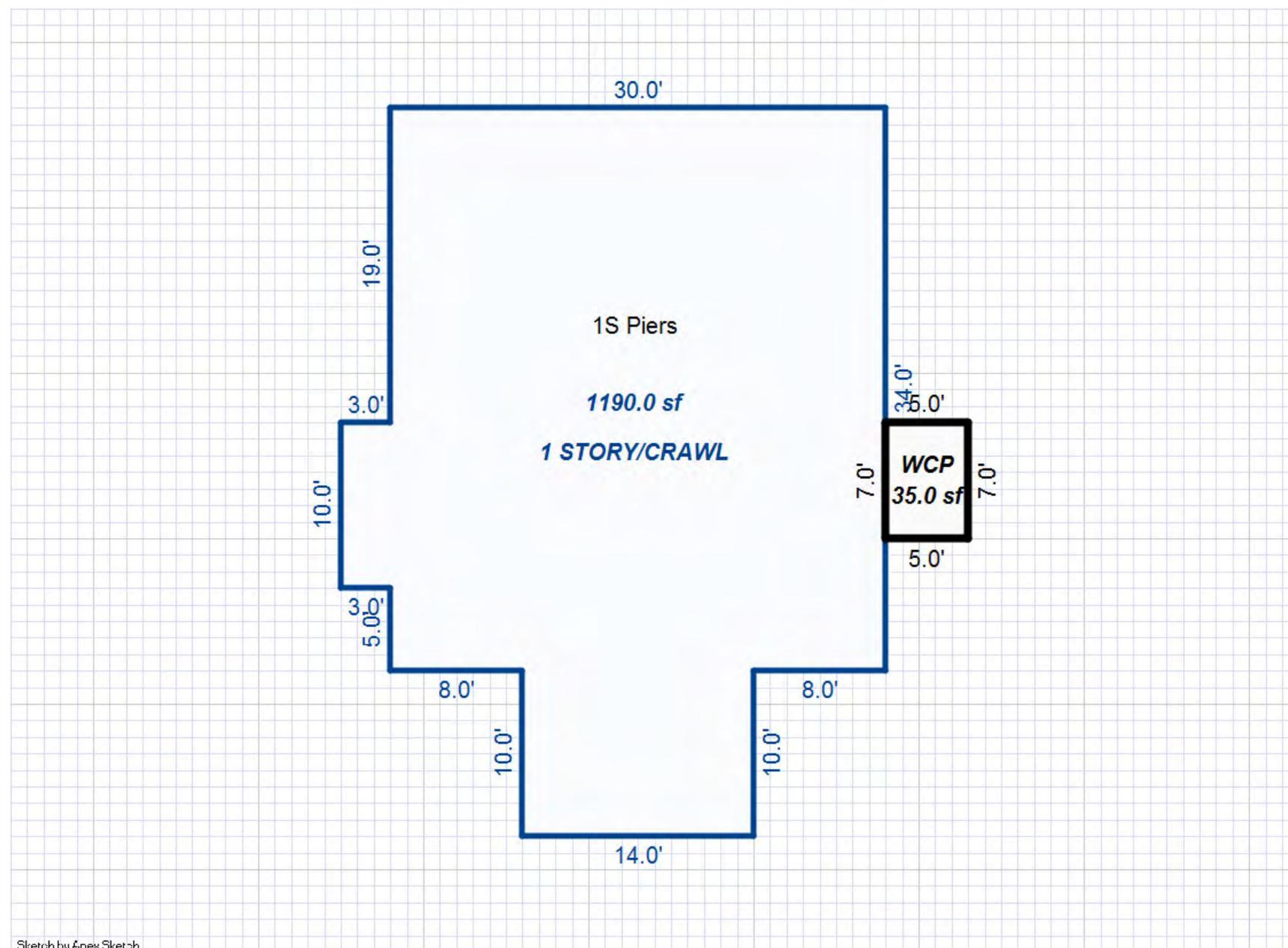
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SENTER STEPHEN M & DEBORA	SENTER STEPHEN M & DEBORA	0	10/30/2023	QC	09-FAMILY/RELATED ENTITY	2023004817	PROPERTY TRANSFER	0.0			
ET AL JERIS DAVID W & LA	JERIS DAVID W & LAUREL H	0	03/29/2012	QC	09-FAMILY/RELATED ENTITY	1120P179	PROPERTY TRANSFER	0.0			
ET AL JERIS DAVID W & LA	JERIS DAVID W & LAUREL H	100	03/29/2012	QC	09-FAMILY/RELATED ENTITY	1120P179	PROPERTY TRANSFER	0.0			
ET AL JERIS DAVID W & LA	JERIS DAVID W & LAUREL H	0	03/29/2012	QC	09-FAMILY/RELATED ENTITY	1120P179	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status		
7608 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST									
Owner's Name/Address		P.R.E. 0%		MAP #: 70							
SENTER RICHARD H JR & MARY S ET AL JERIS DAVID W 11931 S HERMIES PASS EMPIRE MI 49630		2026 Est TCV 1,439,638 TCV/TFA: 1209.7									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
L530 P005/99 S 100 FT OF PRT GOVT LOT 4 BEG 465 FT W & 1409 FT N OF SE LT COR TH S 200 FT TH E TO SHR GLEN LK TH NELY ON SHR TO PT E OF BEG TH W TO POB SEC 34 T29N R14W .92 A M/L. COMBINED UND INT SPLITS ON 11/02/2023 FROM 006-134-032-00, 006-134-032-01; Comments/Influences		Public Improvements		* Factors *							
Split/Comb. on 11/02/2023 completed 11/02/2023 TIM COMBINE PIN OF UND INT SPLITS; Parent Parcel(s): 006-134-032-00,		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
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Topography of Site		INFERIOR 8000/ 100.00 400.00 1.0000 1.5157 8000 100					1,212,573		
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	606,300	113,500	719,800		231,931C		
TPC 05/30/2021 INSPECTED				2025	530,500	121,000	651,500		225,834C		
TPC 06/02/2016 INSPECTED				2024	342,500	119,000	461,500		219,044C		
WAS 10/19/2007 INSPECTED				2023	0	0	0		0		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same 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: 1920 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: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			35 CPP		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration		Ex Ord X Min			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
Yr Built 1920	Remodeled 0	Size of Closets		Lg Ord X Small			No Heating/Cooling			Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
5	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchens: Other: Carpeted Other:		100 Amps Service			No./Qual. of Fixtures			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min			No. of Elec. Outlets			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Tile			Many X Ave. Few			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 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			(14) Water/Sewer			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
(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:			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: D Effec. Age: 40 Floor Area: 1,190 Total Base New : 138,623 Total Depr Cost: 83,172 Estimated T.C.V: 224,565		E.C.F. X 2.700		No Conc. Floor: 0	

*** 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.				
RATKE RICHARD B & MEGAN M	DUNBAR COTTAGES LLC	1	02/13/2024	WD	21-NOT USED/OTHER	2024000662	DEED	100.0				
GREENFIELD BRUCE T & JANE	RATKE RICHARD B & MEGAN M	1,495,000	09/13/2023	WD	03-ARM'S LENGTH	2023004048	PROPERTY TRANSFER	100.0				
GREENFIELD JANE TAYLOR	GREENFIELD BRUCE T & JANE	0	08/05/2021	QC	09-FAMILY/RELATED ENTITY	2021006375	DEED	0.0				
GREENFIELD BRUCE E MD	GREENFIELD JANE TAYLOR	0	09/14/2015	QC	09-FAMILY/RELATED ENTITY	1239P677	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7646 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		New Single Family Dwelling		11/18/2025	PB25-0529	20%				
Owner's Name/Address		P.R.E. 0%		Mechanical		10/21/2025	PM25-0894					
DUNBAR COTTAGES LLC 1111 W LONG LAKE RD SUITE 202 TROY MI 48098		MAP #: 70		Plumbing		10/01/2025	PP25-0308					
		2026 Est TCV 1,351,609 TCV/TFA: 480.15		HOUSE		09/03/2025	LU25-211	20%				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
L229 P186 L177 P891 PRT GOVT LOT 4 SEC 34 COM AT SW COR OF SD LOT TH E ALG S LN 850 FT TH N 434 FT TH W 375 FT TH N 886 FT TH E 550 FT TH S 111 FT TH E 50 FT FOR POB TH S 175 FT TH E TO SHORE GLEN LAKE TH ALG SHR 175 FT M/L TH W TO POB SEC 34 T29N R14W. 1.38 A M/L.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 8000/	100.00	273.81	0.7994	1.4051	8000	100		898,606
		Paved Road		INFERIOR 8000/	75.00	273.81	0.7994	1.4051	8000	50	SURPLUS: ZONING 100 ft	33
		Storm Sewer		175 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 1,235,583								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Wood Frame	24.69	240	50	2,963				
		Electric		Total Estimated Land Improvements True Cash Value = 2,963								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2026	617,800	58,000	675,800				612,879C
		TPC 11/19/2025 INSPECTED			2025	540,600	257,200	797,800				797,800S
		TPC 10/01/2025 INSPECTED			2024	372,500	216,700	589,200				589,200S
		TPC 09/24/2025 INSPECTED			2023	208,600	150,600	359,200				186,560C



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County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACAN		Zoning: NTL P	Building Permit(s)	Date	Number	Status	
OFF S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST							
Owner's Name/Address		P.R.E. 0%							
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630		MAP #: 70		2026 Est TCV 0					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4120.4120 RESI				
P189 P660 4-22-77 PRT OF GOVT LOT 4 COM AT SW COR TH E ALG S LN OF SD LOT 850 FT TH N 434 FT FOR POB TH W 375 FT TH N 886 FT TH E 550 FT TH S 111 FT TH E 50 FT TH S 775 FT TH W 225 FT TO POB SEC 34 T29N R14W CONT. 12.08 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		EXEMPT PARK LAND			12.080 Acres	5,649 100	68,240
		Paved Road		12.08 Total Acres				Total Est. Land Value =	68,240
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		PSC 03/12/2025 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		TPC 04/28/2017 INSPECTED			2024	0	0	0	0
					2023	0	0	0	0

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

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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.
ROSENBLUM JOSEPH & SPRING	RIVARD KURT A & SALLY B	1,150,000	04/05/2013	WD	03-ARM'S LENGTH	1162P31	DEED	100.0
SANDER RICHARD E & BARBAR	ROSENBLUM JOSEPH & SPRING	1,100,000	07/21/2008	WD	03-ARM'S LENGTH	984/27	PROPERTY TRANSFER	100.0
SANDER RICHARD E TRUST		0	07/18/2008	QC	03-ARM'S LENGTH	984/21	DEED	0.0
SANDER BARBARA TRUST		0	07/18/2008	QC	03-ARM'S LENGTH	984/24	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7658 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	06/13/2022	PM22-0479	100% FINIS
	P.R.E. 88% 10/30/2013		Mechanical	04/14/2022	PM22-0309	100% FINIS
Owner's Name/Address	MAP #: 70		Plumbing	01/06/2022	PP22-0013	100% FINIS
RIVARD KURT A & SALLY B 7658 S GLEN LAKE RD GLEN ARBOR MI 49636	2026 Est TCV 3,290,414 TCV/TFA: 895.35		Electrical	12/15/2021	PE21-0877	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			INFERIOR 8000/	100.00	344.12	0.7594	1.4708	8000	100		893,507
			INFERIOR 8000/	99.00	334.12	0.7594	1.4621	8000	50	SURPLUS: ZONING 100 ft	43
			199 Actual Front Feet, 1.55 Total Acres			Total Est. Land Value =				1,333,191	

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
L1162P31 parcel of land on the shore of Glen Lake in Lot No. 4, Section 34, Town 29 North, Range 14 West, Glen Arbor Township, Leelanau County, Michigan, bounded as follows: Commencing at stake on shore of said lake at a point 69 feet West and 834 feet North of the meander corner at the East end of the South line of said Lot 4 and running thence West 350 feet; thence North 200 feet; thence East 345 feet to	X			Dirt Road						
				Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
	X			Electric	Fencing: Wd, Split, 2 Rail	20.81	100	50	1,040	
	X			Gas	Dock: Light posts	53.05	514	0	0	
				Curb	D/W/P: Asphalt Paving	3.68	3000	50	5,520	
			Street Lights	Wood Frame	49.36	48	50	1,184		
			Standard Utilities	Wood Frame	33.23	180	50	2,990		
			Underground Utils.	Total Estimated Land Improvements True Cash Value =			10,734			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	666,600	978,600	1,645,200			729,177C
2025	583,300	936,700	1,520,000			710,007C
2024	414,200	921,300	1,335,500			688,659C
2023	219,000	693,700	912,700			655,866C

Who When What TPC 05/12/2022 INSPECTED TPC 06/02/2016 INSPECTED TPC 11/18/2009 INSPECTED



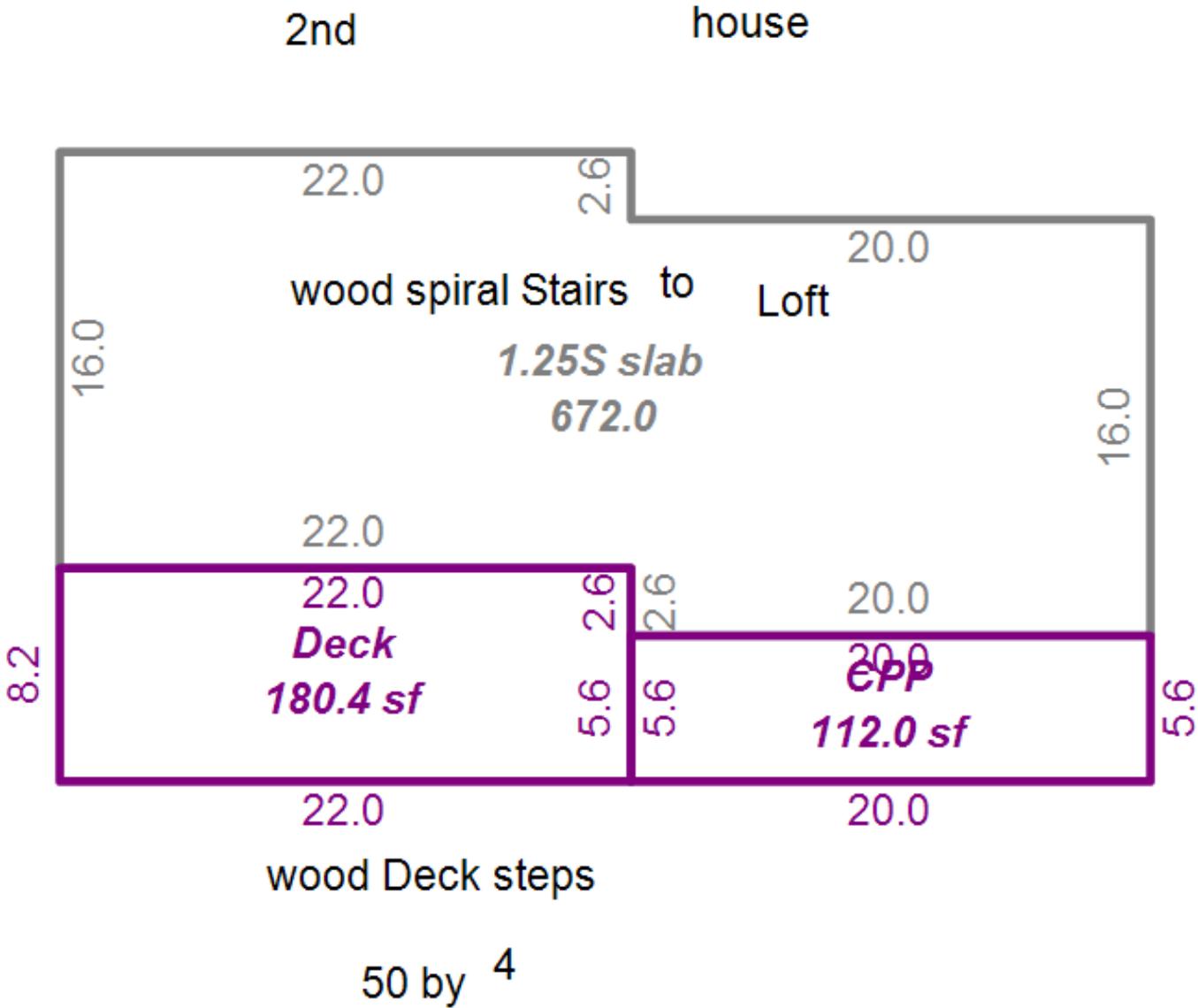
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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:	Car Capacity:								
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						615	Treated Wood		Class:								
Building Style: 1 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 3,003 Total Base New : 728,348 Total Depr Cost: 599,239 Estimated T.C.V: 1,617,945		E.C.F. X 2.700		Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
Yr Built	Remodeled	X	Ex	Ord	Min																		
1994 201	2022	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC		Blt 1994											
Condition: Average		X	Lg	Ord	Small	200 Amps Service			Ground Area = 2846 SF Floor Area = 3003 SF.														
Room List		Doors	X	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85														
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Hardwood Other: Carpeted Other:			Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
(1) Exterior		X	Ex	Ord	Min	Average Fixture(s)			1 Story		Siding		Basement		2,555		168		123		157		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			1 Story		Siding		Crawl Space		123		157		Total:		542,095 460,779	
X	Insulation	X	Drywall			2 Fixture Bath			1 Story		Siding		Crawl Space		123		157						
(2) Windows		(7) Excavation		Basement: 2555 S.F. Crawl: 291 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Story		Siding		Overhang		157							
X	Many Avg. Few	X	Large Avg. Small	Basement: 2555 S.F. Crawl: 291 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Story		Siding		Overhang		157		Total:		542,095 460,779			
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 X Concrete Floor			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Siding		Overhang		157		Total:		542,095 460,779			
(3) Roof		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Siding		Overhang		157		Total:		542,095 460,779			
X	Gable Hip Flat	Gambrel Mansard Shed	2075		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Siding		Overhang		157		Total:		542,095 460,779		
X	Asphalt Shingle	(10) Floor Support		Joists: 2X12X16 Unsupported Len: Cntr.Sup:			Vent Fan			1 Story		Siding		Overhang		157		Total:		542,095 460,779			
Chimney: Brick		(14) Water/Sewer		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story		Siding		Overhang		157		Total:		542,095 460,779			
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story		Siding		Overhang		157		Total:		542,095 460,779			
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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 112 180 200	Type CCP (1 Story) 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 10 Floor Area: 672 Total Base New : 135,203 Total Depr Cost: 121,683 Estimated T.C.V: 328,544		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY		Cls BC		Blt 2006	
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ground Area = 672 SF Floor Area = 672 SF.					
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1+ Story Siding Slab		672		Total: 118,564 106,709	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Porches CCP (1 Story)		112 4,299 3,869	
(1) Exterior		(6) Ceilings		No. of Plumbing			Notes:			Deck Treated Wood Treated Wood		180 4,028 3,625		200 4,336 3,902	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0			Notes: ECF (4080 BIG GLEN) 2.700 => TCV: 328,544			Built-Ins Appliance Allow.		1 3,976 3,578		Totals: 135,203 121,683	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													

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



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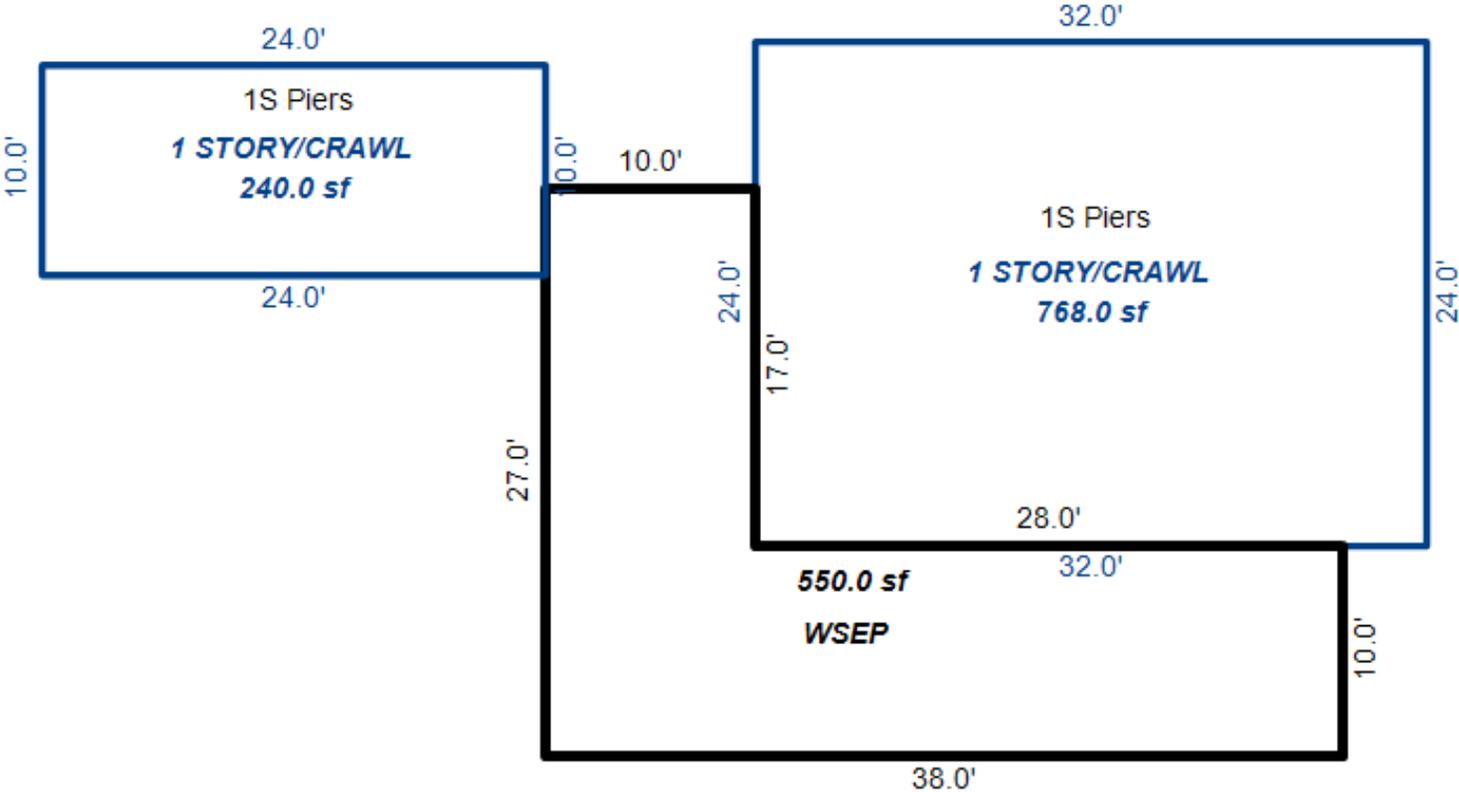
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WORTHINGTON LORRAINE M TR	WORTHINGTON LORRAINE M	0	01/21/2015	QC	09-FAMILY/RELATED ENTITY	1227P984	PROPERTY TRANSFER	0.0				
WORTHINGTON LORRAINE M	WORTHINGTON RICHARD D	0	01/21/2015	QC	09-FAMILY/RELATED ENTITY	1227P986	PROPERTY TRANSFER	0.0				
WORTHINGTON RICHARD D	WORTHINGTON CYNTHIA K	0	01/21/2015	QC	09-FAMILY/RELATED ENTITY	1227P975	PROPERTY TRANSFER	0.0				
WORTHINGTON CYNTHIA K	WORTHINGTON CYNTHIA K TRU	0	01/21/2015	QC	09-FAMILY/RELATED ENTITY	1227P977	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status			
7682 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		10/03/2023	PE23-0725	100% FINIS				
Owner's Name/Address		P.R.E. 0%		Mechanical		07/18/2023	PM23-0630	100% FINIS				
WORTHINGTON CYNTHIA K TRUST 2307 STAUP RD JASPER MI 49248		MAP #: 70		Res. Porch/Deck		01/17/2018	PB18-0031	100% FINIS				
		2026 Est TCV 1,530,154 TCV/TFA: 1052.3		DECK/PORCH		08/21/2017	LU17-27	100% FINIS				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
PART OF GOVERNMENT LOT 4, SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE EAST, ALPNG THE SOUTH LINE OF SAID SECTION 34, 848.46 FEET (ALSO RECORDED AS 850.00 FEET); THENCE N00°00'38"W, 432.60 FEET (ALSO RECORDED AS NORTH, 432.70 FEET AND 434.00 FEET); THENCE EAST, 224.70 FEET		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 8000/ 100.00 355.45 1.0000 1.4803 8000 100 1,184,273								
		Paved Road		100 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 1,184,273								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVEMENTS 25 2,500.00 1 100 2,500								
		Gas		Total Estimated Land Improvements True Cash Value = 2,500								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Level		2026	592,100	173,000	765,100			157,356C		
		Rolling		2025	518,100	174,100	692,200			153,220C		
		Low		2024	332,600	171,200	503,800			148,613C		
		High		2023	175,800	129,000	304,800			141,537C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Who	When	What								
		TPC 10/02/2023	INSPECTED									
		TPC 03/26/2018	INSPECTED									
		TPC 11/13/2017	INSPECTED									



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 550	Type WSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1,008 Total Base New : 136,684 Total Depr Cost: 82,009 Estimated T.C.V: 221,425			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1907			
Yr Built 1907	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Cost New		Depr. Cost	
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size			Cost New		Depr. Cost
Room List		Doors	Solid	X	H.C.	(12) Electric 60 Amps Service			1 Story Siding Piers 768 1 Story Siding Piers 240			Total: 96,019		57,610	
Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Hardwood Other:			(13) Plumbing			Other Additions/Adjustments			Plumbing			
(1) Exterior	(6) Ceilings		X Tile			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing			3 Fixture Bath 1 3,190 1,914		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins			1000 Gal Septic 1 4,191 2,515 Water Well, 100 Feet 1 5,252 3,151		
(2) Windows	Many Avg. X Few	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			WSEP (1 Story) 550 21,423 12,854			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces			Appliance Allow. 1 1,639 983 Exterior 1 Story 1 4,970 2,982		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Notes:			E.C.F. (4080 BIG GLEN) 2.700 => TCV: 221,425			Totals: 136,684 82,009		
X	Asphalt Shingle														

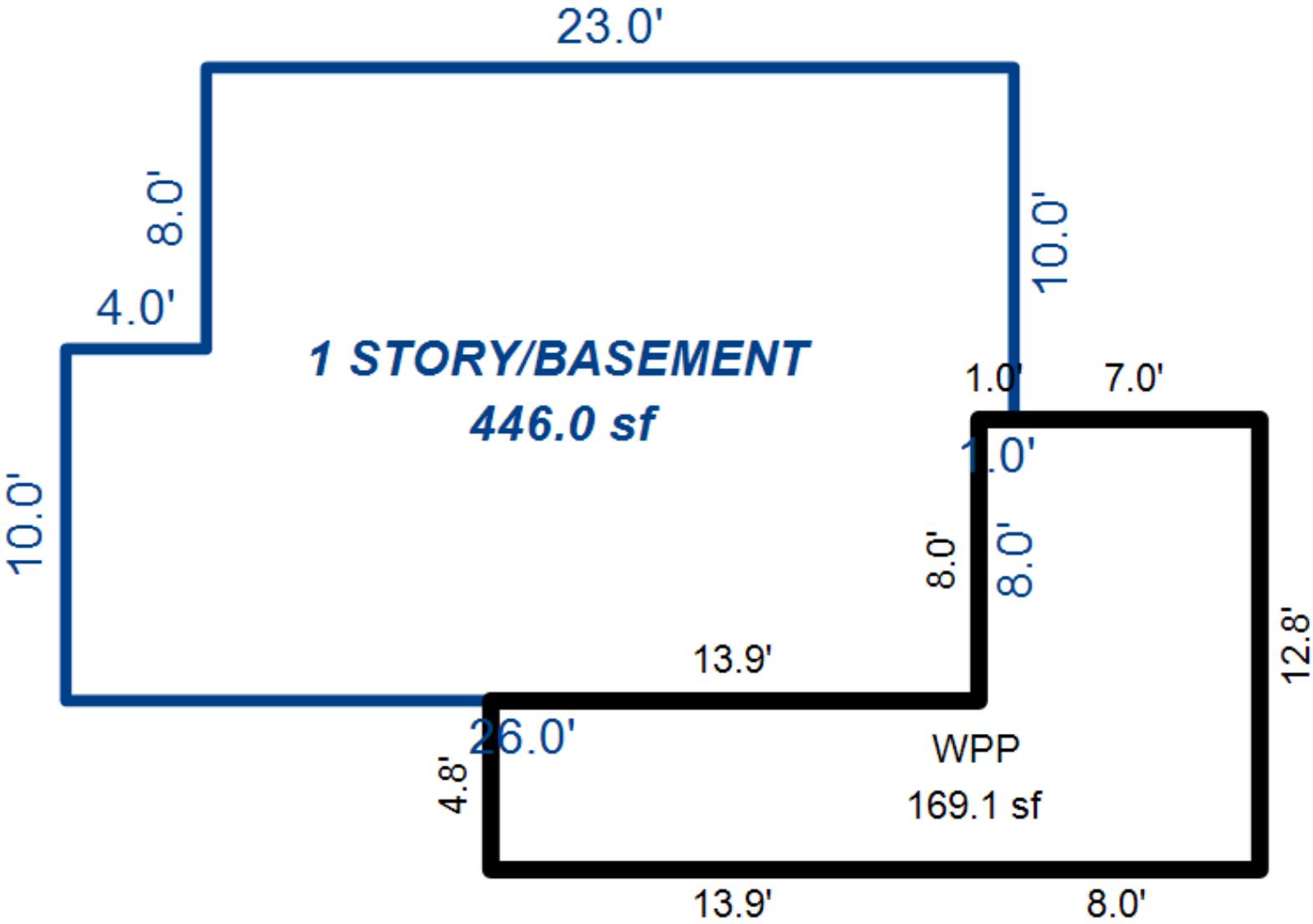
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood 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 169	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	(12) Electric		Cost Est. for Res. Bldg: 2 Single Family 1 STORY		E.C.F.		Cls D Blt 1914		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G		100	Amps Service	Ground Area = 446 SF Floor Area = 446 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		X 2.700		Bsmnt Garage: Carport Area: Roof:		
Yr Built Remodeled 1914 MOV 1975		Trim & Decoration		No./Qual. of Fixtures		Building Areas		Total: 69,072		41,442			
Condition: Average		Ex	Ord	X	Min	Stories Exterior Foundation Size Cost New Depr. Cost		1 446 69,072 41,442					
Room List		Lg	Ord	X	Small	(13) Plumbing		Other Additions/Adjustments					
Basement 2 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 1 1,007 604 Porches WPP 169 3,566 2,140 Built-Ins Appliance Allow. 1 1,639 983		Totals: 75,284 45,169		Notes: ORIGNIALLY THE BOATHOUSE ECF (4080 BIG GLEN) 2.700 => TCV: 121,956	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Insulation	Basement: 446 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:									
(2) Windows		(8) Basement											
X	Many Avg. X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish											
(3) Roof		(10) Floor Support											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle	Joists: 2X10X16 Unsupported Len: Cntr.Sup:											
Chimney:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORTHINGTON LORRAINE M TR	WORTHINGTON VIRGINIA A	0	07/24/2018	WD	09-FAMILY/RELATED ENTITY	1335P753	PROPERTY TRANSFER	0.0
WORTHINGTON VIRGINIA A	VAN EMMERIK R & WORTHINGT	0	07/24/2018	WD	09-FAMILY/RELATED ENTITY	1335P755	PROPERTY TRANSFER	0.0
WORTHINGTON ROBERT W TRUS	WORTHINGTON LORRAINE M	0	08/13/2013	QC	09-FAMILY/RELATED ENTITY	1175P573	PROPERTY TRANSFER	0.0
WORTHINGTON LORRAINE M	WORTHINGTON LORRAINE M TR	0	08/13/2013	QC	09-FAMILY/RELATED ENTITY	1175P74	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 70					
VAN EMMERIK R & WORTHINGTON V 51 PELHAM HILL RD SHUTESBURY MA 01072	2026 Est TCV 1,178,113					

Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			INFERIOR 8000/	100.00	346.30	1.0000 1.4726	8000 100	1,178,113
			100 Actual Front Feet, 0.80 Total Acres				Total Est. Land Value =	1,178,113

Tax Description
 PART OF GOVERNMENT LOT 4, SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 34, 848.46 FEET (ALSO RECORDED AS 850.00 FEET); THENCE N00°00'38"W, 432.60 FEET (ALSO RECORDED AS NORTH, 432.70 FEET AND 434.00 FEET); THENCE EAST, 224.70 FEET (ALSO RECORDED AS 225.00 FEET); THENCE N00°02'12"W (ALSO RECORDED AS

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	589,100	0	589,100			106,679C
2025	515,400	0	515,400			103,875C
2024	330,400	0	330,400			100,752C
2023	174,600	0	174,600			95,955C



FOR THE POINT OF UING N00°02'12"W '20"W), 99.84 3 FEET (ALSO AND 361.34 FEET) THE SHORE OF '44"W, ALONG 82 FEET; THENCE N ON FILE***

5 completed T TO 3 PARCELS; 4-035-00; -035-01, 035-20;

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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.
WORTHINGTON LORRAINE M TR	WORTHINGTON ANDREW N	0	09/08/2018	WD	09-FAMILY/RELATED ENTITY	1341P961	PROPERTY TRANSFER	0.0
WORTHINGTON ANDREW N	WORTHINGTON ANDREW N & JE	0	09/08/2018	WD	09-FAMILY/RELATED ENTITY	1341P963	PROPERTY TRANSFER	0.0
WORTHINGTON ROBERT W TRUS	WORTHINGTON LORRAINE M	0	08/13/2013	QC	09-FAMILY/RELATED ENTITY	1175P573	PROPERTY TRANSFER	0.0
WORTHINGTON LORRAINE M	WORTHINGTON LORRAINE M TR	0	08/13/2013	QC	09-FAMILY/RELATED ENTITY	1175P74	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 70	2026 Est TCV 1,171,519
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
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WORTHINGTON ANDREW N & JENNIFER F 7836 N CHESTER AVE INDIANAPOLIS IN 46240	Public Improvements	* Factors *		
--	---------------------	-------------	--	--

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFERIOR 8000/	100.00	336.72	1.0000	1.4644	8000	100		1,171,519
100 Actual Front Feet,	0.77 Total Acres		Total Est. Land Value =					1,171,519

Tax Description

PART OF GOVERNMENT LOT 4, SECTION 34, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED MORE FULLY AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 34, 848.46 FEET (ALSO RECORDED AS 850.00 FEET); THENCE N00°00'38"W, 432.60 FEET (ALSO RECORDED AS NORTH, 432.70 FEET AND 434.00 FEET); THENCE EAST, 224.70 FEET (ALSO RECORDED AS 225.00 FEET) FOR THE POINT OF BEGINNING; THENCE N00°02'12"W (ALSO , 99.83 FEET;
 TO A TRAVERSE GLEN LAKE; THENCE TRAVERSE LINE, , 341.83 FEET FEET) TO THE DESCRIBED PARCEL LAND AND IS N ON FILE***



5 completed
 T TO 3 PARCELS;
 4-035-00;
 -035-01,
 035-20;

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

Topography of Site

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

Who	When	What
TPC 04/30/2021	INSPECTED	
TPC 06/02/2016	INSPECTED	
TPC 12/10/2015	INSPECTED	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	585,800	0	585,800			106,679C
2025	512,500	0	512,500			103,875C
2024	328,100	0	328,100			100,752C
2023	173,400	0	173,400			95,955C

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 County of Leelanau, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HINDMAN DORIS R	RYCUS JEFFREY A ET AL	875,000	09/06/2005	WD	03-ARM'S LENGTH	870:434	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7670 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST	Res. Porch/Deck	09/22/2008	PB08-0355	100% FINIS	
Owner's Name/Address	P.R.E. 100% 08/21/2009					
RYCUS JEFFREY A ET AL PO BOX 318 GLEN ARBOR MI 49636	MAP #: 70					
	2026 Est TCV 2,360,098 TCV/TFA: 962.91					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
L268 P994 DC L777 P752/03 DC L806 P587/04 L870 P434/05 PRT GOVT LOT 4 SEC 34 COM AT PT ON SHR GLEN LAKE 734 FT N & 59.7 FT W MEANDER COR AT E END OF S LN GOVT LOT 4 TH W 355.3 FT TH N 100 FT TH E 346 FT TO SHR TH SELY ALG SHR TO POB CONSISTING OF INTEREST TO JEFFREY A & JUDITH S RYCUS AND RONALD C & MARILYN J HUGHES (AS TENANTS IN COMMON) SEC 34 T29N R14W 0.83 A.	X		Dirt Road	100.00	361.50	1.0000	1.4853	8000 100	1,188,277	
			Gravel Road	100 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =	1,188,277
	X		Paved Road	Land Improvement Cost Estimates						
			Storm Sewer	Description	Rate	Size % Good	Cash Value			
			Sidewalk	Wood Frame	38.49	96 50	1,847			
	X		Water	Residential Local Cost Land Improvements						
	X		Sewer	Description	Rate	Size % Good	Cash Value			
			Electric	LAND IMPROVEMENTS 75	7,500.00	1 100	7,500			
	X		Gas	Total Estimated Land Improvements True Cash Value =					9,347	
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	Rolling	2026	594,100	585,900	1,180,000			437,383C
X	Low	High	2025	519,900	561,200	1,081,100			425,885C
X	Landscaped	Swamp	2024	334,000	551,900	885,900			413,080C
X	Wooded	Pond	2023	176,500	416,200	592,700			393,410C
X	Waterfront	Ravine							
	Wetland	Flood Plain							

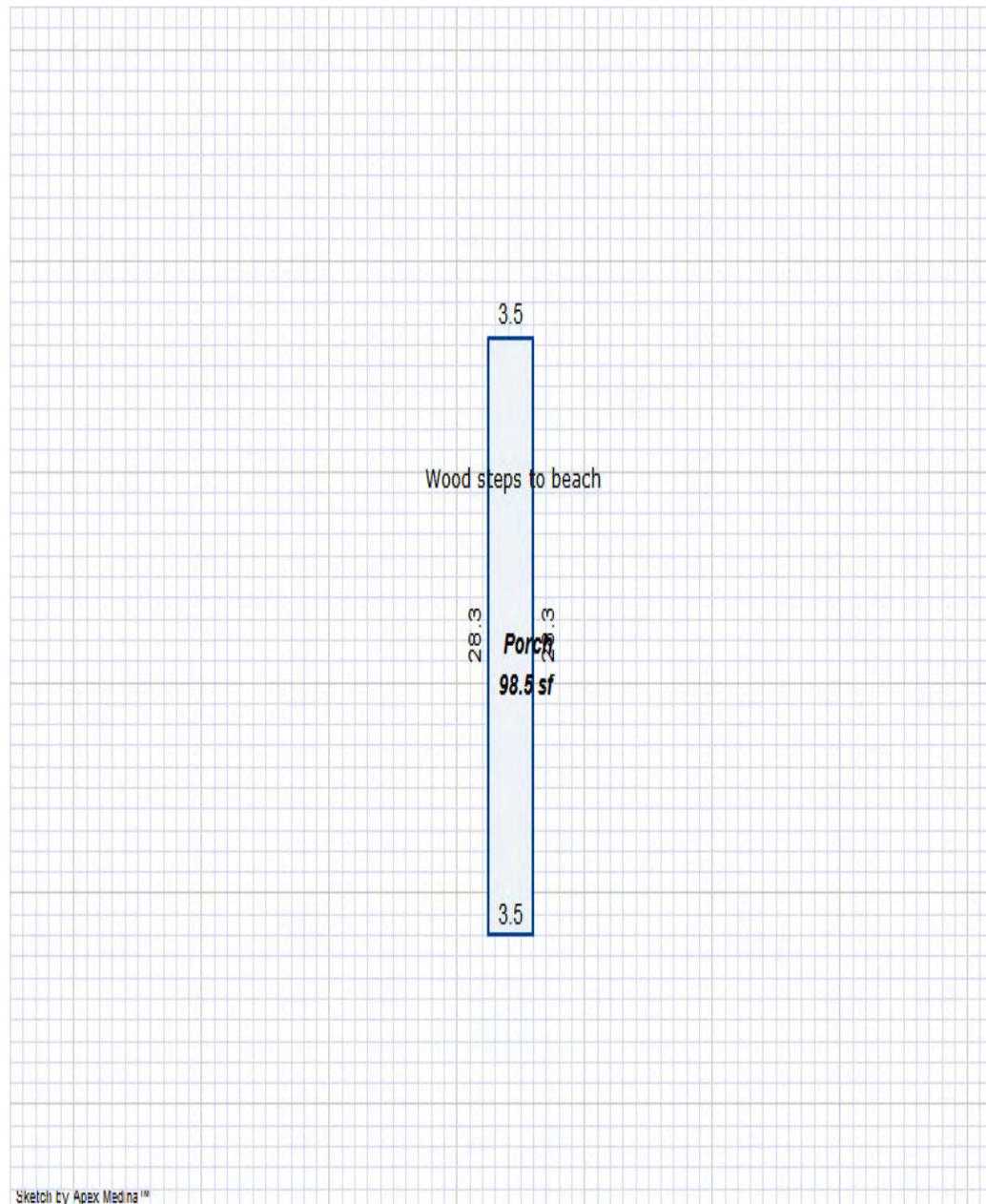
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 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	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 24 169 64 98	Type CSEP (1 Story) WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 1988 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: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 2,451 Total Base New : 524,807 Total Depr Cost: 430,546 Estimated T.C.V: 1,162,474			E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Heat Pump Ground Area = 1634 SF Floor Area = 2451 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas			Cls BC		Blt 1988				
Yr Built 1988	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		200 Amps Service			1.5 Story Siding Basement 1,634			Total: 403,725		343,165				
Room List		X	Lg	Ord	Small	(13) Plumbing			Other Additions/Adjustments							
Basement	1st Floor	(5) Floors		1 Average Fixture(s)			Recreation Room 1624			44,400		22,200				
2nd Floor	3 Bedrooms	Kitchen: Other: Hardwood Other:		2 3 Fixture Bath			Plumbing			Average Fixture(s) 1		2,136 1,816				
(1) Exterior		(6) Ceilings		1 2 Fixture Bath			Water/Sewer			3 Fixture Bath 1		6,716 5,709				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Ceramic Tile Floor			2 Fixture Bath 1		4,500 3,825				
X	Insulation	(7) Excavation		Many X Ave. Few			Ceramic Tile Wains			Water Well, 100 Feet 1		6,514 5,537				
(2) Windows		Basement: 1634 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Ceramic Tub Alcove			Porches						
X	Many Avg. Few	X	Large Avg. Small	1 1000 Gal Septic			Vent Fan			CSEP (1 Story) 160		9,690 8,236				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 2000 Gal Septic			Deck			WCP (1 Story) 24		2,119 1,801				
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Treated Wood 169			Depr. Cost						
Asphalt Shingle		(9) Basement Finish					Treated Wood 64			Common Wall: 1 Wall 1		-2,606 -2,215				
X	Wood Shake	1624 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Treated Wood 98			Door Opener 1		672 571				
Chimney: Metal		(10) Floor Support					Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
		Joists: 2X12X16 Unsupported Len: Cntr.Sup:					Built-Ins			Base Cost 572		28,812 24,490				

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

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



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.
VAHABZADEH CHRISTIE M & A	ASGHAR GLOBAL LLC	0	12/31/2021	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
CUMMINGS DOUG TRUST	VAHABZADEH CHRISTIE M & A	1,325,000	09/03/2021	WD	03-ARM'S LENGTH	2021007161	PROPERTY TRANSFER	100.0
CADY FAMILY LLC	CADY CHARLES T TRUST	0	01/04/2019	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	50.0
CADY TRUST & FRANCIS FAMI	CUMMINGS DOUG TRUST	820,000	01/04/2019	WD	03-ARM'S LENGTH	1349P943	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7842 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	05/07/2024	PM24-0331	100% FINIS
	P.R.E. 0%		Electrical	04/04/2024	PE24-0205	100% FINIS
Owner's Name/Address	MAP #: 70		Mechanical	02/16/2024	PM24-0043	100% FINIS
ASGHAR GLOBAL LLC 2761 PLUM CREEK DR OAKLAND MI 48363	2026 Est TCV 2,419,226 TCV/TFA: 974.71		HOUSE	04/13/2001	1855A	100% FINIS

X Improved		Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
INFERIOR 8000/	100.00	575.00	1.0000	1.6298	8000 100	1,303,856
100 Actual Front Feet, 1.32 Total Acres					Total Est. Land Value =	1,303,856

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value		
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water	3.68	1800	0	0		
Sewer	26.62	60	0	0		
Electric	7.73	140	0	0		
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
Residential Local Cost Land Improvements		Description		Rate	Size % Good	Cash Value
		LAND IMPROVEMENTS 5		5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =						5,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	651,900	557,700	1,209,600			591,154C
2025	570,400	534,600	1,105,000			575,613C
2024	375,100	560,500	935,600			558,306C
2023	198,300	422,100	620,400			531,720C

*** 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.
MAY JOSHUA & MARY	GLEN LAKE VACATION PROPER	1	05/07/2021	QC	09-FAMILY/RELATED ENTITY	2021004305	PROPERTY TRANSFER	0.0
KUK STANLEY J & LORRAINE	MAY JOSHUA & MARY	935,000	10/29/2020	WD	03-ARM'S LENGTH	2020007553	PROPERTY TRANSFER	100.0
KUK STANLEY J TRUST	KUK STANLEY J & LORRAINE	0	10/08/2015	PTA	09-FAMILY/RELATED ENTITY	1242P494	PROPERTY TRANSFER	0.0
KUK STANLEY J & LORRAINE	KUK STANLEY J & LORRAINE	0	10/08/2015	QC	09-FAMILY/RELATED ENTITY	1242P496	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7828 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		HOUSE	12/14/1999	99000848	
Owner's Name/Address	P.R.E. 0%					
GLEN LAKE VACATION PROPERTIES LLC 4294 KNAPP VALLEY DR NE GRAND RAPIDS MI 49525	MAP #: 70					
	2026 Est TCY 2,348,094 TCY/TFA: 1012.9					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	100.00	575.00	1.0000	1.6298	8000	100		1,303,856	
Gravel Road	100 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	1,303,856

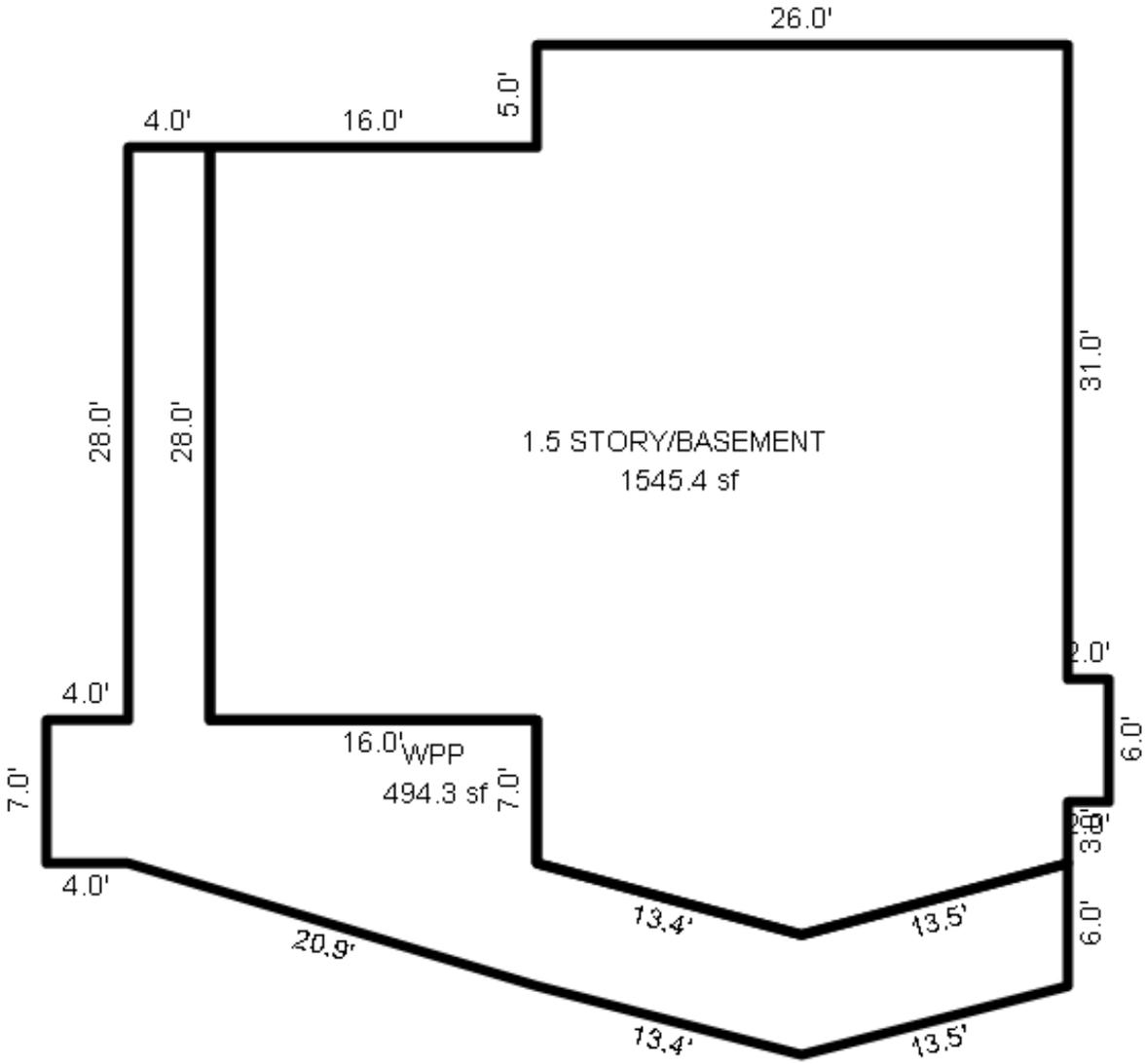
Tax Description	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
L493 P525-526 L507 P195 L547 P513/00 N 1/2 PARCEL OF LAND IN GOVT LOT 4 SEC 34 BEG PT 1490 FT M/L E ON SEC LN FROM SW COR OF GOVT LOT 4 SD POB BEG SE COR SD SEC ON SHR GLEN LAKE RUNNING W ON SEC LN 640 FT TH N 200 FT TH E TO SHR GLEN LAKE TH SLY ALG SHR 200 FT M/L TO POB SEC 34 T29N R14W.	Description				3.68	2600	0	0
	D/W/P: Asphalt Paving							
	Residential Local Cost Land Improvements							
	Description				Rate	Size	% Good	Cash Value
	Gas				5,000.00	1	100	5,000
	LAND IMPROVEMENTS 5							
	Total Estimated Land Improvements True Cash Value =							5,000

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2026	651,900	522,100	1,174,000			528,780C
TPC 09/22/2020	INSPECTED		2025	570,400	498,500	1,068,900			514,879C
TPC 11/12/2018	INSPECTED		2024	375,100	490,100	865,200			499,398C
TPC 06/02/2016	INSPECTED		2023	198,300	369,200	567,500			475,618C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING JOSEPH A & JOANNE E	CDSG INVESTEMENTS LLC &	1,250,000	09/24/2021	WD	03-ARM'S LENGTH	2021007835	PROPERTY TRANSFER	100.0
SUHR CATHERYN &	KING JOSEPH A & JOANNE E	665,000	10/20/2016	WD	03-ARM'S LENGTH	1277P675	PROPERTY TRANSFER	100.0
SCHMITTLING RICHARD H	SUHR C & SCHMITTLING T J/	1	02/03/2013	QC	09-FAMILY/RELATED ENTITY	1157P337 QC	OTHER	100.0
SCHMITTLING RICHARD H	PEAKE JEFFREY R & WENDI B	124,186	05/25/2012	SD	10-FORECLOSURE	1124P858	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7800 S GLEN LAKE RD	School: GLEN LAKE COMMUNITY SCH DIST		ADDITION/ALTERATION	09/09/1999	99000593	100% FINIS
	P.R.E. 0%		ADDITION/ALTERATION	08/04/1995	95003108	
Owner's Name/Address	MAP #: 70		HOUSE	08/23/1993	9300-1650	100% FINIS
CDSG INVESTMENTS LLC & WHH PROPERTY LLC & TWRW LLC 206 W HEFFNER ST DELAWARE OH 43015	2026 Est TCY 2,005,777 TCY/TFA: 1106.9					

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			INFERIOR 8000/	78.00	600.00	1.1045 1.6438 8000 100 1,132,878
			78 Actual Front Feet, 1.07 Total Acres			Total Est. Land Value = 1,132,878

Tax Description
 L1157P337 A parcel of land in Government Lot 4, Section 34, Town 29 North, Range 14 West, more fully described as follows: Commencing at a point 850 feet East and 200 feet North of the Southwest corner of Section 34, Town 29 North, Range 14 West for the point of beginning; running thence North 78 feet; thence East 606 feet, more or less, to the shore of Glen Lake; thence Southerly along the shore of Glen Lake 78 feet, more or less, to a point on the shore of said lake, 200 feet North of the South boundary line of said Section 34; thence West to the Point of

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Dock: Light posts	53.05	400 0	0
D/W/P: 4in Ren. Conc.	10.45	600 0	0
D/W/P: Asphalt Paving	3.68	1800 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
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront
- X Ravine
- X Wetland
- X Flood Plain



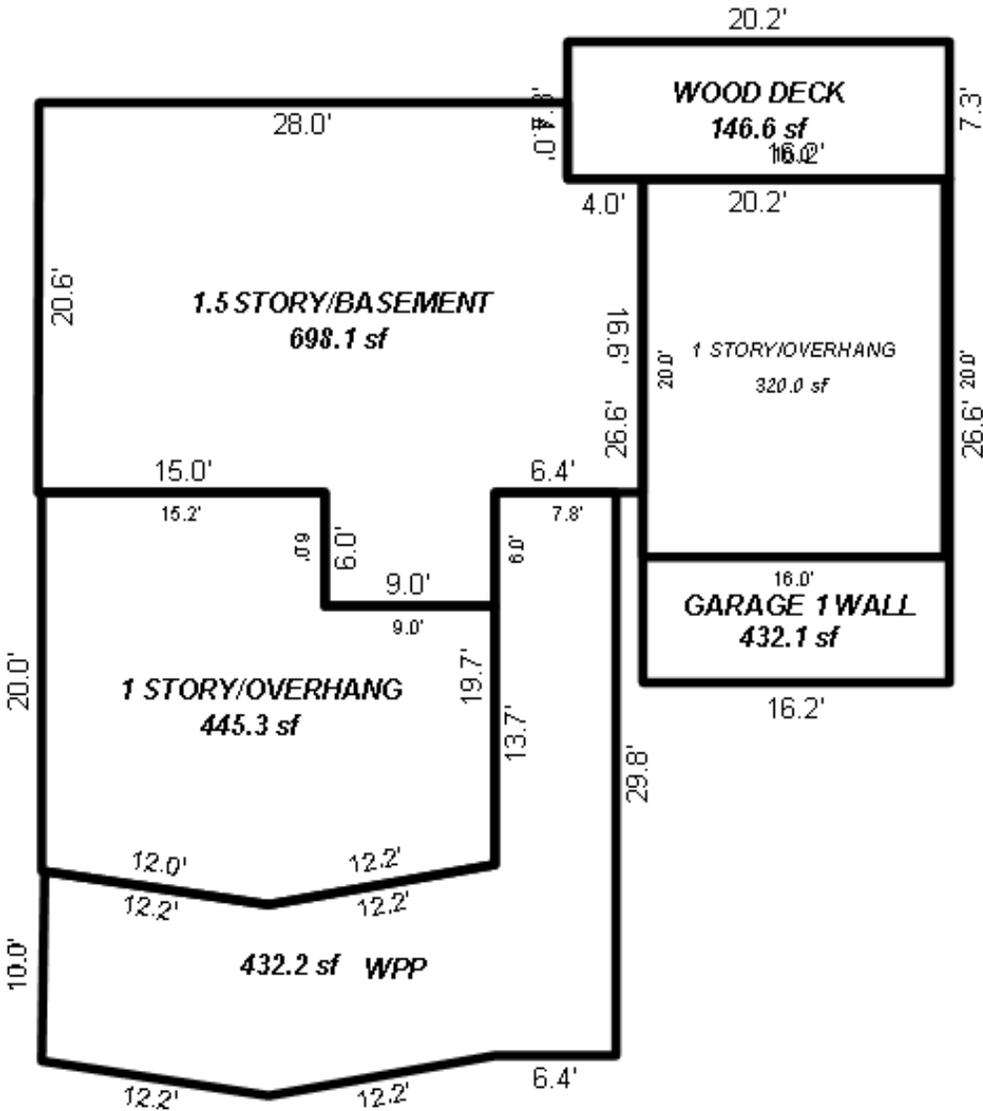
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	566,400	436,500	1,002,900			461,927C
2025	495,600	424,200	919,800			449,783C
2024	314,600	417,100	731,700			436,259C
2023	166,300	314,300	480,600			415,485C

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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 1 Direct-Vented Ga	Area 432 146	Type WPP Treated Wood	Year Built: 1999 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 1,812 Total Base New : 378,170 Total Depr Cost: 321,444 Estimated T.C.V: 867,899		E.C.F. X 2.700		Bsmnt Garage:
Building Style: 1.5 STORY		Trim & Decoration		Size of Closets			(12) Electric			Class: BC Effec. Age: 15 Floor Area: 1,812 Total Base New : 378,170 Total Depr Cost: 321,444 Estimated T.C.V: 867,899		E.C.F. X 2.700		Carpport Area:	
Yr Built 1994	Remodeled 1999	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY		Cls BC		Blt 1994		
Condition: Average		Lg	X	Ord	Small	200 Amps Service			Ground Area = 698 SF Floor Area = 1812 SF.		Total: 263,104		223,638		
Room List		Doors	X	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Total: 263,104		223,638		
Basement 2 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas		Total: 263,104		223,638		
(1) Exterior	(6) Ceilings		Other:			X			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 263,104		223,638		
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 698 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 698 1 Story Siding Overhang 445 1 Story Siding Overhang 320		Total: 263,104		223,638		
X Insulation	(8) Basement		Basement: 698 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments		Total: 263,104		223,638		
(2) Windows	(9) Basement Finish		Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Basement Living Area 400 Basement, Outside Entrance, Below Grade 3 Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Water/Sewer 1000 Gal Septic 1 Water Well, 100 Feet 1 Porches WPP 432 Deck Treated Wood 146 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 Common Wall: 1 Wall 1 Door Opener 1		Total: 263,104		223,638		
X Many Avg. Few X Large Avg. Small	(10) Floor Support		Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total: 263,104		Total: 263,104		223,638		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(14) Water/Sewer		Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total: 263,104		Total: 263,104		223,638		
(3) Roof	(15) Fireplaces		Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total: 263,104		Total: 263,104		223,638		
X Gable Hip Flat X Asphalt Shingle	(16) Porches/Decks		Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total: 263,104		Total: 263,104		223,638		
Chimney: Brick	(17) Garage		Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total: 263,104		Total: 263,104		223,638		

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



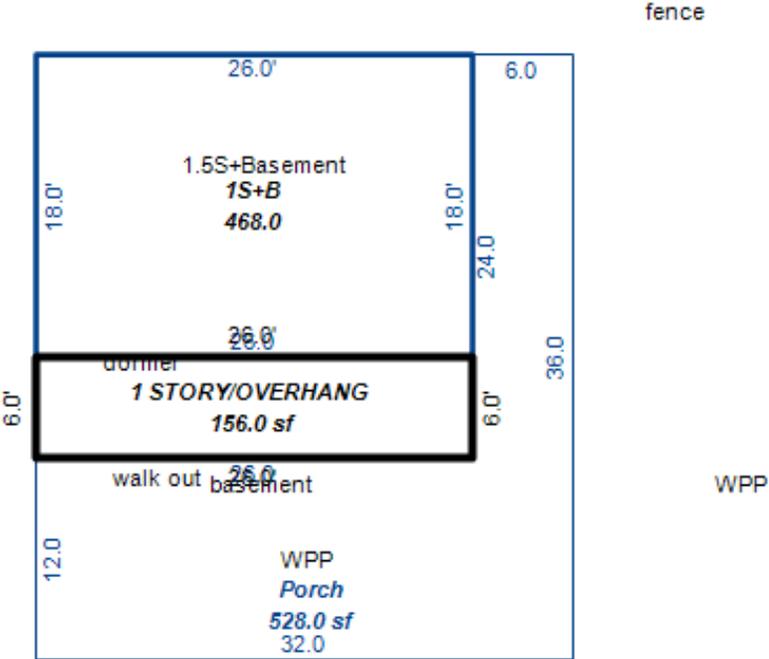
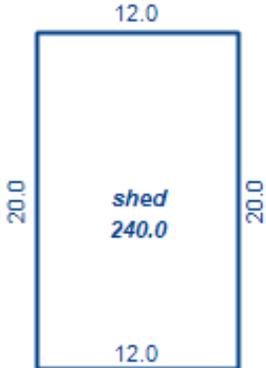
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
UDELL TIMOTHY & ANNE MARI	LITTLE GLEN SHACK LLC	10	04/30/2021	QC	21-NOT USED/OTHER	2021003591	PROPERTY TRANSFER	0.0					
HEIN L & JONES J & ACOSTA	UDELL TIMOTHY & ANNE MARI	575,000	12/10/2019	WD	03-ARM'S LENGTH	2019007266	PROPERTY TRANSFER	100.0					
DEFAZIO ROSE	HEIN L & JONES J & ACOSTA	0	09/16/2014	AFF	07-DEATH CERTIFICATE	1142P930	DEED	100.0					
DEFAZIO ROSE & HEIN MARIE	DEFAZIO ROSE LE	100	10/30/2012	QC	09-FAMILY/RELATED ENTITY	1142P930	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status				
7751 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		06/15/2020	PM20-0319	100% FINIS					
Owner's Name/Address		P.R.E. 0%		Res. Porch/Deck		04/18/2018	PB18-0159	100% FINIS					
LITTLE GLEN SHACK LLC 519 HANNA ST BIRMINGHAM MI 48009		MAP #: 70		WELL/SEPTIC		08/13/2009	L09-114	100% FINIS					
		2026 Est TCV 1,658,325 TCV/TFA: 2237.9											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				INFERIOR 8000/	78.00	45.00	0.8370	0.9791	8000	100		511,427	
				INFERIOR 8000/	78.00	558.14	0.8370	1.6201	8000	100		846,231	
				156 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =	1,357,658			
				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				Fencing: Wd, Picket, 12-24	20.91	50	50	523					
				Wood Frame	24.69	240	50	2,963					
				Residential Local Cost Land Improvements									
				Description	Rate	Size	% Good	Cash Value					
				LAND IMPROVEMENTS 5	5,000.00	1	100	5,000					
				Total Estimated Land Improvements True Cash Value =					8,486				
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	678,800	150,400	829,200				345,799C			
TPC 12/08/2022	INSPECTED		2025	594,000	144,100	738,100				336,708C			
TPC 11/04/2020	INSPECTED		2024	457,700	141,800	599,500				326,584C			
TPC 11/12/2018	INSPECTED		2023	256,100	107,500	363,600				311,033C			

*** 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 528 144	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 Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 741 Total Base New : 166,483 Total Depr Cost: 108,215 Estimated T.C.V: 292,181		E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY			Cls C 10 Blt 1960						
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Ground Area = 468 SF Floor Area = 741 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
1960 198	1995	Ex	X	Ord	Min	Many	X	Ave.	Few	Building Areas						
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	H.C.	Average Fixture(s)			1.25 Story Siding Basement 468								
Basement	(5) Floors		Kitchen:			2 3 Fixture Bath			Total: 118,566 77,068							
3 1st Floor	Other: Carpeted		Other: Softwood			1 2 Fixture Bath			Other Additions/Adjustments							
2 2nd Floor	No./Qual. of Fixtures		X Ex.			Softener, Auto			Recreation Room 468 9,051 5,883							
3 Bedrooms	X Ex.		Ord.			Softener, Manual			Basement, Outside Entrance, Below Grade 1 2,781 1,808							
(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Solar Water Heat			Plumbing							
X Wood/Shingle	X Ex.		Ord.			No Plumbing			Average Fixture(s)							
Aluminum/Vinyl	X Ex.		Ave.			Extra Toilet			3 Fixture Bath 1 4,567 2,969							
Brick	X Ex.		Few			Extra Sink			2 Fixture Bath 1 3,056 1,986							
X Insulation	(7) Excavation		Average Fixture(s)			Separate Shower			Water/Sewer							
(2) Windows	Basement: 468 S.F.		1			Ceramic Tile Floor			1000 Gal Septic 1 4,782 3,108							
Many	X	Large	Crawl: 0 S.F.			Ceramic Tile Wains			Water Well, 100 Feet 1 5,847 3,801							
Avg.	X	Avg.	Slab: 0 S.F.			Ceramic Tub Alcove			Porches							
Few		Small	Height to Joists: 0.0			Vent Fan			WPP 528 9,557 6,212							
X Wood Sash	(8) Basement		(9) Basement Finish			(14) Water/Sewer			WPP 144 4,058 2,638							
Metal Sash	Conc. Block		468 Recreation SF			Public Water			Built-Ins							
Vinyl Sash	Poured Conc.		Living SF			Public Sewer			Appliance Allow.							
Double Hung	Stone		1 Walkout Doors (B)			Water Well			Notes:							
Horiz. Slide	Treated Wood		No Floor SF			1000 Gal Septic			ECF (4080 BIG GLEN) 2.700 => TCV: 292,181							
Casement	X Concrete Floor		Walkout Doors (A)			2000 Gal Septic										
Double Glass	(10) Floor Support		Lump Sum Items:													
Patio Doors	Joists: 2X8X16															
Storms & Screens	Unsupported Len:															
(3) Roof	Cntr.Sup:															
X Gable																
Hip																
Flat																
X Asphalt Shingle																
Chimney: Brick																

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



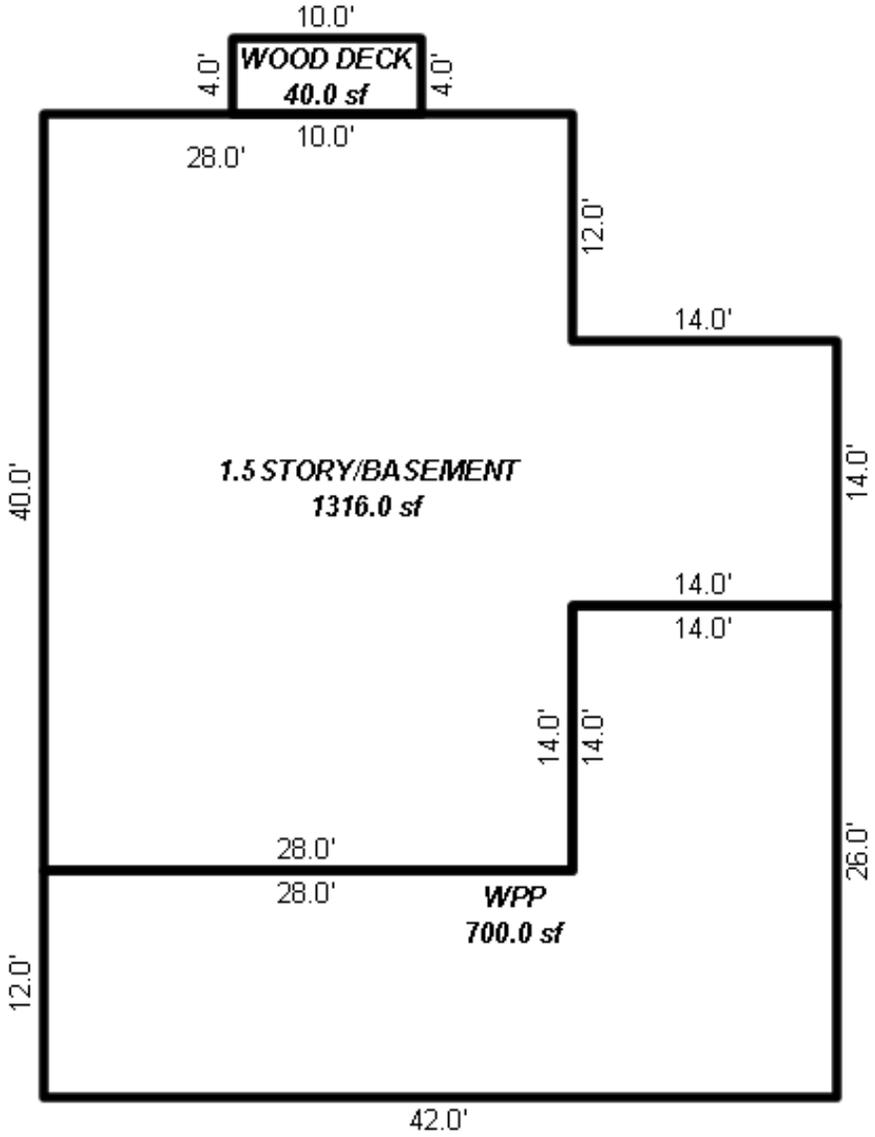
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)		Date	Number	Status			
7770 S GLEN LAKE RD		School: GLEN LAKE COMMUNITY SCH DIST		Mechanical		10/31/2012	PM12-0457					
Owner's Name/Address		P.R.E. 100% 04/21/2010		Mechanical		06/18/2012	PM12-0219					
MARTH ROBERT D & JANET K 7770 S GLEN LAKE RD GLEN ARBOR MI 49636		MAP #: 70		ADDITION/ALTERATION		03/17/2000	20000069					
Tax Description		2026 Est TCV 2,033,925 TCV/TFA: 1030.3		HOUSE		12/01/1994	94002687					
L292 P757-759 L327 P713-716 L342 P486/92 PRT OF GOVT LOT 4 SEC 34 BEG AT PT 850 FT E OF & 278 FT N OF SW COR SEC TH N 78 FT TH E 606 FT M/L TO SHORE GLEN LAKE TH SLY ON SHORE 78 FT M/L TO PT 278 FT N OF S LN SEC TH W TO POB SEC 34 T29N R14W 1.08 A M/L.		X Improved		Vacant		Land Value Estimates for Land Table 4080.4080 BIG GLEN						
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFERIOR 8000/ 78.00 600.00 1.1045 1.6438 8000 100 1,132,878								
		Paved Road		78 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 1,132,878								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	25.96	180	50	2,336				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVEMENTS 25	2,500.00	1	100	2,500				
		X Curb		Total Estimated Land Improvements True Cash Value = 4,836								
		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		2026	566,400	450,600	1,017,000			237,308C		
		Low		2025	495,600	430,900	926,500			231,070C		
		High		2024	314,600	423,800	738,400			224,123C		
		Landscaped		2023	166,300	319,100	485,400			213,451C		
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2026	566,400	450,600	1,017,000			237,308C	
		TPC 06/02/2016 INSPECTED		2025	495,600	430,900	926,500			231,070C		
		TPC 05/01/2014 INSPECTED		2024	314,600	423,800	738,400			224,123C		
		TPC 06/18/2009 INSPECTED		2023	166,300	319,100	485,400			213,451C		



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County of Leelanau, Michigan

*** 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.
HAENNI KRISTEN	RADLOFF TODD & KIMBERLY	40,000	09/08/2023	WD	03-ARM'S LENGTH	2023003954	PROPERTY TRANSFER	100.0
THOMAS NORMA J LIVING TRU	HAENNI KRISTEN	0	07/12/2023	WD	21-NOT USED/OTHER	2023003034	PROPERTY TRANSFER	100.0
THOMAS NORMA JEAN	THOMAS NORMA J LIVING TRU	10	11/05/1984	QC	09-FAMILY/RELATED ENTITY		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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6889 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Plumbing	09/16/2025	PP25-0288	40%
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	P.R.E. 0%		Electrical	09/12/2025	PE25-0605	40%
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Owner's Name/Address	MAP #: 71		Mechanical	08/20/2025	PM25-0674	40%
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RADLOFF TODD & KIMBERLY 9378 TARTAN RIDGE BLVD DUBLIN OH 43017	2026 Est TCV 276,843 TC/TFA: 222.01		New Single Family Dwelling	06/04/2025	PB25-0246	60%
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X	Improved	Vacant	Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG			
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Public Improvements			* Factors *				TRIANGLE	
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 100' @ 600/FF	294.00	68.16	0.6856	L0.4212	600	100		50,943
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			0.46	Total Acres			Total Est. Land Value =	50,943
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Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 4in Concrete	6.60	500	50	1,650
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	Total Estimated Land Improvements True Cash Value =			1,650
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X	Dirt Road							
X	Gravel Road							
X	Paved Road							
X	Storm Sewer							
X	Sidewalk							
X	Water							
X	Sewer							
X	Electric							
X	Gas							
X	Curb							
X	Street Lights							
X	Standard Utilities							
X	Underground Utils.							

Topography of Site	
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X	Level	
---	-------	--

X	Rolling	
---	---------	--

X	Low	
---	-----	--

X	High	
---	------	--

X	Landscaped	
---	------------	--

X	Swamp	
---	-------	--

X	Wooded	
---	--------	--

X	Pond	
---	------	--

X	Waterfront	
---	------------	--

X	Ravine	
---	--------	--

X	Wetland	
---	---------	--

X	Flood Plain	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2026	25,500	112,900	138,400			130,793C
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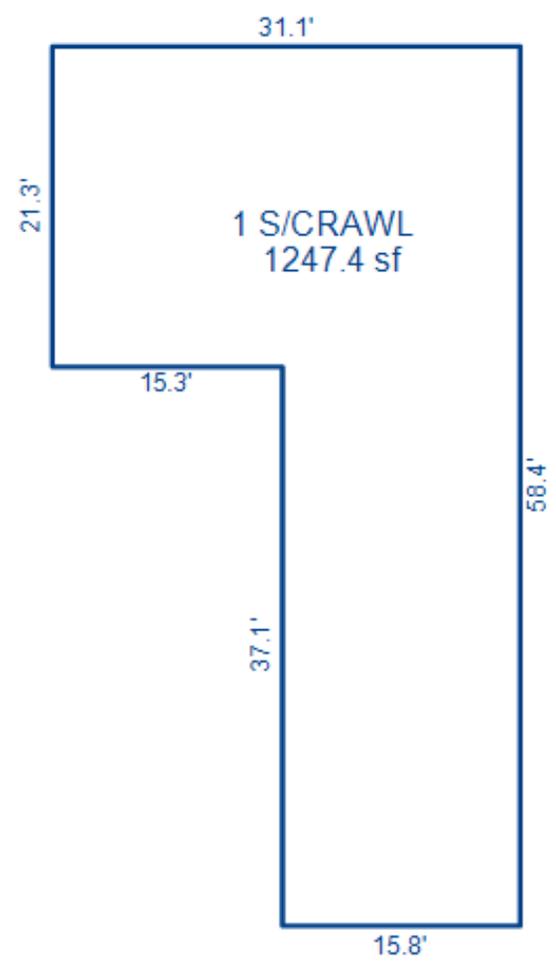
2025	28,400	0	28,400			17,423C
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2024	16,900	0	16,900			16,900S
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2023	15,400	0	15,400			1,596C
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*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS NORMA J LIVING TRU	BROOKHAVEN LTD	0	08/14/1989	WD	03-ARM'S LENGTH	1190P573 & QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
BROOKHAVEN LTD CARL BARNES TREASURER 44 RIDGEMOOR DR SAINT LOUIS MO 63105	MAP #: 71					
	2026 Est TCV 721,300					

Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors * CNR AT RD END					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			INFERIOR 8000/	56.00	169.64	1.2610 1.2768	8000 100	721,300
			56 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =	721,300

Tax Description
 2020009095 PART IN (SECTION 36 ONLY-AS SURVEYED AFTER BOUNDARY LINE ADJUSTMENT) A PARCEL OF LAND IN SECTION 36 TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP LEELANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 01 °18'26" WEST, 1261.23 FEET ALONG THE WEST LINE OF SECTION 31 (BEING THE EAST LINE OF SECTION 36) AND THE CENTERLINE OF BROOKS ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 01 °18'26" WEST, 65°24'00" WEST, LINE ALONG THE THENCE ALONG SAID COURSES, NORTH ET; THENCE NORTH ET TO THE DESCRIBED IN CE ALONG SAID N ON FILE***

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	360,700	0	360,700			506C
2025	315,600	0	315,600			493C
2024	178,900	0	178,900			479C
2023	94,600	0	94,600			457C



0 completed ;
 6-001-10;
 -001-11;

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 County of Leelanau, Michigan

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/31/2015	INSPECTED
PSC	12/27/2014	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLENNON JEANNE M	GLENNON LECOMTE MI LLC	0	11/30/2016	WD	09-FAMILY/RELATED ENTITY	1284P297	PROPERTY TRANSFER	0.0
GLENVEGAN LTD CORP	GLENNON JEANNE M	0	12/23/1996	MLC	16-LC PAYOFF	436:287	OTHER	0.0
ALFARO	GLENVEGAN LTD CORP	270,000	12/30/1992	WD	03-ARM'S LENGTH	356:974	OTHER	0.0

Property Address: 6920 S BROOKS RD
 Class: RESIDENTIAL-IMPRO Zoning: R-2 (Building Permit(s): Electrical Date: 02/03/2017 Number: PE17-0062 Status:

School: GLEN LAKE COMMUNITY SCH DIST
 P.R.E. 0% ADDITION/ALTERATION 10/01/1999 1999-0663 100% FINIS
 MAP #: 71 HOUSE 07/08/1993 1993-1548 100% FINIS

Owner's Name/Address: GLENNON LECOMTE MI LLC
 C/O GLENNON LECOMTE JOHN & JEANNE
 6920 S BROOKS RD
 MAPLE CITY MI 49664
 2026 Est TCV 4,350,440 TCV/TFA: 586.55 WELL/SEPTIC 01/24/1993 1993-1648 100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			INFERIOR 8000/	135.47	650.00	0.8857	1.6703	8000 100	1,603,188
			135 Actual Front Feet, 2.02 Total Acres Total Est. Land Value = 1,603,188						

Tax Description		Land Improvement Cost Estimates						
L356 P974-976 L436 P287/96 PRT GOVT LOT 1 SEC 36 COM AT NE SEC COR TH S 02 DEG 45' E 273.78 FT ALG E LN E LN TH S 55 DEG 01' W 39.02 FT FOR POB TH S 02 DEG 45' E ALG WLY R/W RD 161.96 FT TH S 55 DEG 01' 00" W 588.55 FT TO SHORE GLEN LAKE TH N 28 DEG 14' 00" W ALG SHORE 135.47 FT TH N 55 DEG 01' E 702.75 FT TO POB SEC 36 T29N R14W.	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

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						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	801,600	1,373,600	2,175,200			854,216C
2025	701,400	1,304,500	2,005,900			831,759C
2024	849,500	1,374,200	2,223,700			806,750C
2023	788,800	1,034,000	1,822,800			768,334C

Who When What
 TPC 12/31/2015 INSPECTED
 TPC 09/23/2014 INSPECTED
 TPC 04/20/2010 INSPECTED

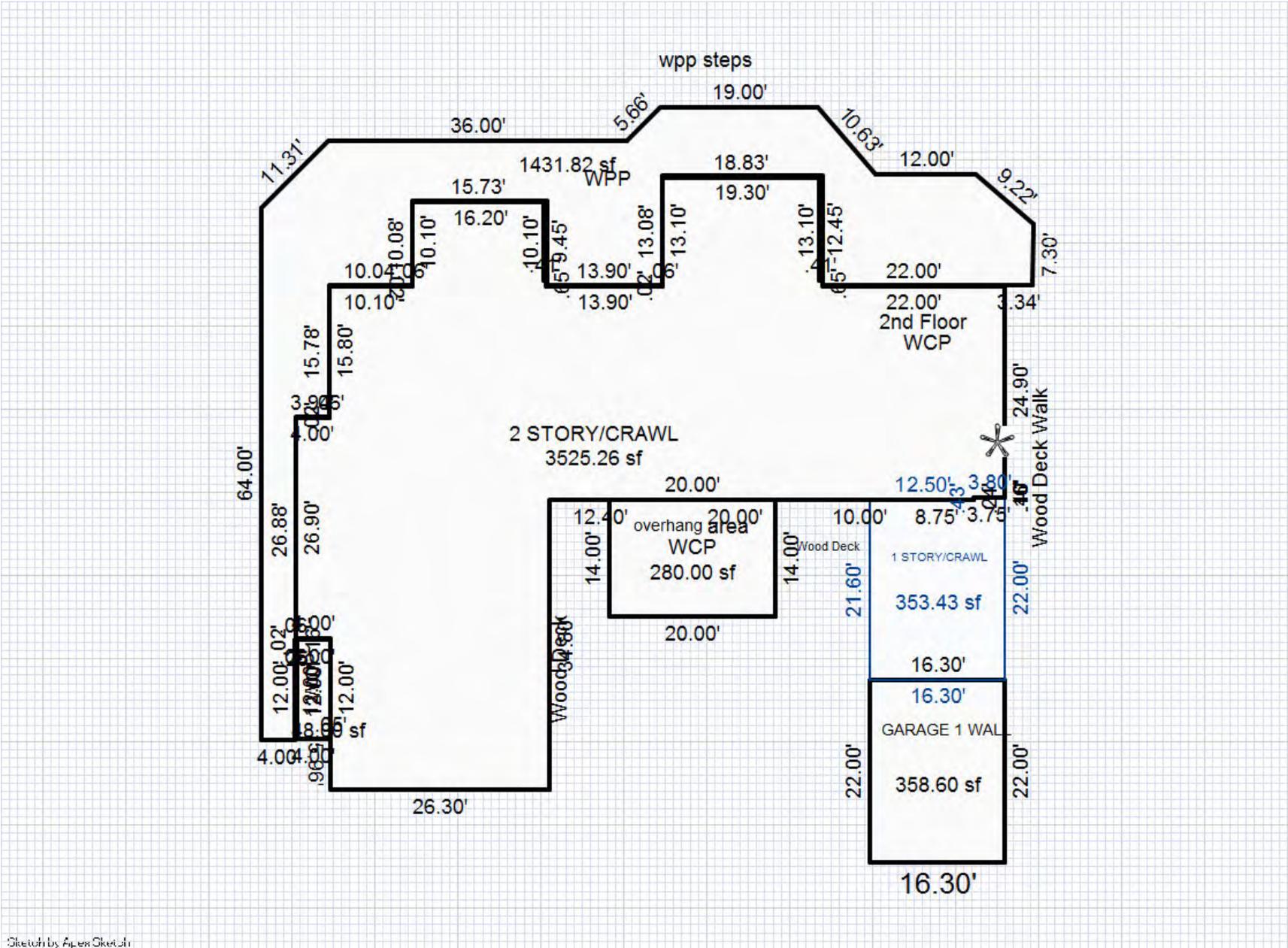
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family 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	Interior 1 Story Interior 2 Story 2nd/Same 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 1476	Type WPP	Year Built: Car Capacity: 1.5 Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 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				1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Class: B +10 Effec. Age: 30 Floor Area: 7,417 Total Base New : 1,450,882 Total Depr Cost: 1,015,649 Estimated T.C.V: 2,742,252			Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled	Plaster Wood T&G											
Yr Built 1993		Remodeled 2000	X	Ex	Ord	Min									
Condition: Average		Size of Closets		X	Lg	Ord	Small								
Room List		Doors	Solid	X	H.C.										
	Basement 4 1st Floor 4 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls B 10 Blt 1993			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures		X Ex.		Ord.	Min				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		X Many		Ave.	Few	Ground Area = 3885 SF Floor Area = 7417 SF.					
	Insulation	X	Drywall			X Many		Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
(2) Windows		(7) Excavation		(13) Plumbing		3		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 3885 S.F. Slab: 0 S.F. Height to Joists: 0.0						Stories Exterior Foundation Size Cost New Depr. Cost					
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						2 Story Siding Crawl Space 3,532					
(3) Roof		(9) Basement Finish		(14) Water/Sewer						1 Story Siding Crawl Space 353					
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						Total: 1,289,329 902,563				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						Other Additions/Adjustments					
	Chimney: Stone	Joists: 2X10X16 Unsupported Len: Cntr.Sup:								Plumbing 3 Fixture Bath 2 20,550 14,385 Water/Sewer 1000 Gal Septic 1 6,011 4,208 Water Well, 100 Feet 1 6,941 4,859 Porches WCP (1 Story) 48 4,543 3,180 Ceramic Tile Floor 280 15,431 10,802 WPP 1476 34,391 24,074 Deck Treated Wood 120 3,199 2,239 Treated Wood 60 2,122 1,485 Treated Wood 152 3,748 2,624 Treated Wood 105 2,893 2,025 Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 352 31,515 22,060 Common Wall: 1 Wall 1 -3,584 -2,509 Door Opener 1 752 526					

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

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



Sketch by Apex Sketch

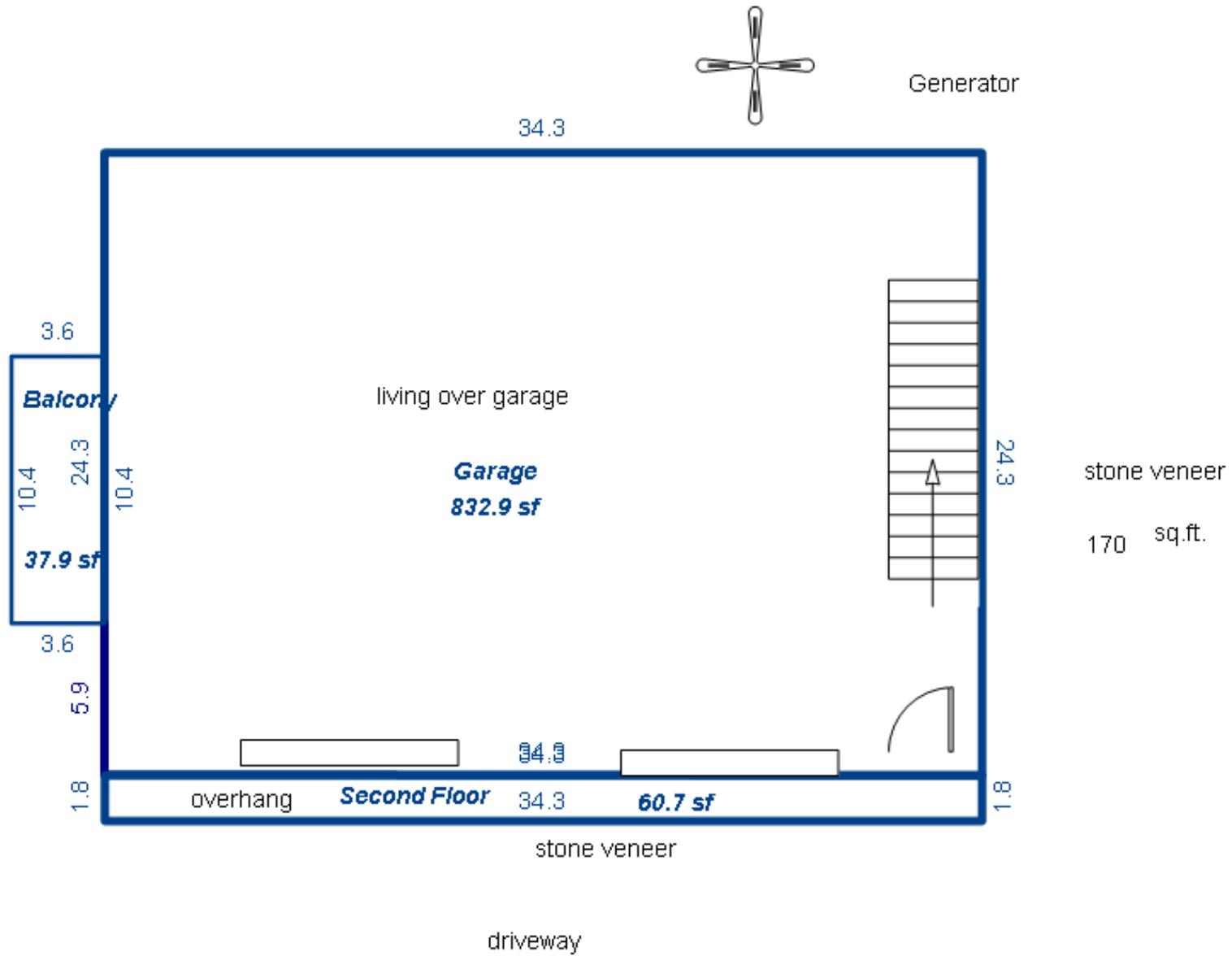
*** Information herein deemed reliable but not guaranteed***

Building Type		(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 153 216	Type WCP (1 Story) WPP	Year Built: 2001 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 536 % 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	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: BC Effec. Age: 24 Floor Area: 2,931 Total Base New : 615,654 Total Depr Cost: 459,133 Estimated T.C.V: 1,239,659						
Building Style: 1.75 STORY		X	Drywall Paneled			Plaster Wood T&G											
Yr Built 1998		Remodeled 0		X	Ex	Ord	Min										
Condition: Average				Size of Closets													
Room List		X	Lg	Ord	Small												
3 Basement 1st Floor 2nd Floor 3 Bedrooms																	
(1) Exterior		(5) Floors															
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X		Insulation	X	Drywall													
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 1523 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															
(3) Roof		1233	Recreation SF Living SF														
X	Gable Hip Flat	Gambrel Mansard Shed	1	Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support															
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:															
		(12) Electric															
		200	Amps Service														
		No./Qual. of Fixtures															
		X	Ex.	Ord.	Min												
		No. of Elec. Outlets															
		X	Many	Ave.	Few												
		(13) Plumbing															
		1	Average Fixture(s)														
		4	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer															
		1	Public Water														
		1	Public Sewer														
		1	Water Well														
		1	1000 Gal Septic														
		1	2000 Gal Septic														
		Lump Sum Items:															
		Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY															
		(11) Heating System: Forced Heat & Cool															
		Ground Area = 1523 SF Floor Area = 2931 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76															
		Building Areas															
		Stories Exterior Foundation Size Cost New Depr. Cost															
		1.75 Story Siding Basement 1,523															
		1 Story Siding Overhang 266															
		Total: 455,403 346,105															
		Other Additions/Adjustments															
		Recreation Room 1233 33,710 16,855															
		Exterior															
		Stone Veneer 210 9,626 7,316															
		Basement, Outside Entrance, Below Grade 1 3,888 2,955															
		Plumbing															
		Average Fixture(s) 1 2,136 1,623															
		3 Fixture Bath 3 20,147 15,312															
		Water/Sewer															
		1000 Gal Septic 1 5,541 4,211															
		Water Well, 100 Feet 1 6,514 4,951															
		Porches															
		WCP (1 Story) 153 9,255 7,034															
		WPP 216 6,417 4,877															
		Garages															
		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)															
		Base Cost 536 35,462 26,951															
		Door Opener 2 1,343 1,021															
		Built-Ins															
		Appliance Allow. 1 3,976 3,022															
		Jacuzzi Tub 1 11,893 9,039															
		<<<<< 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 Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 37	Type Wood Balcony	Year Built: 1998 Car Capacity: 2.5 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: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 2.700	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 24 Floor Area: 892 Total Base New : 154,650 Total Depr Cost: 117,535 Estimated T.C.V: 317,345
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 892 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76		Cls BC Blt 1998						
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
A-Frame		Plaster Wood T&G		Ex. Ord. Min			1 Story Siding Overhang 60		Total: 95,167 72,327						
Wood Frame		Trim & Decoration		No. of Elec. Outlets			1 Story Siding Overhang 832		Total: 170 7,793 5,923						
Building Style: 2 STORY		Ex Ord Min		Many Ave. Few			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Yr Built 1998		Size of Closets		(13) Plumbing			1 Story Siding Overhang 832		Total: 37 2,020 1,535						
Remodeled 0		Lg Ord Small		Average Fixture(s)			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Condition: Average		Doors Solid H.C.		3 Fixture Bath			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Room List		(5) Floors		2 Fixture Bath			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Basement		Kitchen:		Softener, Auto			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
1st Floor		Other:		Softener, Manual			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
2nd Floor		Other:		Solar Water Heat			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Bedrooms		(6) Ceilings		No Plumbing			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
(1) Exterior		No. of Elec. Outlets		Extra Toilet			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Wood/Shingle		Many Ave. Few		Extra Sink			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Aluminum/Vinyl		Basement: 0 S.F.		Separate Shower			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Brick		Crawl: 0 S.F.		Ceramic Tile Floor			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Insulation		Slab: 0 S.F.		Ceramic Tile Wains			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
(2) Windows		Height to Joists: 0.0		Ceramic Tub Alcove			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Many Avg. Few		(7) Excavation		Vent Fan			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Large Avg. Small		Basement: 0 S.F.		(14) Water/Sewer			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Wood Sash		Crawl: 0 S.F.		Public Water			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Metal Sash		Slab: 0 S.F.		Public Sewer			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Vinyl Sash		Height to Joists: 0.0		Water Well			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Double Hung		(8) Basement		1000 Gal Septic			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Horiz. Slide		Conc. Block		2000 Gal Septic			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Casement		Poured Conc.		Lump Sum Items:			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Double Glass		Stone		Public Water			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Patio Doors		Treated Wood		Public Sewer			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Storms & Screens		Concrete Floor		Water Well			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
(3) Roof		(9) Basement Finish		1000 Gal Septic			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Gable		Recreation SF		2000 Gal Septic			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Hip		Living SF		Lump Sum Items:			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Flat		Walkout Doors (B)		Public Water			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Asphalt Shingle		No Floor SF		Public Sewer			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
Chimney:		Walkout Doors (A)		Water Well			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
		(10) Floor Support		1000 Gal Septic			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
		Joists:		2000 Gal Septic			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
		Unsupported Len:		Lump Sum Items:			1 Story Siding Overhang 832		Total: 1 2,136 1,623						
		Cntr.Sup:					1 Story Siding Overhang 832		Total: 1 2,136 1,623						

*** 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.
SCHIFF DONNA L TRUST	LASAJU LLC	1	12/12/2012	QC	09-FAMILY/RELATED ENTITY	1148P97	PROPERTY TRANSFER	100.0
SCHIFF DONNA L	SCHIFF DONNA L TRUST	0	05/27/2004	QC	09-FAMILY/RELATED ENTITY	808:692	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6928 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST		Res. Add/Alter/Repair	12/18/2024	PB24-0672	100% FINIS
Owner's Name/Address	P.R.E. 0%		Plumbing	12/11/2024	PP24-0400	100% FINIS
LASAJU LLC 286 POAGE FARM RD CINCINNATI OH 45215	MAP #: 71		Electrical	10/27/2023	PE23-0759	100% FINIS
	2026 Est TCV 2,453,383 TCV/TFA: 753.03		Mechanical	10/27/2023	PM23-0984	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L211 P43 L303 P367/89 L574 P324/01 L808 P692/04 PRT GOVT LOT 1 SEC 36 COM AT NE SEC COR TH S 02 DEG 45' E 273.78 FT ALG E LN TH S 55 DEG 01' W 39.02 FT TH S 02 DEG 45' E 49 FT ALG WLY R/W LN CO RD 675 TH S 112.96 FT ALG SD R/W FOR POB TH CONT S 120.64 FT ALG SD R/W LN TH S 55 DEG 01' W 531.08 FT TO TRAVERSE LN ALG SHORE GLEN LAKE TH N 28 DEG 14' W 99.53 FT ALG SD TRAVERSE LN TH N 55 DEG 01' E 588.55 FT TO POB SEC 36 T29N R14W 1.27 A M/L.	X		INFERIOR 8000/ 99 Actual Front Feet, 1.24 Total Acres	99.00	545.00	1.0040 1.6124	8000 100		1,282,202
			Total Est. Land Value = 1,282,202						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Dock: Light posts	47.90	864	50	20,693		
			D/W/P: Crushed Rock	2.31	3000	0	0		
			D/W/P: Patio Blocks	15.89	144	0	0		
			Wood Frame	27.88	135	50	1,882		
			Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
			LAND IMPROVEMENTS 10	10,000.00	1	100	10,000		
			BOAT HOIST	2,000.00	1	100	2,000		
			Total Estimated Land Improvements True Cash Value =						34,575



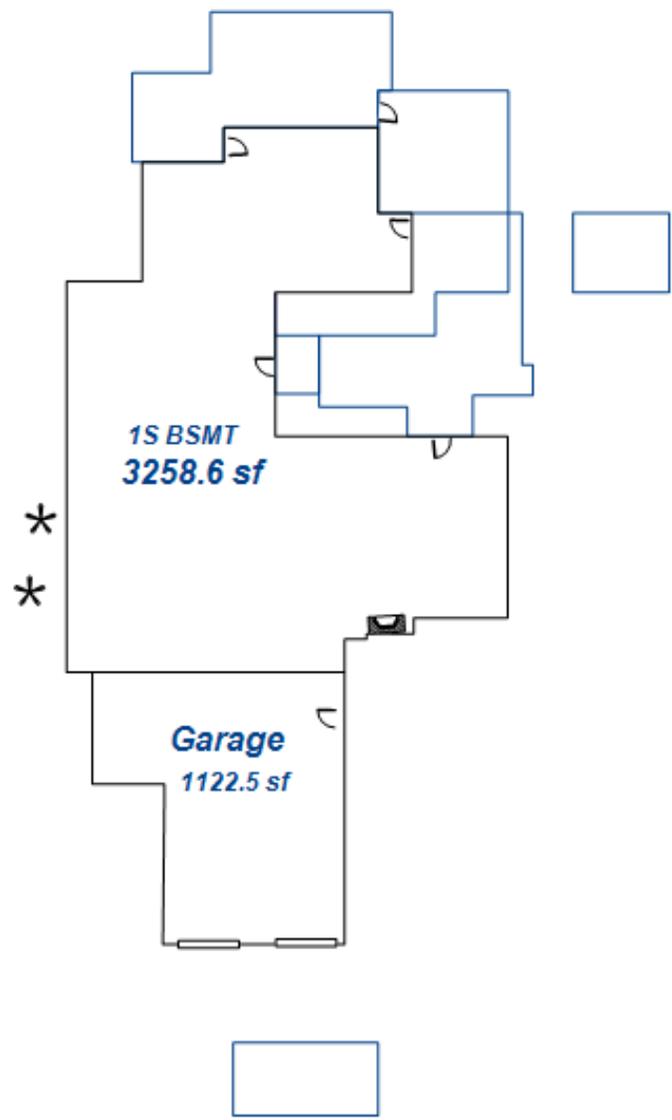
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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2026	641,100	585,600	1,226,700			816,530C
	X Rolling	2025	561,000	556,000	1,117,000			795,064C
	X Low	2024	739,300	547,300	1,286,600			771,159C
	X High	2023	686,500	414,900	1,101,400			734,438C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50 WCP (1 Story) 284 WCP (1 Story) 312 WGEF (1 Story) 412 Treated Wood 547 Treated Wood 150 Treated Wood 240 Treated Wood 108 Wood Balcony	Year Built: 1960 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1122 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	X	Size of Closets	Lg	X	Ord	Small		
Building Style: 1 STORY		Yr Built 1960		Remodeled 1991		Condition: Average		Room List		Doors		Solid		X H.C.			
Basement 9 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X		Ord.	Min
(1) Exterior		(6) Ceilings		X Wood		No. of Elec. Outlets		Many		X		Ave.		Few			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 3258 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 3258 SF Floor Area = 3258 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 3,258 Total: 507,198 329,641		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 WCP (1 Story) 50 3,322 2,159 Ceramic Tile Floor 284 10,380 6,747 WGEF (1 Story) 312 22,168 14,409 Deck Treated Wood 412 6,534 4,247 Treated Wood 547 7,871 5,116 Treated Wood 150 3,365 2,187 Treated Wood 240 4,591 2,984 Balcony Wood Balcony 108 4,811 3,127 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -2,640 -1,716 Door Opener 2 1,075 699					
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:							
(2) Windows		Many Avg. X Avg. Few Small		(9) Basement Finish		(10) Floor Support		Joists: 2X10X16 Unsupported Len: Cntr.Sup:									
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed													
X Asphalt Shingle		Chimney: Brick															

*** 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.
SMITH ERNEST H 1996 DECLA	SMITH ERNEST H 1996 DECLA	0	09/08/2020	AFF	07-DEATH CERTIFICATE	2020006616	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7224 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST		Mechanical	10/27/2022	PM22-0930	100% FINIS
	P.R.E. 100% 10/30/2006		Electrical	09/06/2022	PE22-0654	100% FINIS
Owner's Name/Address	MAP #: 71		MECHANICAL	05/15/2002	PM02-0297	100% FINIS
SMITH ERNEST H 1996 DECLARATION 7224 S BROOKS RD MAPLE CITY MI 49664	2026 Est TCV 1,643,921 TCV/TFA: 832.79		ADDITION/ALTERATION	06/27/2001	1874	

	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			INFERIOR 8000/	100.00	150.00	996,585
			100 Actual Front Feet,	0.34 Total Acres		996,585

Tax Description	X	Dirt Road				
L270 P817 L434 P749/96 L915 P476/06 BEG 1017.96 FT S OF NW COR OF SEC 31 T29N R13W TH S 121.21 FT TH S 55 DEG 1' W 129.38 FT TO SHR GLEN LAKE TH N 28 DEG14' W 100 FT ALG SHR TH N 55 DEG 1' E 187.12 FT TO POB SEC 36 T29N R14W .36A		Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	498,300	323,700	822,000			273,147C
2025	436,000	309,800	745,800			265,966C
2024	462,500	305,100	767,600			257,969C
2023	385,400	232,800	618,200			245,685C

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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	1	Interior 1 Story Interior 2 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 146 607	Type CGEP (1 Story) WPP	Year Built: 1993 Car Capacity: 2.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 617 % 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: 35 Floor Area: 1,974 Total Base New : 349,369 Total Depr Cost: 227,078 Estimated T.C.V: 613,111		E.C.F. X 2.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25 STORY		X	Drywall	Plaster		Wood T&G		Trim & Decoration		Size of Closets		Ex X Ord Min		
Yr Built 1955	Remodeled 1985	Ex	X	Ord	Min	Lg X Ord Small		Doors		Solid X H.C.		(5) Floors		
Condition: Average		Kitchen:		Other: Carpeted		Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		
Room List		Basement		5 1st Floor		1 2nd Floor		3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		
Basement		5 1st Floor		1 2nd Floor		3 Bedrooms		(6) Ceilings		X Wood		(7) Excavation		
(1) Exterior		Basement: 0 S.F.		Crawl: 460 S.F.		Slab: 1211 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		
X	Wood Sash	X		Large		Avg.		X		Avg.		Small		
X	Metal Sash	X		Large		Avg.		X		Avg.		Small		
X	Vinyl Sash	X		Large		Avg.		X		Avg.		Small		
X	Double Hung	X		Large		Avg.		X		Avg.		Small		
X	Horiz. Slide	X		Large		Avg.		X		Avg.		Small		
X	Casement	X		Large		Avg.		X		Avg.		Small		
X	Double Glass	X		Large		Avg.		X		Avg.		Small		
X	Patio Doors	X		Large		Avg.		X		Avg.		Small		
X	Storms & Screens	X		Large		Avg.		X		Avg.		Small		
(2) Windows		X		Large		Avg.		X		Avg.		Small		
(3) Roof		X		Large		Avg.		X		Avg.		Small		
X	Gable	X		Large		Avg.		X		Avg.		Small		
X	Hip	X		Large		Avg.		X		Avg.		Small		
X	Flat	X		Large		Avg.		X		Avg.		Small		
X	Asphalt Shingle	X		Large		Avg.		X		Avg.		Small		
X	Metal	X		Large		Avg.		X		Avg.		Small		
Chimney: Brick		X		Large		Avg.		X		Avg.		Small		
(3) Roof		X		Large		Avg.		X		Avg.		Small		
X	Gable	X		Large		Avg.		X		Avg.		Small		
X	Hip	X		Large		Avg.		X		Avg.		Small		
X	Flat	X		Large		Avg.		X		Avg.		Small		
X	Asphalt Shingle	X		Large		Avg.		X		Avg.		Small		
X	Metal	X		Large		Avg.		X		Avg.		Small		
Chimney: Brick		X		Large		Avg.		X		Avg.		Small		
(10) Floor Support		X		Large		Avg.		X		Avg.		Small		
Joists:		X		Large		Avg.		X		Avg.		Small		
Unsupported Len:		X		Large		Avg.		X		Avg.		Small		
Cntr.Sup:		X		Large		Avg.		X		Avg.		Small		
(14) Water/Sewer		X		Large		Avg.		X		Avg.		Small		
Public Water		X		Large		Avg.		X		Avg.		Small		
Public Sewer		X		Large		Avg.		X		Avg.		Small		
Water Well		X		Large		Avg.		X		Avg.		Small		
1 1000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
1 2000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
Lump Sum Items:		X		Large		Avg.		X		Avg.		Small		
(13) Plumbing		X		Large		Avg.		X		Avg.		Small		
1 Average Fixture(s)		X		Large		Avg.		X		Avg.		Small		
3 3 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
2 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
Softener, Auto		X		Large		Avg.		X		Avg.		Small		
Softener, Manual		X		Large		Avg.		X		Avg.		Small		
Solar Water Heat		X		Large		Avg.		X		Avg.		Small		
No Plumbing		X		Large		Avg.		X		Avg.		Small		
Extra Toilet		X		Large		Avg.		X		Avg.		Small		
Extra Sink		X		Large		Avg.		X		Avg.		Small		
Separate Shower		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Floor		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Wains		X		Large		Avg.		X		Avg.		Small		
Ceramic Tub Alcove		X		Large		Avg.		X		Avg.		Small		
Vent Fan		X		Large		Avg.		X		Avg.		Small		
(14) Water/Sewer		X		Large		Avg.		X		Avg.		Small		
Public Water		X		Large		Avg.		X		Avg.		Small		
Public Sewer		X		Large		Avg.		X		Avg.		Small		
Water Well		X		Large		Avg.		X		Avg.		Small		
1 1000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
1 2000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
Lump Sum Items:		X		Large		Avg.		X		Avg.		Small		
(13) Plumbing		X		Large		Avg.		X		Avg.		Small		
1 Average Fixture(s)		X		Large		Avg.		X		Avg.		Small		
3 3 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
2 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
Softener, Auto		X		Large		Avg.		X		Avg.		Small		
Softener, Manual		X		Large		Avg.		X		Avg.		Small		
Solar Water Heat		X		Large		Avg.		X		Avg.		Small		
No Plumbing		X		Large		Avg.		X		Avg.		Small		
Extra Toilet		X		Large		Avg.		X		Avg.		Small		
Extra Sink		X		Large		Avg.		X		Avg.		Small		
Separate Shower		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Floor		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Wains		X		Large		Avg.		X		Avg.		Small		
Ceramic Tub Alcove		X		Large		Avg.		X		Avg.		Small		
Vent Fan		X		Large		Avg.		X		Avg.		Small		
(14) Water/Sewer		X		Large		Avg.		X		Avg.		Small		
Public Water		X		Large		Avg.		X		Avg.		Small		
Public Sewer		X		Large		Avg.		X		Avg.		Small		
Water Well		X		Large		Avg.		X		Avg.		Small		
1 1000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
1 2000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
Lump Sum Items:		X		Large		Avg.		X		Avg.		Small		
(13) Plumbing		X		Large		Avg.		X		Avg.		Small		
1 Average Fixture(s)		X		Large		Avg.		X		Avg.		Small		
3 3 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
2 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
Softener, Auto		X		Large		Avg.		X		Avg.		Small		
Softener, Manual		X		Large		Avg.		X		Avg.		Small		
Solar Water Heat		X		Large		Avg.		X		Avg.		Small		
No Plumbing		X		Large		Avg.		X		Avg.		Small		
Extra Toilet		X		Large		Avg.		X		Avg.		Small		
Extra Sink		X		Large		Avg.		X		Avg.		Small		
Separate Shower		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Floor		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Wains		X		Large		Avg.		X		Avg.		Small		
Ceramic Tub Alcove		X		Large		Avg.		X		Avg.		Small		
Vent Fan		X		Large		Avg.		X		Avg.		Small		
(14) Water/Sewer		X		Large		Avg.		X		Avg.		Small		
Public Water		X		Large		Avg.		X		Avg.		Small		
Public Sewer		X		Large		Avg.		X		Avg.		Small		
Water Well		X		Large		Avg.		X		Avg.		Small		
1 1000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
1 2000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
Lump Sum Items:		X		Large		Avg.		X		Avg.		Small		
(13) Plumbing		X		Large		Avg.		X		Avg.		Small		
1 Average Fixture(s)		X		Large		Avg.		X		Avg.		Small		
3 3 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
2 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
Softener, Auto		X		Large		Avg.		X		Avg.		Small		
Softener, Manual		X		Large		Avg.		X		Avg.		Small		
Solar Water Heat		X		Large		Avg.		X		Avg.		Small		
No Plumbing		X		Large		Avg.		X		Avg.		Small		
Extra Toilet		X		Large		Avg.		X		Avg.		Small		
Extra Sink		X		Large		Avg.		X		Avg.		Small		
Separate Shower		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Floor		X		Large		Avg.		X		Avg.		Small		
Ceramic Tile Wains		X		Large		Avg.		X		Avg.		Small		
Ceramic Tub Alcove		X		Large		Avg.		X		Avg.		Small		
Vent Fan		X		Large		Avg.		X		Avg.		Small		
(14) Water/Sewer		X		Large		Avg.		X		Avg.		Small		
Public Water		X		Large		Avg.		X		Avg.		Small		
Public Sewer		X		Large		Avg.		X		Avg.		Small		
Water Well		X		Large		Avg.		X		Avg.		Small		
1 1000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
1 2000 Gal Septic		X		Large		Avg.		X		Avg.		Small		
Lump Sum Items:		X		Large		Avg.		X		Avg.		Small		
(13) Plumbing		X		Large		Avg.		X		Avg.		Small		
1 Average Fixture(s)		X		Large		Avg.		X		Avg.		Small		
3 3 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
2 Fixture Bath		X		Large		Avg.		X		Avg.		Small		
Softener, Auto		X		Large		Avg.		X		Avg.		Small		
Softener, Manual		X		Large		Avg.		X		Avg.		Small		
Solar Water Heat		X		Large		Avg.		X		Avg.		Small		
No Plumbing		X		Large		Avg.		X		Avg.		Small		
Extra Toilet		X		Large		Avg.		X		Avg.		Small		
Extra Sink		X		Large		Avg.		X		Avg.		Small		
Separate Shower		X												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEINHEIMER JEAN MADDOX	LITTLE WOMEN ENTERPRISES	1,397,500	08/22/2023	WD	03-ARM'S LENGTH	2023003754	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7242 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST	Electrical	06/14/2013	PE13-0248	100% FINIS	
Owner's Name/Address	P.R.E. 0%	MAP #: 71	2026 Est TCV 1,207,214 TCV/TFA: 1616.0			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN																											
L224 P26 L299 P567 & 568/89 L302 P209/89 PRT GOVT LOT 1 SEC 36 COM AT NW COR SEC 31 TH DUE S 1139.16 FT TO POB TH S 122 FT TH S 55 DEG 01' W 56.46 FT TH N 36 DEG 43' W 100 FT TH N 55 DEG 01' E 129.38 FT TO POB TH ELY 33 FT OF ABOVE PAR IS RESERVED FOR COUNTY ROAD EASEMENT SEC 36 T29N R14W .2 A M/L.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>INFERIOR 8000/</td> <td>107.33</td> <td>83.50</td> <td>0.9721</td> <td>1.1080</td> <td>8000</td> <td>100</td> <td></td> <td>924,856</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.21 Total Acres</td> <td>Total Est. Land Value = 924,856</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFERIOR 8000/	107.33	83.50	0.9721	1.1080	8000	100		924,856	100 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 924,856
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Tax Description	X	Public Improvements	Land Improvement Cost Estimates																									
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Comments/Influences	X	Topography of Site
	X	Street Lights Standard Utilities Underground Utils.

Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling Low High Landscaped Swamp Wooded Pond	2026	462,400	141,200	603,600			462,711C
	X	Waterfront Ravine Wetland Flood Plain	2025	404,600	137,000	541,600			450,547C
			2024	302,300	134,700	437,000			437,000S
			2023	164,300	86,200	250,500			124,974C

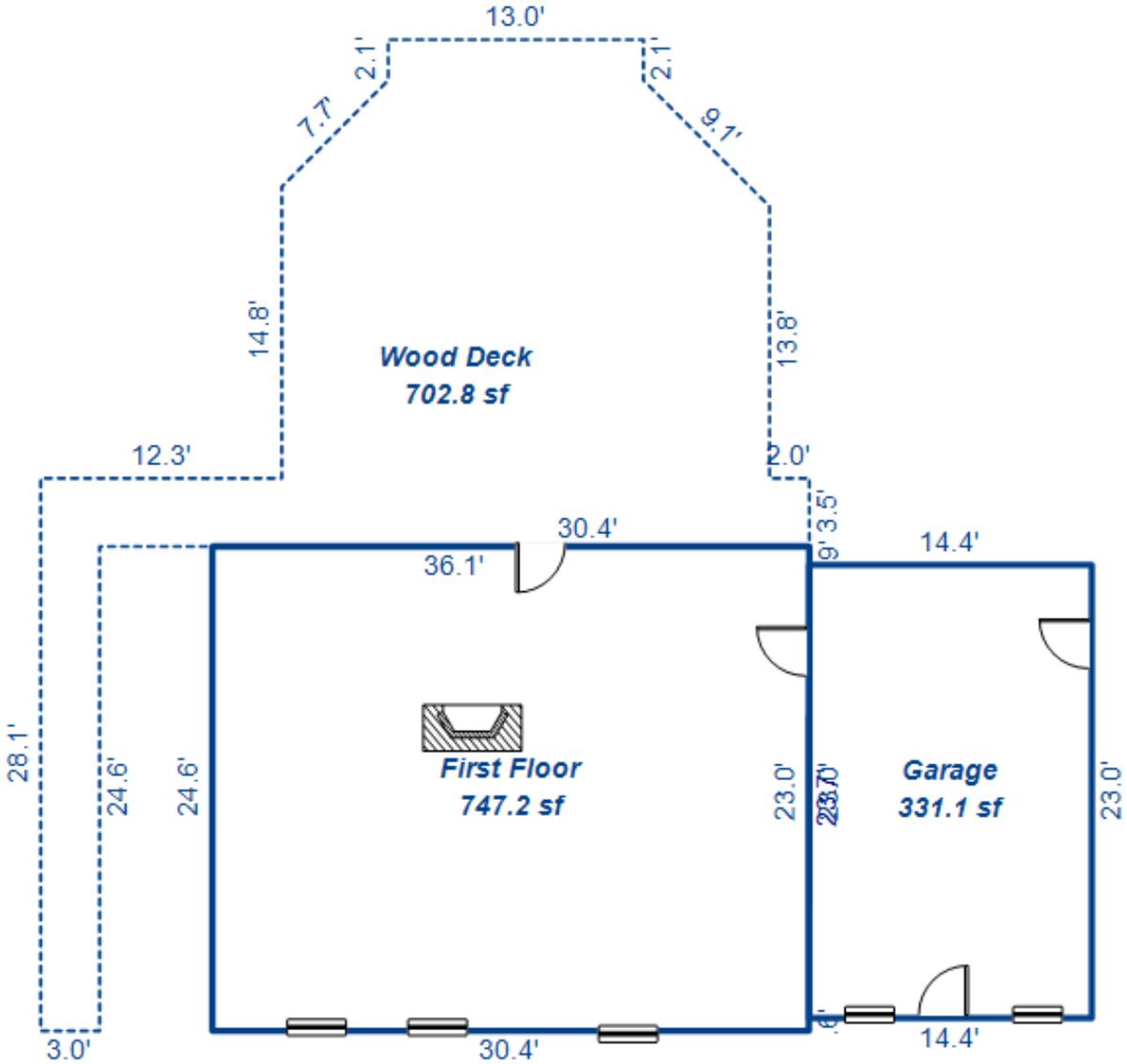


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same 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: 1915 Car Capacity: 1.5 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 331 % 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					702	Treated Wood																																																																																
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Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 747 SF Floor Area = 747 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>747</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>114,054</td> <td>74,145</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1,451</td> <td>943</td> </tr> <tr> <td>1</td> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>Solar Water Heat</td> <td>4,782</td> <td>3,108</td> </tr> <tr> <td>1</td> <td>Water Well, 100 Feet</td> <td>5,847</td> <td>3,801</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>331</td> <td>Base Cost</td> <td>18,271</td> <td>11,876</td> </tr> <tr> <td>1</td> <td>Common Wall: 1 Wall</td> <td>-2,182</td> <td>-1,418</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Appliance Allow.</td> <td>2,767</td> <td>1,799</td> </tr> </tbody> </table> Fireplaces <table border="1"> <thead> <tr> <th>Interior 1 Story</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Interior 1 Story</td> <td>5,338</td> <td>3,470</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>702</td> <td>Treated Wood</td> <td>9,119</td> <td>5,927</td> </tr> <tr> <td colspan="2">Totals:</td> <td>159,447</td> <td>103,651</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	747			Total:				114,054	74,145	Average Fixture(s)		Cost		1	Average Fixture(s)	1,451	943	1	Water/Sewer			1	Solar Water Heat	4,782	3,108	1	Water Well, 100 Feet	5,847	3,801	Base Cost		Cost		331	Base Cost	18,271	11,876	1	Common Wall: 1 Wall	-2,182	-1,418	Appliance Allow.		Cost		1	Appliance Allow.	2,767	1,799	Interior 1 Story		Cost		1	Interior 1 Story	5,338	3,470	Treated Wood		Cost		702	Treated Wood	9,119	5,927	Totals:		159,447	103,651	E.C.F. X 2.700 Total Base New : 159,447 Total Depr Cost: 103,651 Estimated T.C.V: 279,858 Notes: ECF (4080 BIG GLEN) 2.700 => TCv: 279,858			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MATHES JOSEPH TRUST & LOR	MATHES JOSEPH & LORRAINE	0	10/14/2020	WD	09-FAMILY/RELATED ENTITY	2020006399	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7152 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST		MECHANICAL	05/15/2002	PM02-0296	
	P.R.E. 0%		ADDITION/ALTERATION	07/02/2001	1876	
Owner's Name/Address	MAP #: 71		GARAGE	08/26/1997	97000441	
MATHES JOSEPH & LORRAINE TRAN PAMELA 5591 DWIGHT DR MC LEANSVILLE NC 27301	2026 Est TCV 1,880,804 TCV/TFA: 1013.3		GARAGE	08/26/1997	1997-0441	100% FINIS

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN			
			Description	Frontage	Depth	Value
L269 P804 L647 P171/02 PRT GOVT LOT 1 SEC 36 COM NE COR TH S 02 DEG 45'E 877.52' TO POB TH S 02 DEG 45' E 121.21' TH S 55 DEG 01' W 360.34' TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SHR 100' TH N 55 DEG 01' E 418.07' TO POB SEC 36 T29N R14W.	X		INFERIOR 8000/	100.00	380.00	1,200,197
			100 Actual Front Feet, 0.87 Total Acres			Total Est. Land Value = 1,200,197

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	Wood Frame	28.51	120 50	1,710
	X	Sewer	Wood Frame	32.90	80 50	1,316
	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVEMENTS 5	5,000.00	1 100	5,000
		Street Lights	Total Estimated Land Improvements True Cash Value = 8,026			
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2026	600,100	340,300	940,400			341,329C
	X	High	2025	525,100	327,700	852,800			332,356C
	X	Landscaped	2024	680,700	322,400	1,003,100			322,363C
	X	Swamp	2023	632,100	243,300	875,400			307,013C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/26/2016	INSPECTED	2025	525,100	327,700	852,800			332,356C
WAS	11/11/2007	INSPECTED	2024	680,700	322,400	1,003,100			322,363C
			2023	632,100	243,300	875,400			307,013C

*** 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 322	Type Treated Wood 192 Brzwy, FW	Year Built: 1997 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: 1344 % Good: 91 Storage Area: 672 No Conc. Floor: 0	
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,856 Total Base New : 361,894 Total Depr Cost: 249,104 Estimated T.C.V: 672,581		E.C.F. X 2.700	Bsmnt Garage:	
Building Style: 1.5 STORY		Trim & Decoration		Ex X Ord Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1472 SF Floor Area = 1856 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 10 Blt 1977		Roof:	
Yr Built 1977	Remodeled 1993	Size of Closets		Lg X Ord Small			No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Doors		Solid X H.C.			150 Amps Service			1.5 Story Siding Crawl Space 768		1 Story Siding Crawl Space 320		1 Story Siding Basement 384	
Room List		(5) Floors		Kitchen: Other: Hardwood Other:			No. of Elec. Outlets			1.5 Story Siding Crawl Space 768		1 Story Siding Crawl Space 320		1 Story Siding Basement 384	
Basement 3 1st Floor 1 2nd Floor 2 Bedrooms	Ex X Ord Min		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade 1 2,781 1,808		Water/Sewer		
(1) Exterior	(6) Ceilings		X Drywall			(13) Plumbing			1000 Gal Septic 1 4,782 3,108		Water Well, 100 Feet 1 5,847 3,801		Deck		
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 384 S.F. Crawl: 1088 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			Treated Wood 322 5,564 3,617		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Storage Over Garage 672 9,072 8,256		
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Door Opener 2 1,075 978		Base Cost 1344 43,236 39,345 *		Built-Ins		
(2) Windows	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. 1 2,767 1,799		Fireplaces		Interior 1 Story 1 5,338 3,470		
X Many Avg. Few X Large Avg. Small	(10) Floor Support		Joists: 2X10X12 Unsupported Len: Cntr.Sup:			Lump Sum Items:			Breezeways 192 13,215 8,590		Frame Wall		Totals: 361,894 249,104		
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Chimney: Metal		Notes:			ECF (4080 BIG GLEN) 2.700 => TCVC: 672,581									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART PAULA A QPRT	STEWART MARY T & EDWARD G	0	07/14/2017	QC	09-FAMILY/RELATED ENTITY	1304P712	PROPERTY TRANSFER	0.0
STEWART MARY T & EDWARD G	STEWART EDWARD T & PAULA	0	07/14/2017	QC	09-FAMILY/RELATED ENTITY	1304P714	PROPERTY TRANSFER	0.0
STEWART EDWARD T & PAULA	STEWART EDWARD T TRUST	0	07/14/2017	QC	09-FAMILY/RELATED ENTITY	1304P716	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7158 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST		GARAGE	07/24/1998	98000410	
	P.R.E. 100% 08/11/2020		WELL/SEPTIC	08/11/1992	1992-1193	100% FINIS
Owner's Name/Address	MAP #: 71					
STEWART EDWARD T TRUST 600 COTTAGEVIEW DR APT 240 TRAVERSE CITY MI 49684	2026 Est TCV 2,006,354 TCV/TFA: 1240.7					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN							
				* Factors *							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
L157 P439 L382 P542 L655 P524&526/02 PRT OF FRL SEC 36 COM NE SEC COR TH S 2 DEG 45' E 344.4 FT TH S 654.33 FT TO POB TH S 181.815 FT TH S 55 DEG 01' W 273.73 FT TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SHR 150 FT TH N 55 DEG 01' E 360.34 FT TO POB SEC 36 T29N R14W.	X	Dirt Road		INFERIOR 8000/	150.00	325.00	0.8503	1.4541	8000	100	1,483,636
	X	Gravel Road		150 Actual Front Feet, 1.12 Total Acres Total Est. Land Value = 1,483,636							
	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description	Rate	Size % Good			Cash Value		
	X	Sidewalk		Wood Frame	29.26	80	50			1,170	
	X	Water		Residential Local Cost Land Improvements							
	X	Sewer		Description	Rate	Size % Good			Cash Value		
	X	Electric		LAND IMPROVEMENTS 25	2,500.00	1	100			2,500	
	X	Gas		Total Estimated Land Improvements True Cash Value = 3,670							
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2026	741,800	261,400	1,003,200			351,517C
	X Rolling	2025	649,100	253,700	902,800			342,276C
	X Low	2024	739,400	249,500	988,900			331,985C
	X High	2023	686,600	188,000	874,600			316,177C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

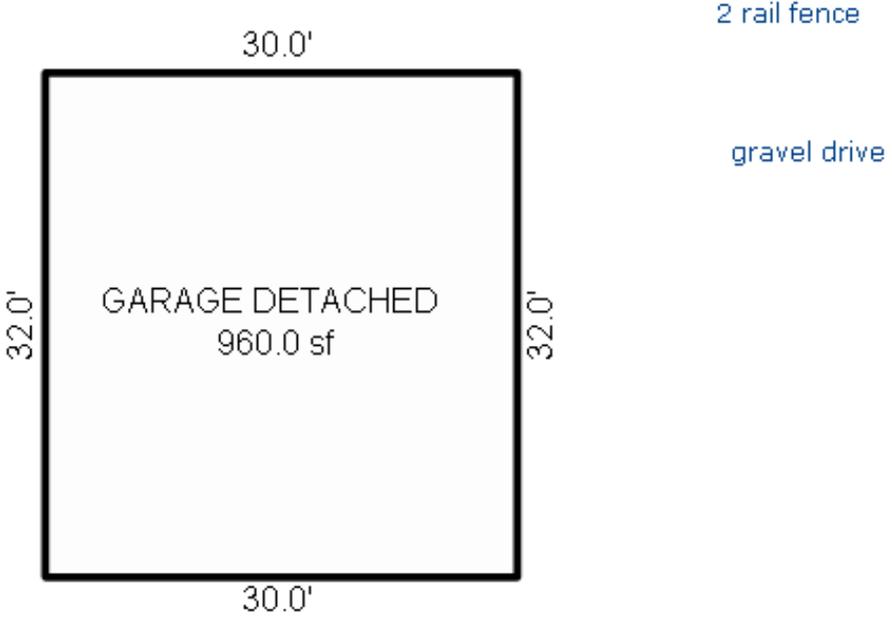
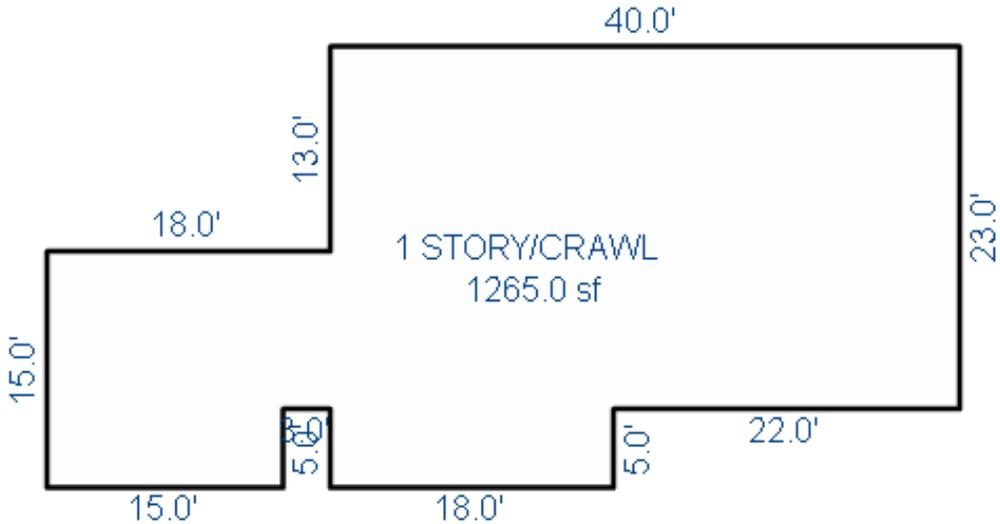


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 960 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,265 Total Base New : 267,202 Total Depr Cost: 173,673 Estimated T.C.V: 468,917		E.C.F. X 2.700		Bsmnt Garage:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1265 SF Floor Area = 1265 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 10 Blt 1957		Roof:	
Yr Built 1957	Remodeled 1998	Ex	X Ord	Min	No./Qual. of Fixtures			X Ex. Ord. Min			Building Areas				
Condition: Average		Size of Closets		Lg X Ord Small			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,265			Total: 192,007 124,795				
6	Basement	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Plumbing					
1	1st Floor	Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			1 1,451 943					
3	2nd Floor	Basement: 0 S.F. Crawl: 1265 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			3 Fixture Bath			1 4,567 2,969				
3	Bedrooms	(6) Ceilings			(8) Basement			Water/Sewer			1 4,782 3,108				
(1) Exterior		Insulation			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			1 5,847 3,801				
X Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			(9) Basement Finish			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
X Many Avg. X Avg. Few		Basement: 0 S.F. Crawl: 1265 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Base Cost 960 35,232 22,901 Storage Over Garage 960 12,960 8,424 Door Opener 2 1,075 699			Built-Ins				
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. 1 2,767 1,799			Fireplaces				
(2) Windows		(9) Basement Finish			Lump Sum Items:			Exterior 1 Story 1 6,514 4,234			Totals: 267,202 173,673				
X Many Avg. X Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			ECF (4080 BIG GLEN) 2.700 => TCV: 468,917							
X Asphalt Shingle		(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

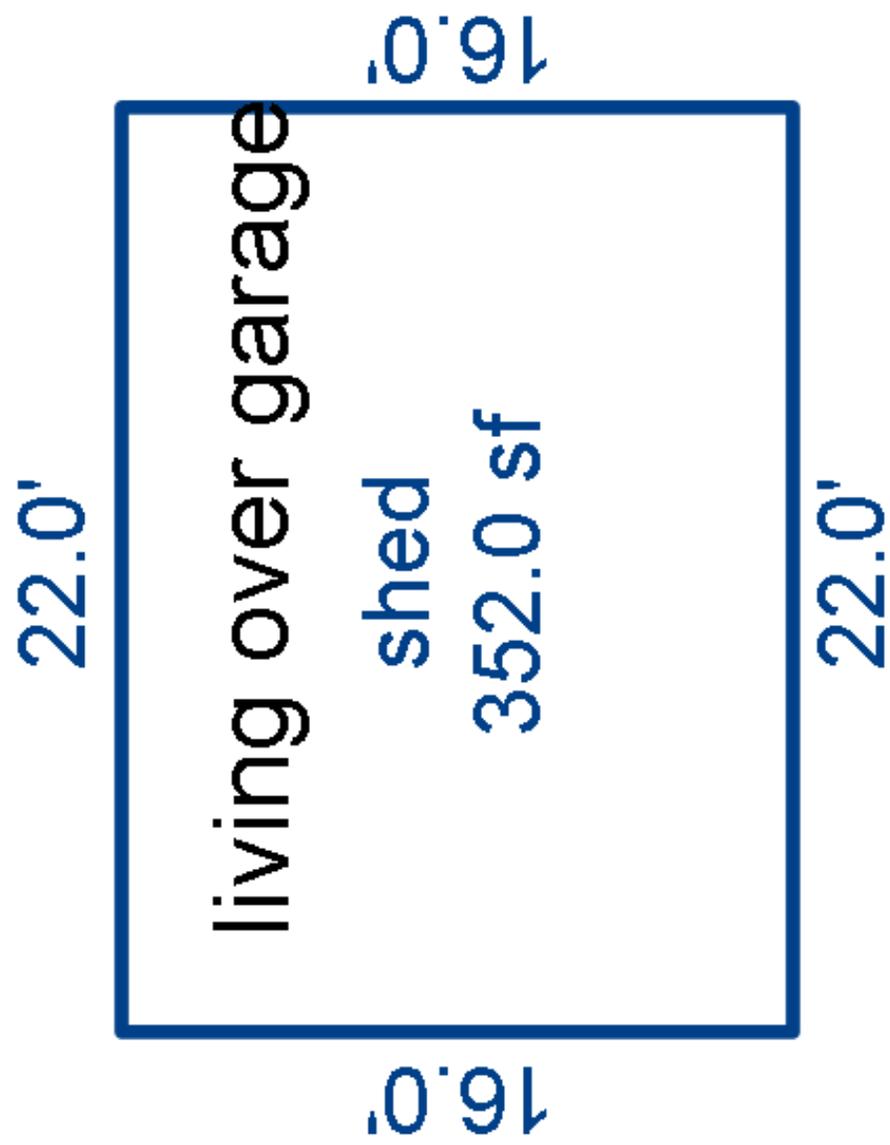
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	X	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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:	E.C.F. X 2.700	Bsmnt Garage: 1 Car Carport Area: Roof:		
	Mobile Home													0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
	Town Home	0 Other Overhang	(4) Interior		Central Air Wood Furnace				(12) Electric	Class: CD Effec. Age: 40 Floor Area: 352 Total Base New : 30,945 Total Depr Cost: 18,567 Estimated T.C.V: 50,131					
	Duplex	Drywall Paneled		Plaster Wood T&G										0 Amps Service	No./Qual. of Fixtures
	A-Frame	Trim & Decoration		Kitchen: Other: Other:	0				Ex. Ord. Min	Building Areas					
	Wood Frame	Ex	Ord											Min	No. of Elec. Outlets
	Building Style: 1 STORY	Size of Closets		Lg Ord Small	Many Ave. Few				(13) Plumbing	Total: 28,241 16,945					
	Yr Built 1957 BH	Remodeled 0	Doors Solid H.C.											(5) Floors	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
	Condition: Average	Lg		Ord	Small				Notes: BOAT HOUSE ECF (4080 BIG GLEN) 2.700 => TCV: 50,131						
	Room List	Basement 1st Floor 2nd Floor 1 Bedrooms	(6) Ceilings		1					(14) Water/Sewer				Lump Sum Items:	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(2) Windows	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish										
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	(10) Floor Support											
	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Joists: Unsupported Len: Cntr.Sup:										
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												

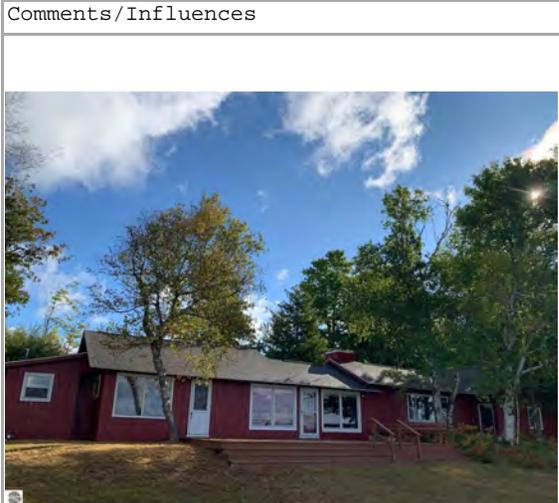
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIJALAWE LLC	SCHIFF JULIA R	1,875,000	12/17/2024	WD	03-ARM'S LENGTH	2024006097	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7194 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
SCHIFF JULIA R 801 JEWELL ST AUSTIN TX 78704	MAP #: 71					
	2026 Est TCV 1,899,977 TCV/TFA: 1364.9					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
DC L572 P710 L572 P711/01 L586 P376 L590 P154/01 L744 P463 L746 P98/03 PRT OF FRL SEC 36 COM NE COR SD SEC TH S 2 DEG 45' E ALG E LN SD SEC 344.40 FT TH DUE S ALG SD SEC LN 836.15 FT TO POB TH CONT DUE S ALG SD SEC LN 181.815 FT TH S 55 DEG 01' W 187.12 FT TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SD SHR 150 FT TH N 55 DEG 01' E 273.73 FT TO POB SEC 36 T29N R14W.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
	X		Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
	X		Waterfront								
			Ravine								
	X		Wetland								
			Flood Plain								



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2026	705,800	244,200	950,000			875,722C
2025	617,600	235,100	852,700			852,700S
2024	692,400	231,300	923,700			539,457C
2023	643,000	174,100	817,100			513,769C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LISTECKI EDMUND A & CECEL	LISTECKI ROBERT E & LYN M	1	06/05/1993	QC	09-FAMILY/RELATED ENTITY	364P513	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
7140 S BROOKS RD	School: GLEN LAKE COMMUNITY SCH DIST					
Owner's Name/Address	P.R.E. 0%					
LISTECKI ROBERT E & LYN M 22 CONCORD DR OAK BROOK IL 60523	MAP #: 71					
	2026 Est TCV 1,659,868 TCV/TFA: 864.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
L364 P513/93 LAND IN GOVT LOT 1 SEC 36 COM AT NE COR TH S 2 DEG 45' E 756.31 FT TO POB TH S 2 DEG 45' E 121.20 FT TH S 55 DEG 01' W 418.07 FT TO SHR GLEN LAKE TH N 28 DEG 14' W ALG SHORE 100 FT TH N 55 DEG 01' E 475.81 FT TO POB SEC 36 T29N R14W	X		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			INFERIOR 8000/	100.00	450.00	1.0000 1.5518	8000 100	1,241,476
			100 Actual Front Feet, 1.03 Total Acres					Total Est. Land Value = 1,241,476

Public Improvements	Land Improvement Cost Estimates			
Dirt Road	Description	Rate	Size % Good	Cash Value
Gravel Road	Residential Local Cost Land Improvements			
Paved Road	Description	Rate	Size % Good	Cash Value
Storm Sewer	LAND IMPROVEMENTS 25	2,500.00	1 100	2,500
Sidewalk	Total Estimated Land Improvements True Cash Value = 2,500			
Water				
Sewer				
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

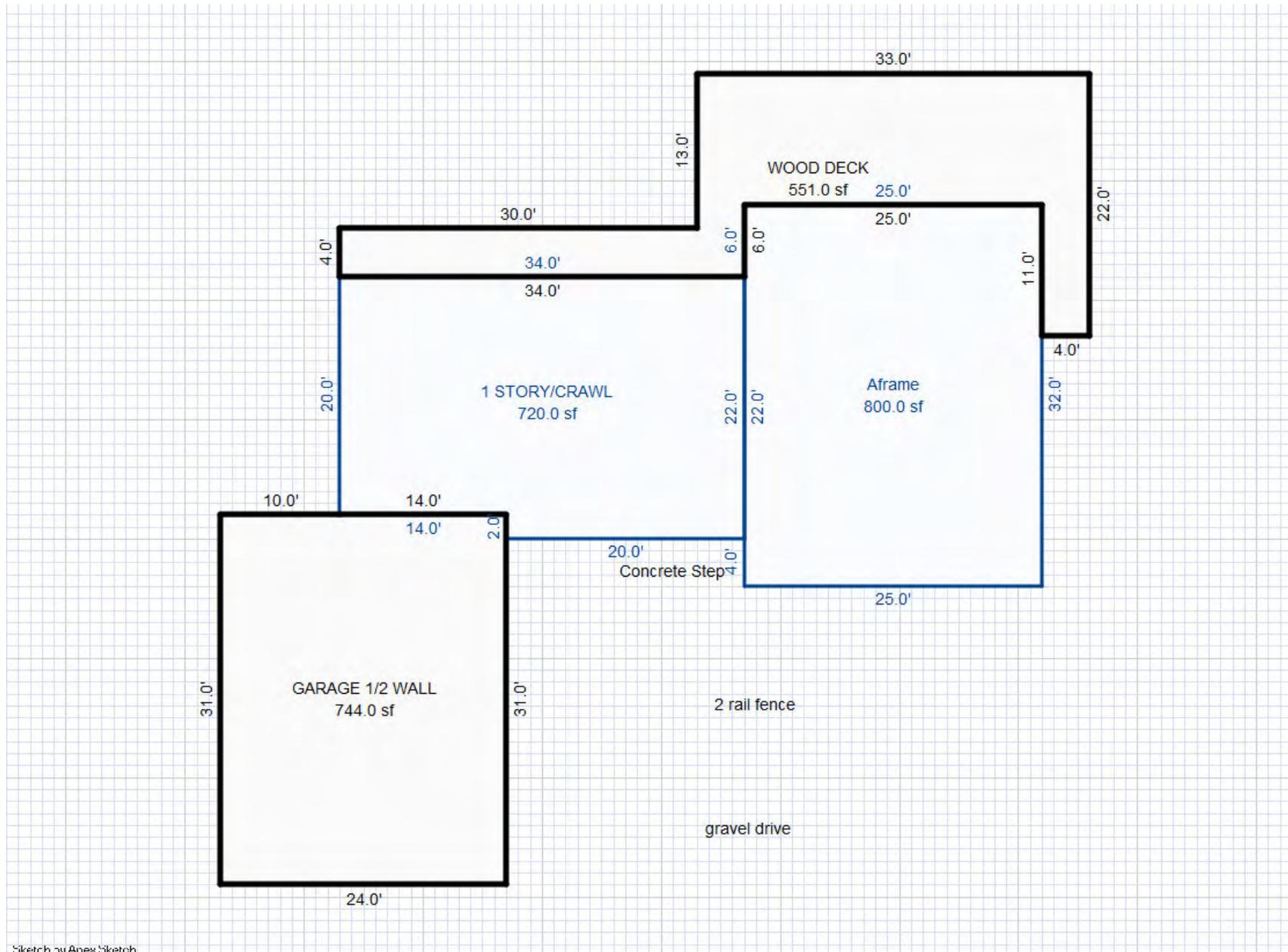


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	03/23/2017	INSPECTED	2026	620,700	209,200	829,900			315,243C
TPC	10/26/2016	INSPECTED	2025	543,100	214,200	757,300			306,956C
TPC	12/31/2015	INSPECTED	2024	710,100	210,600	920,700			297,727C
			2023	659,400	158,700	818,100			283,550C

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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	X	Eavestrough	X	Gas	Oil	X	Elec.	1	Appliance Allow.	1	Interior 1 Story		Area	Type	Year Built: 1969									
	Mobile Home		Insulation		Wood							Coal	Steam			Interior 2 Story	551	Treated Wood	Car Capacity:						
	Town Home	0	Front Overhang														Class: C								
	Duplex	0	Other Overhang														Exterior: Siding								
X	A-Frame																Brick Ven.: 0								
X	Wood Frame			X													Stone Ven.: 0								
Building Style:		X	Drywall	X	Forced Air w/o Ducts				X	Forced Air w/ Ducts				X	Plaster		X	Electric Baseboard							
A-FRAME			Paneled		Forced Hot Water					Elec. Ceil. Radiant					Wood T&G			Radiant (in-floor)							
Yr Built			Trim & Decoration		Electric Wall Heat				Space Heater				Vented Hood		Heat Circulator		Raised Hearth								
1969	Remodeled		Ex	X	Ord		Min	Wall/Floor Furnace				Jacuzzi Tub				Jacuzzi repl.Tub		Oven							
	0		Size of Closets		No Heating/Cooling				Microwave				Standard Range				Self Clean Range		Sauna						
Condition: Average			Lg	X	Ord		Small	Central Air				Trash Compactor				Central Vacuum				Security System					
Room List			Doors		Solid	X	H.C.	Wood Furnace				Class: Fair				Effec. Age: 40				Floor Area: 1,920					
	Basement		(5) Floors		(12) Electric				100 Amps Service				Total Base New : 256,711				E.C.F.								
	8 1st Floor		Kitchen:		100				No./Qual. of Fixtures				Total Depr Cost: 154,034				X 2.700								
	1 2nd Floor		Other: Carpeted		Ex.				X				Ord.				Min								
	4 Bedrooms		Other:		No. of Elec. Outlets				Many				X				Ave.				Few				
(1) Exterior			(6) Ceilings		(13) Plumbing				1				Average Fixture(s)				2				3 Fixture Bath				
X	Wood/Shingle		X Plaster		1				2				2 Fixture Bath				Softener, Auto				Softener, Manual				
	Aluminum/Vinyl		X Suspends		2				3				Fixture Bath				Solar Water Heat				No Plumbing				
	Brick				2				2				Fixture Bath				Extra Toilet				Extra Sink				
X	Insulation				2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
(2) Windows			(7) Excavation		2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
X	Many	X	Large	Basement: 0 S.F.		2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan			
	Avg.		Avg.	Crawl: 1520 S.F.		2				2				Fixture Bath				Softener, Auto				Softener, Manual			
	Few		Small	Slab: 0 S.F.		2				2				Fixture Bath				Solar Water Heat				No Plumbing			
				Height to Joists: 0.0		2				2				Fixture Bath				Extra Toilet				Extra Sink			
X	Wood Sash		(8) Basement		2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
X	Metal Sash				2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
	Vinyl Sash				2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
X	Double Hung				2				2				Fixture Bath				Softener, Auto				Softener, Manual				
X	Horiz. Slide				2				2				Fixture Bath				Solar Water Heat				No Plumbing				
X	Casement				2				2				Fixture Bath				Extra Toilet				Extra Sink				
X	Double Glass				2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
	Patio Doors				2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
	Storms & Screens				2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
(3) Roof			(9) Basement Finish		2				2				Fixture Bath				Softener, Auto				Softener, Manual				
X	Gable				2				2				Fixture Bath				Solar Water Heat				No Plumbing				
	Hip				2				2				Fixture Bath				Extra Toilet				Extra Sink				
	Flat				2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
X	Asphalt Shingle				2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
Chimney: Brick					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				1000 Gal Septic				
					2				2				Fixture Bath				Ceramic Tile Floor				Ceramic Tile Wains				
					2				2				Fixture Bath				Ceramic Tub Alcove				Vent Fan				
					2				2				Fixture Bath				Softener, Auto				Softener, Manual				
					2				2				Fixture Bath				Solar Water Heat				No Plumbing				
					2				2				Fixture Bath				Extra Toilet				Extra Sink				
					2				2				Fixture Bath				Separate Shower				100				



Sketch by Apex Sketch

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



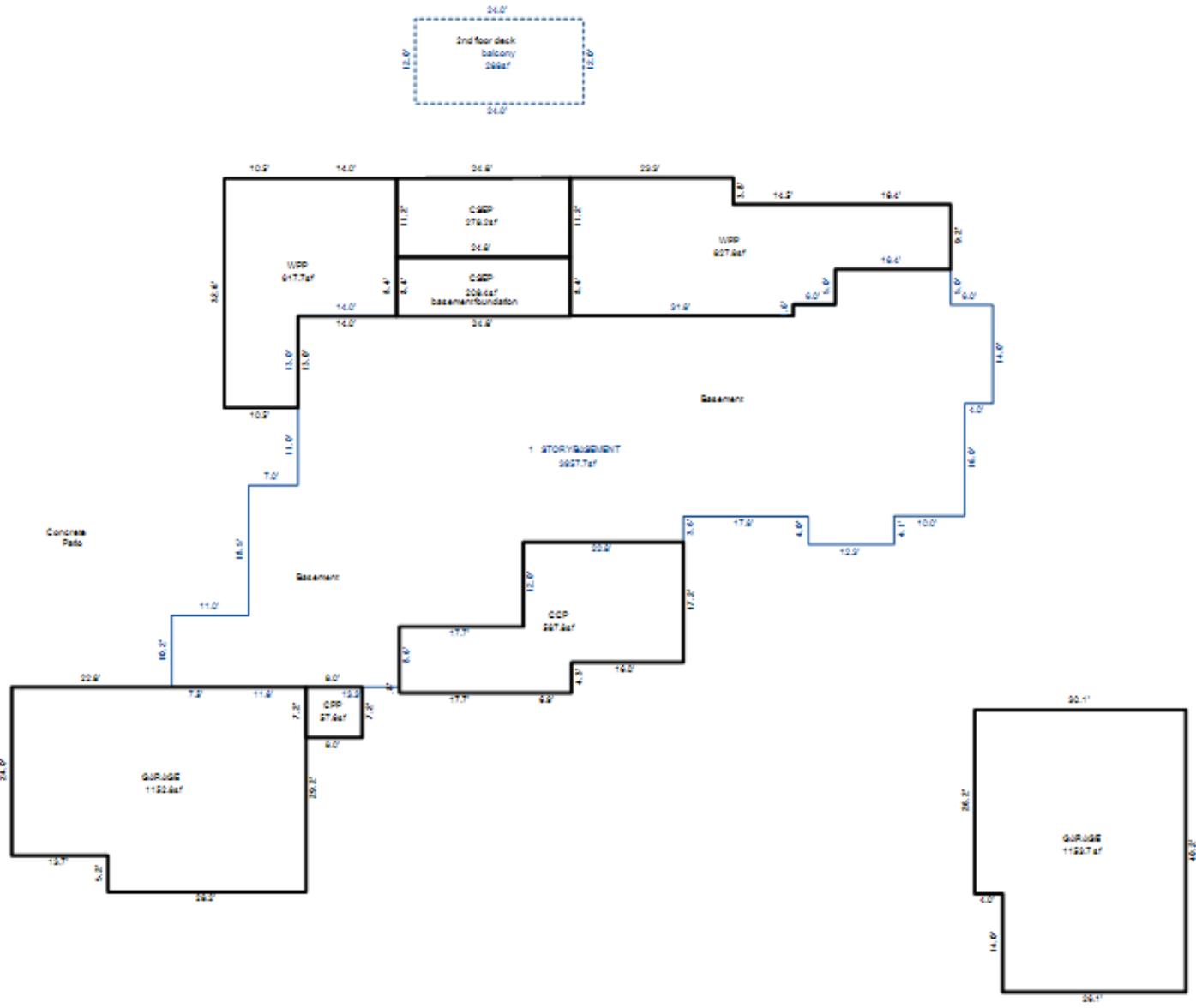
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GRATEFUL ON GLEN LLC	LASCH RICHARD W	0	10/24/2024	CD	21-NOT USED/OTHER	2024005128	PROPERTY TRANSFER	0.0		
LASCH RICHARD W	LASCH RICHARD TRUST	0	10/24/2024	CD	21-NOT USED/OTHER	2024005129	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning: R-2 (	Building Permit(s)	Date	Number	Status	
6886 S DUNNS FARM RD		School: GLEN LAKE COMMUNITY SCH DIST		Electrical		12/17/2025	PE25-0873			
Owner's Name/Address		P.R.E. 0%		Electrical		12/17/2025	PE25-0875			
LASCH RICHARD TRUST 6886 S DUNNS FARM RD MAPLE CITY MI 49664		MAP #: 71		Alteration/Repair		12/09/2025	PB25-0564	0%		
		2026 Est TCV 6,517,889 TCV/TFA: 863.75		Res. Add/Alter/Repair		07/31/2024	PB24-0359	100% FINIS		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN						
SURVEY PARCEL A: PART OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01°25'14" EAST, ALONG THE EAST LINE OF SAID SECTION 273.67 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 675 AND THE POINT OF BEGINNING; THENCE SOUTH 56°19'45" WEST, 218.00 FEET; THENCE NORTH 33°40'15" WEST, 129.50 FEET; THENCE SOUTH 56°15'45" WEST, 465.04 FEET, TO A TRAVERSE LINE ALONG THE SHORE OF		Public Improvements		* Factors *						
25°14'32" WEST, , 202.09 FEET; AST, 567.87 FEET, Y OF COUNTY ROAD 34" EAST, ALONG 84.46 FEET; AST, CONTINUING LINE, 255.91 FEET N ON FILE***		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 completed ; 6-010-01; -010-02,		Topography of Site		INFERIOR 8000/ 202.09 756.57 0.7547 1.7218 8000 100 2,100,840 202 Actual Front Feet, 3.51 Total Acres Total Est. Land Value = 2,100,840						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Glen Arbor, County of Leelanau, Michigan		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates						
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		TPC 04/30/2025 INSPECTED		2026	1,050,400	2,208,500	3,258,900			2,562,314C
		TPC 11/15/2024 INSPECTED		2025	919,100	2,139,500	3,058,600			2,494,951C
		TPC 09/30/2024 INSPECTED		2024	973,200	1,680,300	2,653,500		2,653,500A	2,008,973C
				2023	685,200	863,700	1,548,900			1,406,832C

*** 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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: 2024 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: 1152 % 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: 2 Floor Area: 7,546 Total Base New : 1,641,524 Total Depr Cost: 1,608,694 Estimated T.C.V: 4,343,474			587 CCP (1 Story) 57 CPP 1444 WPP 278 CSEP (1 Story) 208 CSEP (1 Story) 349 Wood Balcony			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 2.700			Bsmnt Garage:				
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls B Blt 2024						
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY			Cls B Blt 2024						
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 3957 SF Floor Area = 7546 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98						
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas			Depr. Cost				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1,171,065 1,147,643				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 208 S.F. Crawl: 3957 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 7 3 Fixture Bath 3 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			1.75 Story Siding Crawl Space 3,957 1 Story Siding Overhang 621 Total: 1,171,065 1,147,643			1,171,065 1,147,643				
(2) Windows		(8) Basement		Basement: 208 S.F. Crawl: 3957 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			Other Additions/Adjustments			19,925 11,406				
Many Avg. Few	Large Avg. Small	(9) Basement Finish		3062 Recreation SF Living SF Walkout Doors (B) No Floor SF 4 Walkout Doors (A)			(14) Water/Sewer			Plumbing			20,332 11,639				
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic 2000 Gal Septic Water Well, 100 Feet			Stone Veneer 400 20,332 19,925 Basement, Outside Entrance, Above Grade 4 11,639 11,406				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Porches			CCP (1 Story) 587 22,558 22,107 CPP 57 1,873 1,836 CSEP (1 Story) 278 17,208 16,864 CSEP (1 Story) 208 13,626 13,353 Foundation: Basement 208 6,793 6,657 WPP 1444 33,645 32,972			Balcony <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
6898 S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST		Electrical	06/09/2023	PE23-0392	100% FINIS
	P.R.E. 0%		Electrical	06/02/2023	PE23-0369	100% FINIS
Owner's Name/Address	MAP #: 71		Mechanical	11/03/2022	PM22-0963	100% FINIS
GRATEFUL ON GLEN LLC 6898 S DUNNS FARM RD MAPLE CITY MI 49664	2026 Est TCV 2,792,329 TCV/TFA: 1525.8		Plumbing	10/17/2022	PP22-0336	100% FINIS

X	Improved	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			INFERIOR 8000/	130.91	489.14	0.8979 1.5779 8000 100	1,483,768
			131 Actual Front Feet, 1.47 Total Acres				Total Est. Land Value = 1,483,768

Tax Description	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SURVEY PARCEL B: PART OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWN 29 NORTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01°25'14" EAST, ALONG THE EAST LINE OF SAID SECTION, 273.67 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 675; THENCE SOUTH 56°19'45" WEST, 218.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 56°19'45" WEST, 484.23 FEET, TO A TRAVERSE	Description			
	D/W/P: 4in Ren. Conc.	11.81	586 50	3,460
	D/W/P: Patio Blocks	21.35	600 50	6,405
	D/W/P: Brick on Sand	24.41	1500 50	18,307
	Total Estimated Land Improvements True Cash Value =				28,172

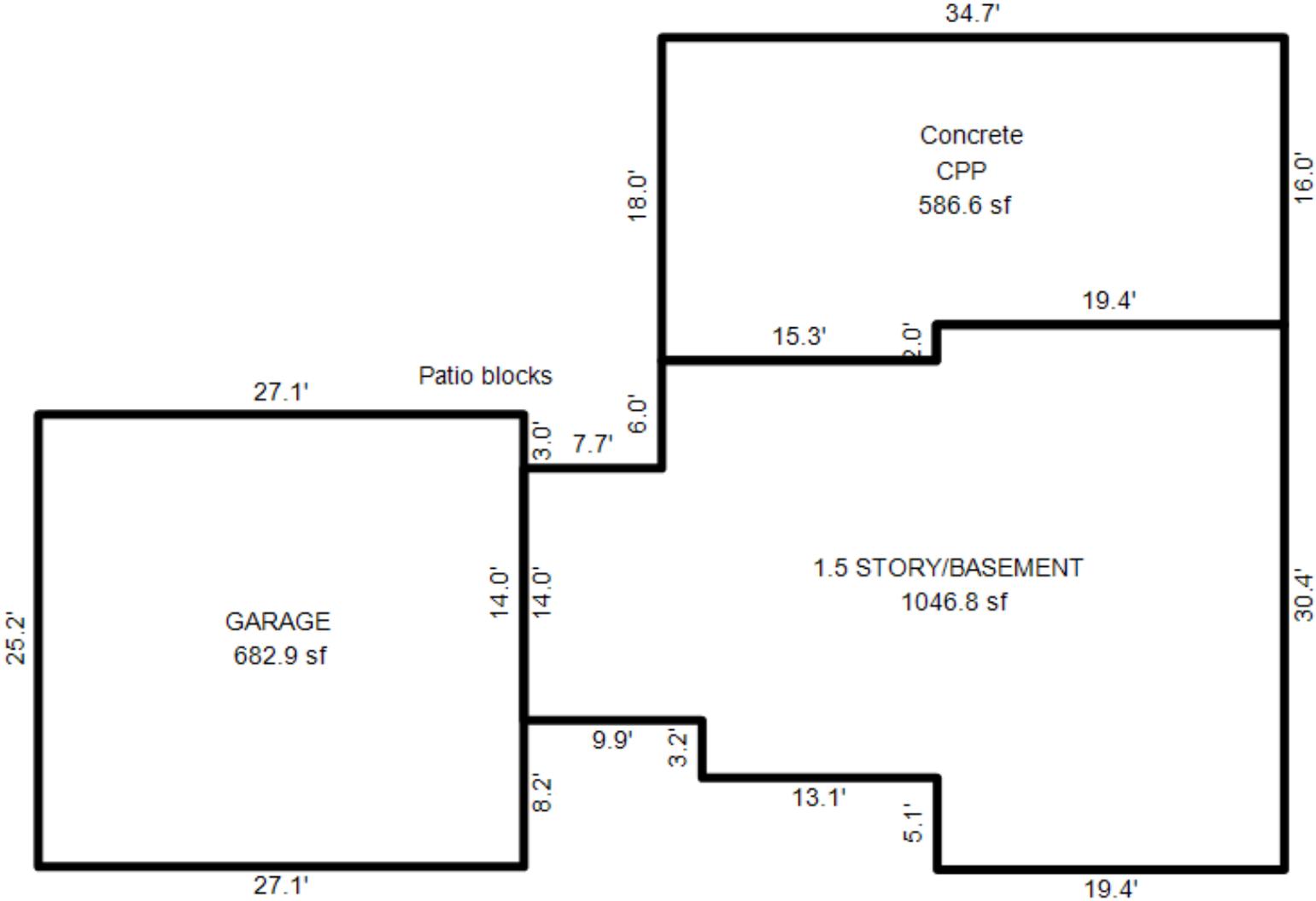
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2026	741,900	654,300	1,396,200			905,159C
Rolling	2025	649,100	633,300	1,282,400			881,363C
Low	2024	630,100	495,200	1,125,300			731,002C
High	2023	443,700	44,700	488,400			281,240C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Glen Arbor Township Map 100-136-010-03
 GLEN LAKE; THENCE 0.91 FEET; THENCE H 33°40'15" EAST, T OF BEGINNING. 7 INCLUDES ALL NES OF DESCRIBED N ON FILE***

1 completed ;
 6-010-01;
 -010-02,

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



driveway pavers

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIDSON KAREN W TRUST	GRATEFUL ON GLEN LLC	4,447,704	01/06/2021	WD	19-MULTI PARCEL ARM'S LE	2021000833	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	TENNIS COURT	05/22/2024	LU24-13	100% FINIS	
Owner's Name/Address	P.R.E. 0%	MAP #: 71				
GRATEFUL ON GLEN LLC 6886 S DUNNS FARM RD MAPLE CITY MI 49664	2026 Est TCV 1,655,944					

Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			INFERIOR 8000/	151.02	533.61	0.8480 1.6057	8000 100	1,644,984
			151 Actual Front Feet, 1.85 Total Acres			Total Est. Land Value =	1,644,984	

Tax Description

PARCEL "B" THAT PART OF SECTIONS 25 AND 36, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01 °25'14" EAST, ALONG THE EAST LINE OF SAID SECTION 36, 273.67 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY COUNTY ROAD 675; THENCE NORTH 48°37'52" WEST, ALONG SAID RIGHT-OF-WAY, 255.91 FEET; THENCE NORTH 47°00'34" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY. 84.46 FEET TO THE POINT OF



ING NORTH
ID RIGHT-OF-WAY,
H 56°20'31" WEST,
E LINE ALONG THE
CE SOUTH
ID SHORELINE
HENCE NORTH
EET TO THE POINT
N ON FILE***

0 completed
DRY TRANSFER TO A
6-010-00,
-010-01,
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County of Leelanau, Michigan

Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
Total Estimated Land Improvements True Cash Value =				10,960

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
2026	822,500	5,500	828,000			504,828C
2025	719,700	5,400	725,100			491,556C
2024	716,900	0	716,900			471,539C
2023	504,700	0	504,700			449,085C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIDSON KAREN W TRUST	GRATEFUL ON GLEN LLC	4,447,704	01/06/2021	WD	19-MULTI PARCEL ARM'S LE	2021000833	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: R-2 (Building Permit(s)	Date	Number	Status
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S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST	P.R.E. 0%	MAP #: 71	2026 Est TCV 1,601,470
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4080.4080 BIG GLEN
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GRATEFUL ON GLEN LLC	Public Improvements	* Factors *		
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6886 S DUNNS FARM RD	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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MAPLE CITY MI 49664	INFERIOR 8000/	150.00	476.26	0.8503	1.5695	8000 100	1,601,470
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	150 Actual Front Feet, 1.64 Total Acres						Total Est. Land Value =	1,601,470
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Tax Description	X	Dirt Road	X	Electric
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PARCEL "C" THAT PART OF SECTIONS 25 AND 36, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 01 °25'14" EAST, ALONG THE EAST LINE OF SAID SECTION 36, 273.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY COUNTY ROAD 675; THENCE NORTH 48°37'52" WEST, ALONG SAID RIGHT-OF-WAY, 255.91 FEET; THENCE NORTH 47°00'34" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY, 237.87 FEET TO THE POINT OF BEGINNING; 47°00'34" WEST, 152.51 FEET; EST, 453.17 FEET THE SHORE OF 25°14'32" EAST, VERSE, 150.00 '31" EAST, 510.34 INNING. N ON FILE***	X	Gravel Road	X	Gas
--	---	-------------	---	-----

	X	Paved Road	X	Street Lights
--	---	------------	---	---------------

	X	Storm Sewer	X	Standard Utilities
--	---	-------------	---	--------------------

	X	Sidewalk	X	Underground Utils.
--	---	----------	---	--------------------

	X	Water Sewer	X	Flood Plain
--	---	-------------	---	-------------

	X	Level	X	Waterfront
--	---	-------	---	------------

	X	Rolling	X	Ravine
--	---	---------	---	--------

	X	Low	X	Wetland
--	---	-----	---	---------

	X	High	X	Flood Plain
--	---	------	---	-------------

	X	Landscaped	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	X	Swamp	X	2026	800,700	0	800,700			485,624C
--	---	-------	---	------	---------	---	---------	--	--	----------

	X	Wooded	X	2025	700,600	0	700,600			472,857C
--	---	--------	---	------	---------	---	---------	--	--	----------

	X	Pond	X	2024	693,200	0	693,200			458,640C
--	---	------	---	------	---------	---	---------	--	--	----------

	X	Waterfront	X	2023	488,100	0	488,100			436,800C
--	---	------------	---	------	---------	---	---------	--	--	----------

	X	Ravine	X	Who	When	What				
--	---	--------	---	-----	------	------	--	--	--	--

	X	Wetland	X	TPC 04/30/2021	INSPECTED					
--	---	---------	---	----------------	-----------	--	--	--	--	--

	X	Flood Plain	X	TPC 07/01/2019	INSPECTED					
--	---	-------------	---	----------------	-----------	--	--	--	--	--

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

	X	2026	800,700	0	800,700			485,624C
--	---	------	---------	---	---------	--	--	----------

	X	2025	700,600	0	700,600			472,857C
--	---	------	---------	---	---------	--	--	----------

	X	2024	693,200	0	693,200			458,640C
--	---	------	---------	---	---------	--	--	----------

	X	2023	488,100	0	488,100			436,800C
--	---	------	---------	---	---------	--	--	----------

	X	Who	When	What				
--	---	-----	------	------	--	--	--	--

	X	TPC 04/30/2021	INSPECTED					
--	---	----------------	-----------	--	--	--	--	--

	X	TPC 07/01/2019	INSPECTED					
--	---	----------------	-----------	--	--	--	--	--

	X	TPC 10/22/2018	INSPECTED					
--	---	----------------	-----------	--	--	--	--	--

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

	X	2026	800,700	0	800,700			485,624C
--	---	------	---------	---	---------	--	--	----------

	X	2025	700,600	0	700,600			472,857C
--	---	------	---------	---	---------	--	--	----------

	X	2024	693,200	0	693,200			458,640C
--	---	------	---------	---	---------	--	--	----------

	X	2023	488,100	0	488,100			436,800C
--	---	------	---------	---	---------	--	--	----------

	X	Who	When	What				
--	---	-----	------	------	--	--	--	--

	X	TPC 04/30/2021	INSPECTED					
--	---	----------------	-----------	--	--	--	--	--

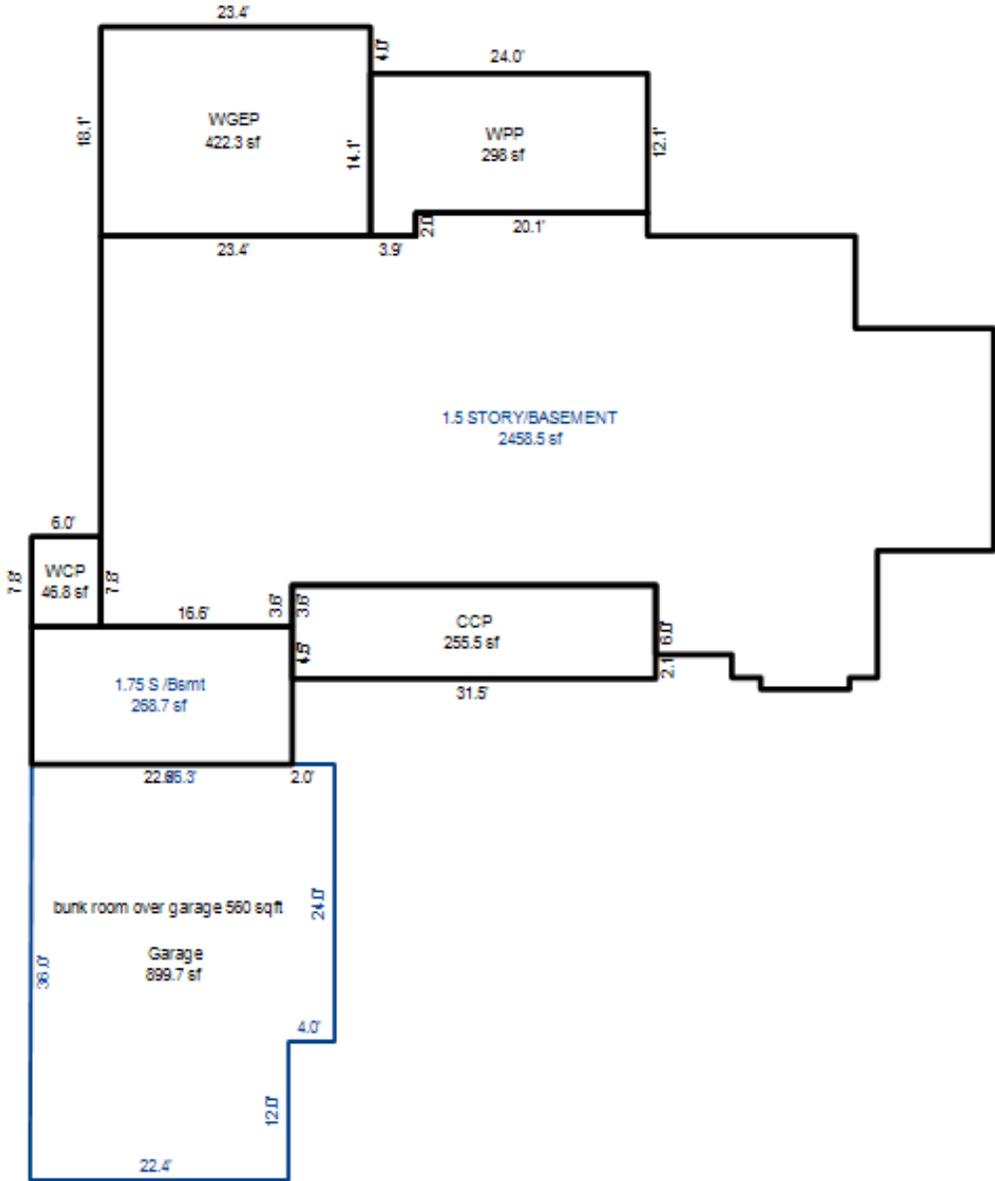
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 899 % 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: 4 Floor Area: 4,716 Total Base New : 1,103,897 Total Depr Cost: 1,059,741 Estimated T.C.V: 2,861,301			422 298 255 46 96	WGEP (1 Story) WPP CCP (1 Story) WCP (1 Story) CPP					
Building Style: 1.5 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2726 SF Floor Area = 4716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			E.C.F. X 2.700		Bsmnt Garage:				
Yr Built 2022	Remodeled 0	Ex	Ord	Min	X (12) Electric 0 Amps Service			Building Areas			Cls B Blt 2022					
Condition: Average		Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		Doors	Solid	H.C.	Ex. Ord. Min			1.5 Story Siding Basement 2,458								
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		No. of Elec. Outlets			1.75 Story Siding Crawl Space 268									
(1) Exterior			Kitchen: Other: Other:	Many Ave. Few			1 Story Siding Overhang 560									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing			Total: 837,914 804,397									
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments									
Many Avg. Few	Large Avg. Small	Basement: 2458 S.F. Crawl: 268 S.F. Slab: 0 S.F. Height to Joists: 0.0		5 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 1712 51,856 49,782 Basement, Outside Entrance, Above Grade 2 5,820 5,587									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		14) Water/Sewer			Plumbing									
(3) Roof		1712 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 1 3,257 3,127 3 Fixture Bath 4 41,101 39,457 2 Fixture Bath 2 13,700 13,152									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Water/Sewer								
Asphalt Shingle		(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Porches									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			WGEP (1 Story) 422 42,065 40,382 WPP 298 7,954 7,636 CCP (1 Story) 255 10,085 9,682 WCP (1 Story) 46 4,395 4,219 CPP 96 2,962 2,844									
Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 899 60,197 57,789 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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